

TOWN OF WHITCHURCH- STOUFFVILLE NON-CORE ASSET MANAGEMENT PLAN

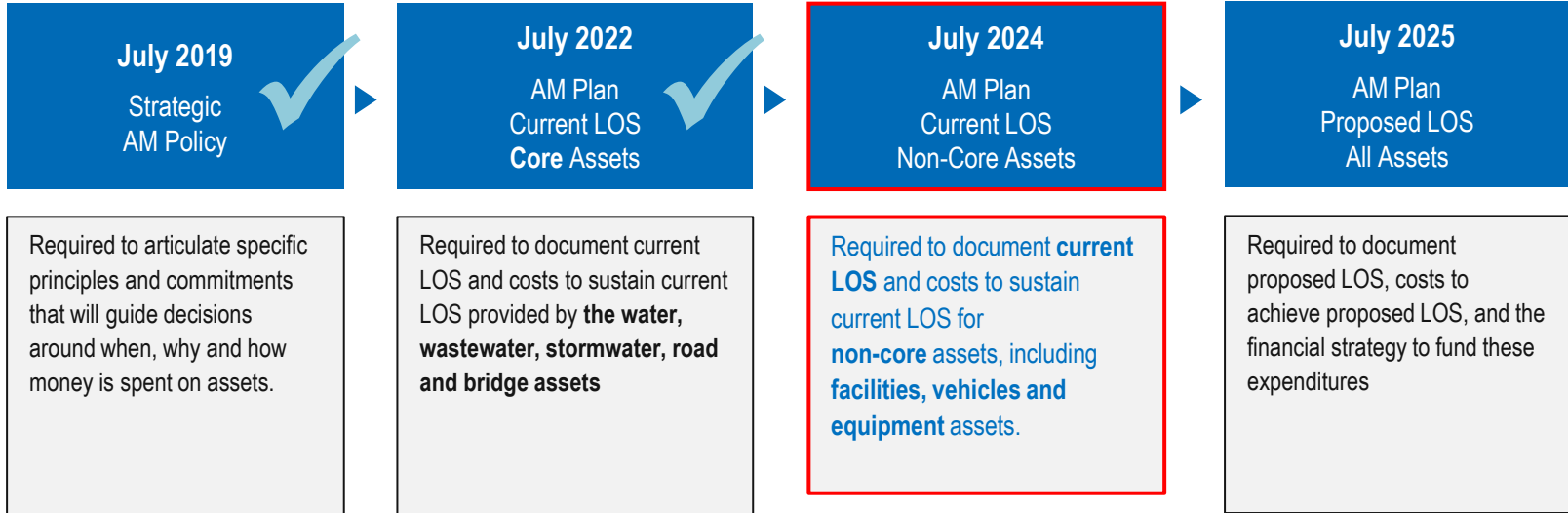
Final Presentation to Council

AGENDA

- Introduction & Project Background
- State of Infrastructure
- Levels of Service
- Asset Management Strategy
- Financing Strategy
- Plan Improvement Opportunities
- Closing Remarks

THE CLIPPERS
SPORTS COMPLEX
RECREATION CENTER

O.Reg. 588/17 for Asset Management Planning

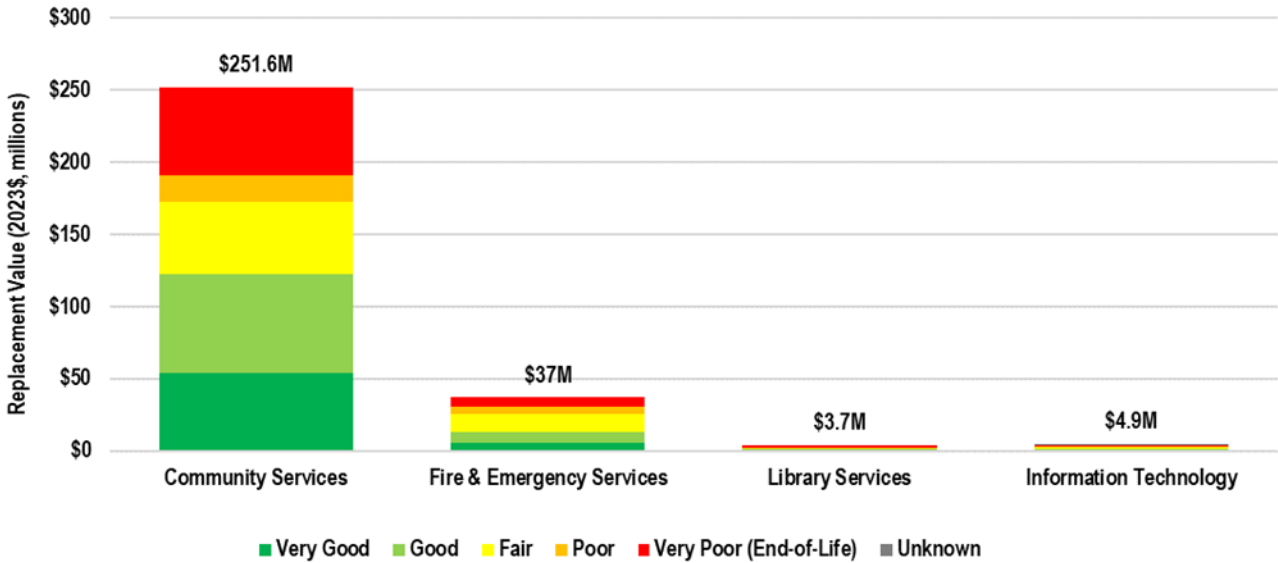


Asset Management Plan Overview

Service	Asset Categories	Replacement Value (\$2024, millions)	Replacement Value (%)
Leisure & Community Services	Facilities, Parks Land Improvements, Playgrounds & Pergolas, Fleet - Leisure & Community, Other Equipment	\$251.6	84.65%
Fire & Emergency Services	Fleet, Equipment, Facilities - Fire Stations	\$37.0	12.46%
Library Services	Books/Media, Hardware, Software, Institutional Equipment	\$3.7	1.24%
Financial Services & IT	End User Devices, Server Equipment, Networking Equipment	\$4.9	1.65%
TOTAL		\$297.2	100%

State of Infrastructure

Condition Grading Scheme

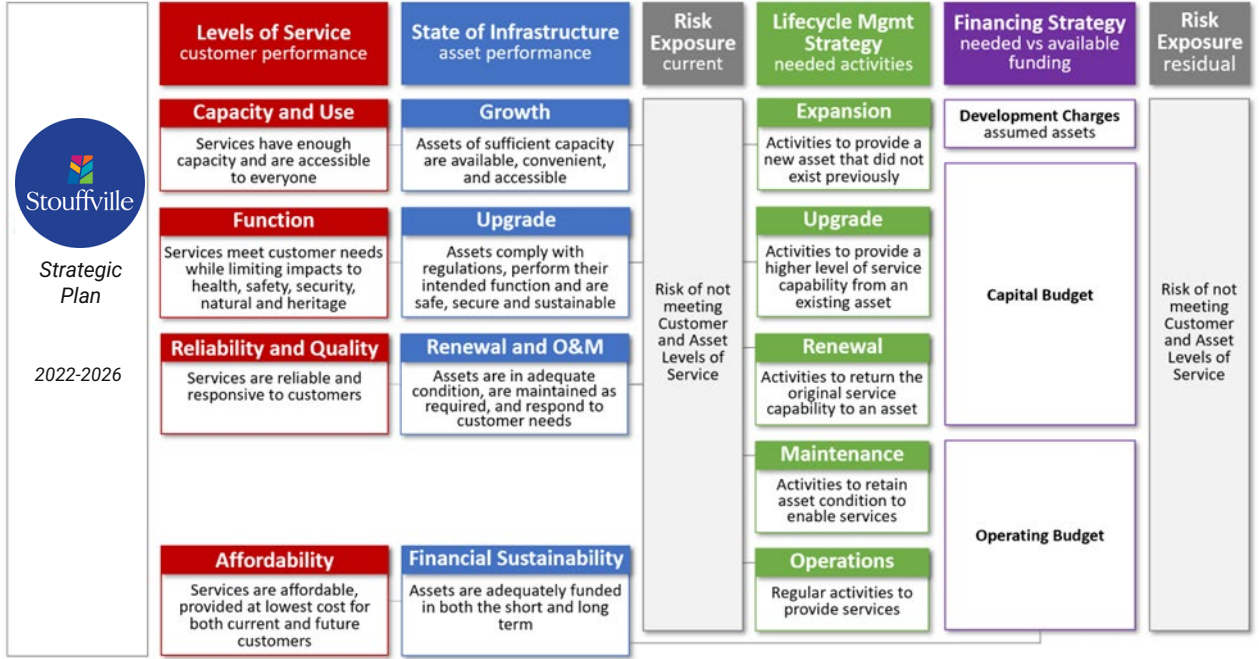


- **68%** or **\$202 million** of the Town's non-core assets (incl. Library) are in Fair condition or better
- **23%** or **\$70 million** are in Very Poor condition (at or past end-of-life)
- **\$0.7 million** assessed as unknown condition

*Condition valuation was predominantly based on age for non-core assets

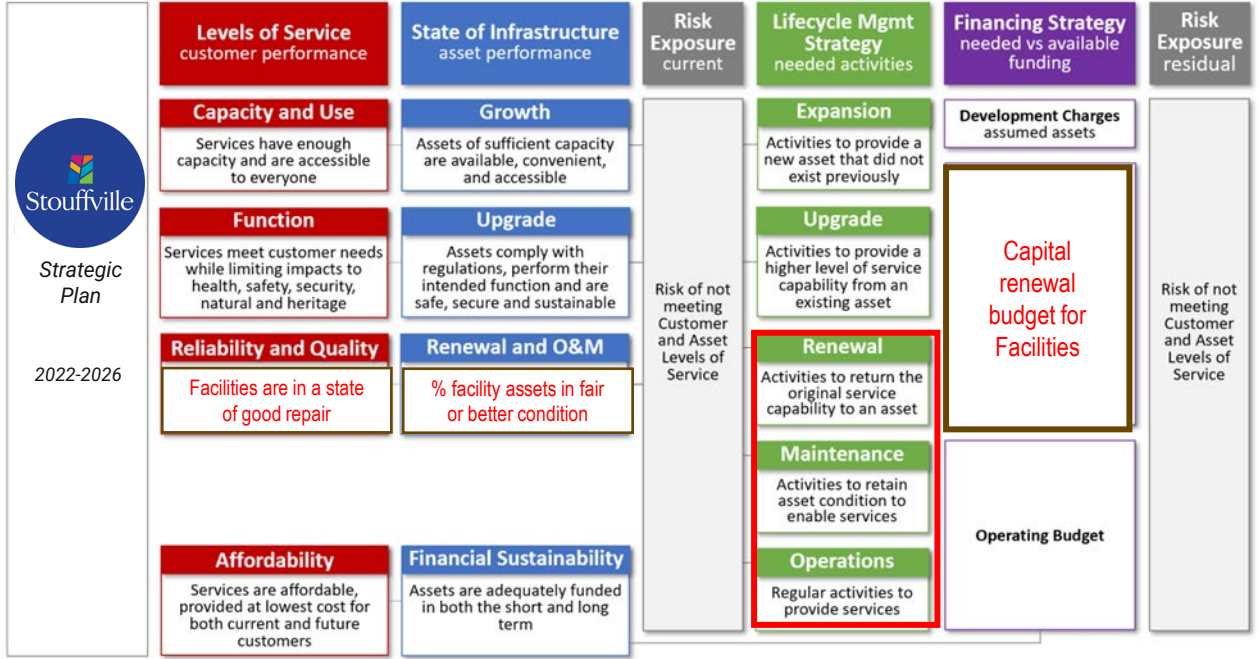
Levels of Service

Levels of Service Framework



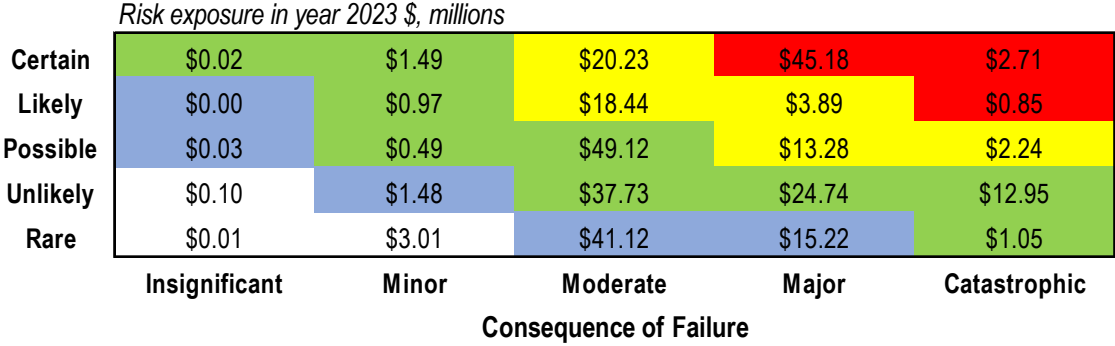
Levels of Service

Levels of Service Framework



Risk Management Strategy

Risk Exposure for the Town



Risk Exposure Ratings

Very High	\$48.7	16.4%
High	\$58.1	19.6%
Moderate	\$128.6	43.3%
Low	\$57.9	19.5%
Very Low	\$3.1	1.0%
Unknown	\$0.7	0.2%
Total	\$297.2	100.0%

Asset Management Strategy

Growth Needs Forecast



Several growth initiatives exist within the Town's Capital Plan which are currently Unfunded

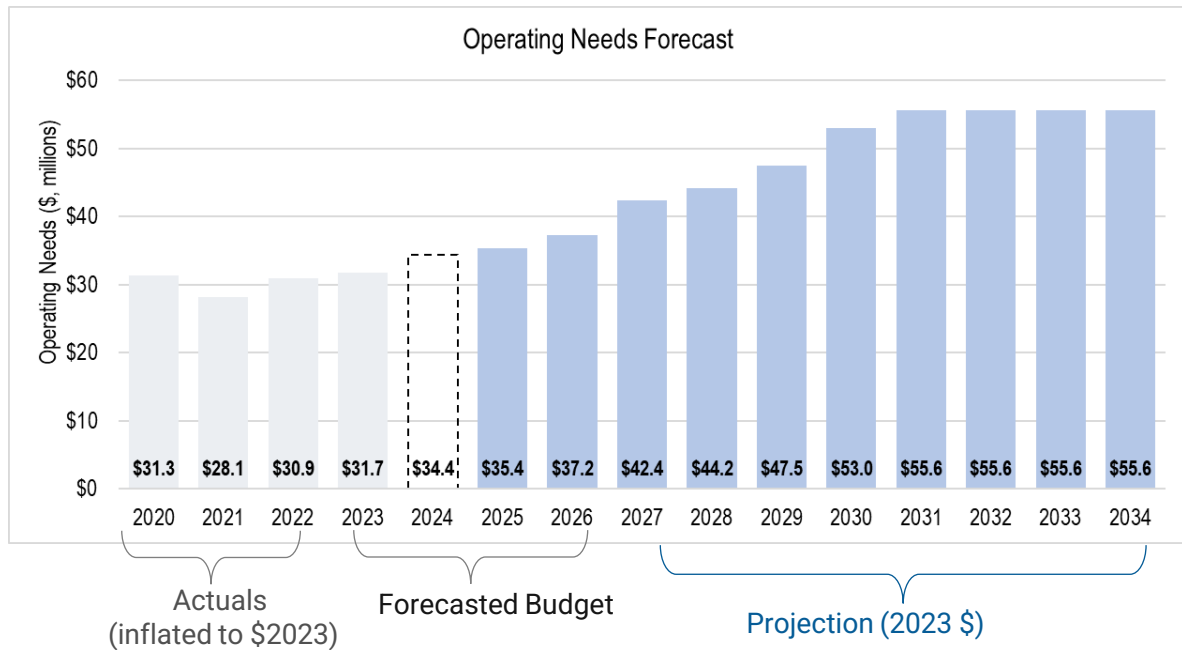
Close to \$120M of growth expected over the next 10 years

Growth projects determined based Service Area growth project projections (i.e. master plans)

Major growth projects include:

- New Main Branch Hwy 48 Corridor in 2029 (\$40M)
- Additional Ballantrae library project in 2026 (\$10M)
- Aquatic Centre Expansion Project in 2026 (\$16M+)
- New Fire Stations 53, 54, 55 (\$13M+)
- New neighbourhood parks

Operating Needs Forecast



- 2020 - 2022 historicals provided by the Town (inflated to \$2023)
- 2023 – 2026 forecasted budget provided by the Town
- 2027-2034 forecast based on YOY asset growth
- O&M needs may change based on outcomes of future Master Servicing Plans

Lifecycle Management Strategy

Renewal and condition forecasts:

1) Maintaining the Current LOS

This scenario shows renewal activities that would be required to prevent the current renewal backlog from growing.

2) Existing Funding Scenario

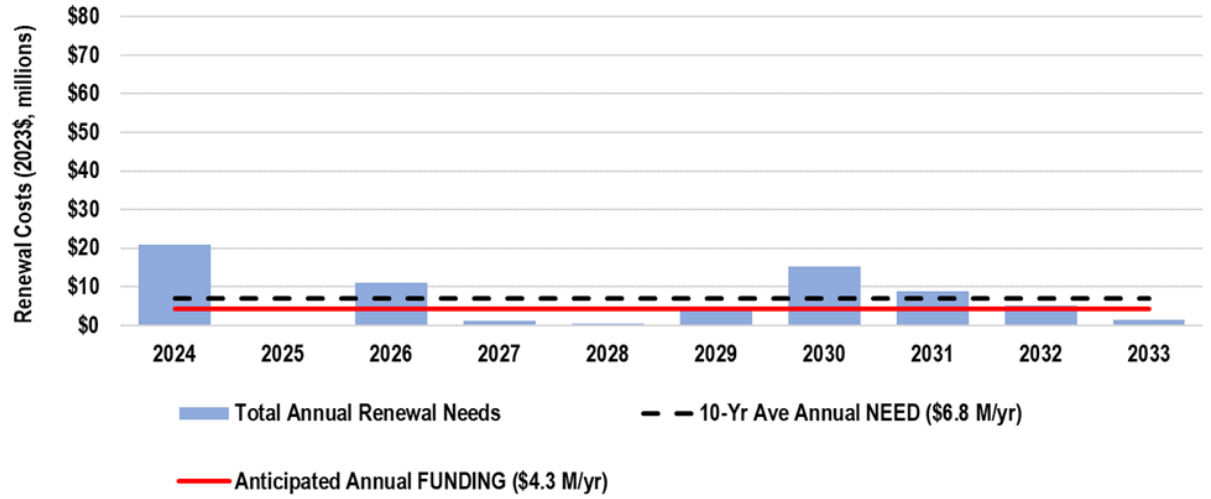
This scenario examines the impacts to Town's infrastructure based on existing funding levels

3) Proposed LOS Funding Scenario

This scenario shows renewal activities that the Town has chosen to undertake to achieve their proposed service levels.

*To be examined
in Proposed
LOSAM Plan*

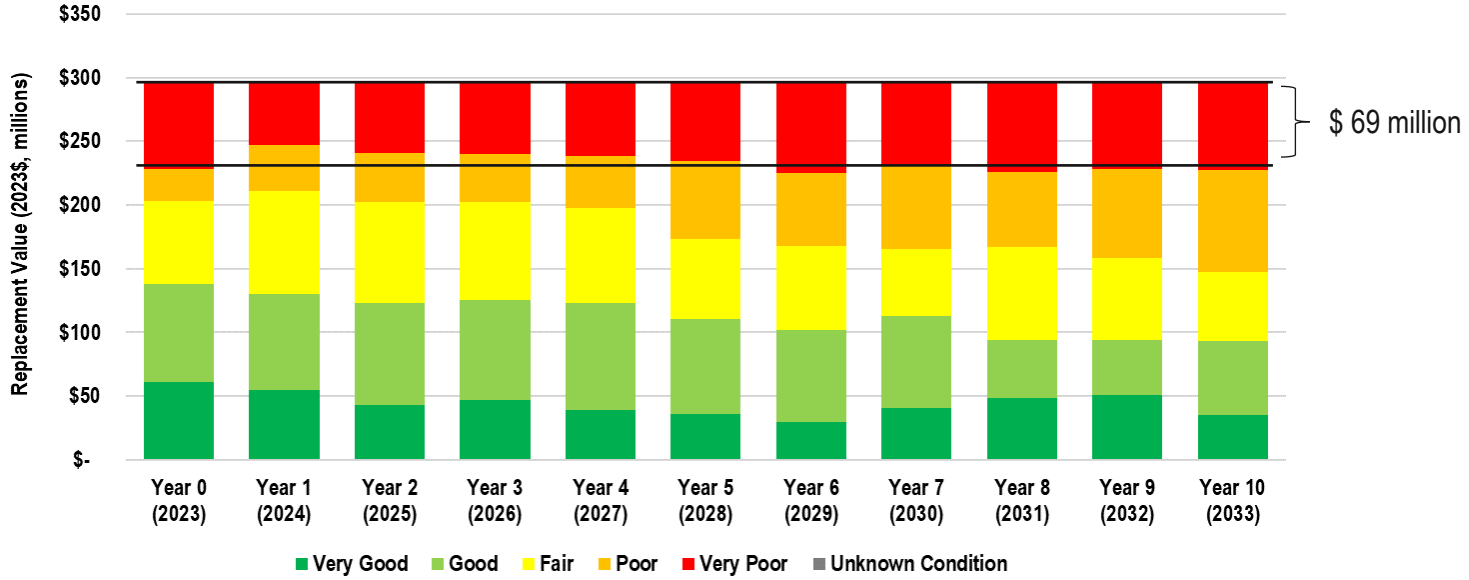
Cost to Maintain Current Level of Service



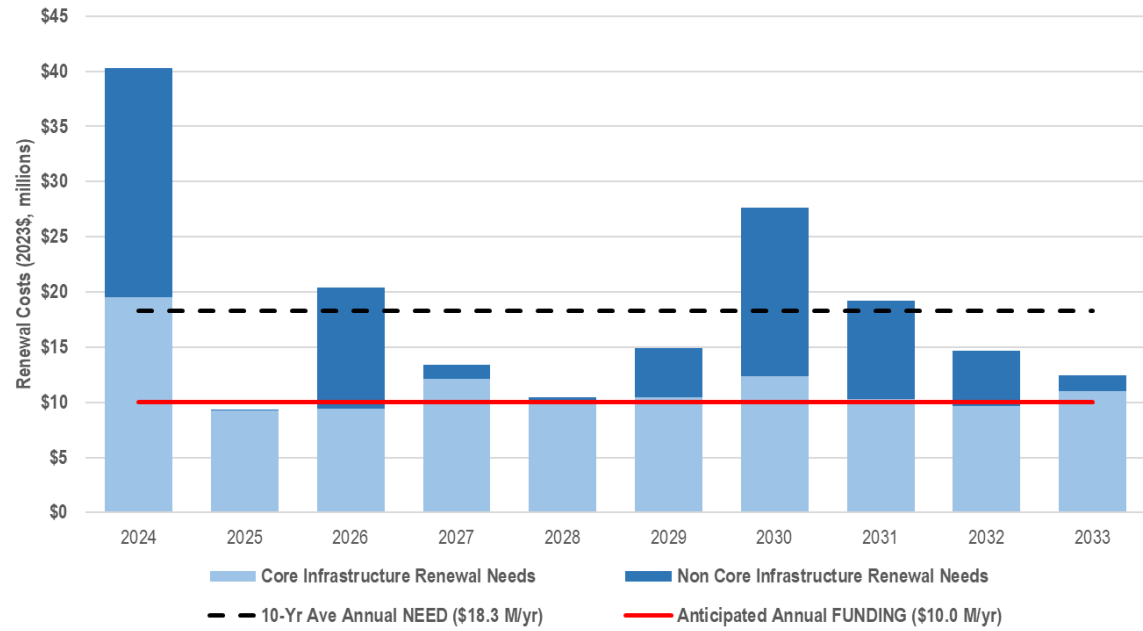
- *The Town does not have sufficient funding in place to maintain their current service levels*
- **\$2.5M/yr infrastructure gap to Maintain LOS**

Cost to Maintain Current Level of Service

Level of Service (asset condition):
Renewal backlog
2024 \$ 69.1 million
2034 \$ 69.7 million



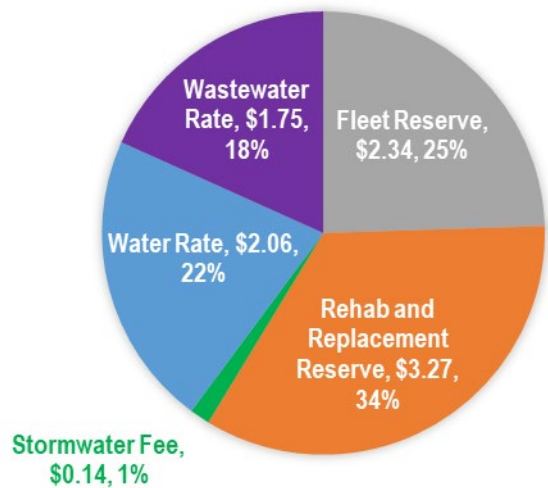
Overall Renewal Needs – Core + Non-Core



- Infrastructure renewal deficit from 2022 Core Asset Management Plan added (assume funded backlog projects from 2022 & 2023 have been undertaken)
- **\$8.3M/yr infrastructure gap overall**

Town Funding Sources – Asset Management

Infrastructure renewal funding sources (2024)



Options for Closing the Infrastructure Gap

Increase Revenues:

- Increase Capital dedicated Levy
- Grants and other revenue sources
- Increase of Rates

Borrow from future or past:

- Debenture funding
- Reserves

Reduce Expenditures:

- Defer renewals
 - prioritize renewals based on risk exposure
 - adjust maintenance practices to mitigate risks associated with aging assets and deferred renewals (e.g. increase inspections)
- Reduce service levels or adjust as appropriate
- Reduce size of asset portfolio and associated operating and renewal needs
- Non infrastructure solutions (i.e. management strategy, policy)

Next Steps

For the 2024 AM Plan:

- Ministry will confirm compliance at or before July 1, 2024 for the Current LOS AM Plan

And beyond:

- Development of the 2025 AM Plan with proposed LOS (July 1, 2025)
- Annual reporting on progress implementing the AM Plan
- AM Plans to be updated at least every 5-years
- Asset Management Plans will support future budgeting and business planning

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