



Subject: Facility Asset Management Audit Report

Report Number: RCP 22-28

Department: Recreation, Culture & Parks Department

Submitted by: Julie Columbus

Meeting Type: Council Meeting

Meeting Date: Wednesday, December 7, 2022

RECOMMENDATION

That Report RCP 22-28 Facility Asset Management Audit Report prepared by Roth Integrated Asset Management Strategies (IAMS) Inc. be received as information; and

That Staff use the data provided in the audit to help guide the RCP 10 year capital budget and beyond, as part of the overall Corporate Facility Asset Management Plan.

BACKGROUND

The purpose of this report is to present Council with the findings of the Facility Asset Management Audit Report which was completed in 2022. The report was completed as part of a Federal grant received in 2021 in preparation of the regulatory requirements for municipal asset management.

Ontario Regulation 588/17 timelines were amended to read the following:

July 1, 2022 (previously July 1, 2021): Date for municipalities to have an approved asset management plan for core assets (roads, bridges and culverts, water, wastewater and storm water management systems) that identifies current levels of service and the cost of maintaining those levels of service.

July 1, 2024 (previously July 1, 2023): Date for municipalities to have an approved asset management plan for all municipal infrastructure assets that identifies current levels of service and the cost of maintaining those levels of service.

July 1, 2025 (previously July 1, 2024): Date for municipalities to have an approved asset management plan for all municipal infrastructure assets that builds upon the requirements set out in 2024. This includes an identification of proposed levels of service, what activities will be required to meet proposed levels of service, and a

strategy to fund these activities.

DISCUSSION

Ontario Regulation 588/17 (3.0) states that municipalities address the following requirements:

3. (1) Every municipality shall prepare a strategic asset management policy that includes the following:

1. Any of the municipality's goals, policies or plans that are supported by its asset management plan.
2. The process by which the asset management plan is to be considered in the development of the municipality's budget or of any long-term financial plans of the municipality that take into account municipal infrastructure assets.
3. The municipality's approach to continuous improvement and adoption of appropriate practices regarding asset management planning.
4. The principles to be followed by the municipality in its asset management planning, which must include the principles set out in section 3 of the Act.
5. The municipality's commitment to consider, as part of its asset management planning:

(i) the actions that may be required to address the vulnerabilities that may be caused by climate change to the municipality's infrastructure assets, in respect of such matters as,

- A. operations, such as increased maintenance schedules,
- B. levels of service, and
- C. lifecycle management,

(ii) the anticipated costs that could arise from the vulnerabilities described in subparagraph i,

(iii) adaptation opportunities that may be undertaken to manage the vulnerabilities described in subparagraph i,

(iv) mitigation approaches to climate change, such as greenhouse gas emission reduction goals and targets, and

(v) disaster planning and contingency funding.

Roth IAMS provided a 2,500+ page audit which outlines each town owned facility Building Condition Assessments (BCAs) and engineering life cycle analysis for the Town from 2022 to 2046. The audit was provided to Council in their orientation package on November 21, 2022.

The Building Condition Assessment (BCA) report for each facility was provided as well as a 25-Year outline of Probable Costs Table and breakdown.

The document highlights the capital and maintenance renewal recommendations for the immediate term and long term. Identified in the Immediate Term were health and safety risks, as well as fire and life safety risks, which need to be addressed to minimize potential hazards.

CONSULTATION

This report has been prepared in consultation with the Town Engineer, Parks and Facilities Manager, Finance Director and the Recreation, Culture & Parks Director.

FINANCIAL IMPACT/FUNDING SOURCE

Within the Roth IAMS audit the financial totals were provided to address the investment required to maintain each Town facility asset for the next 25 years.

The report notes that over the next 10 years the Town will require approximately \$39 million be invested towards facility asset management and \$71 million over the next 25 year (2023 – 2046).

CORPORATE GOALS

How does this report support the corporate goals identified in the Community Strategic Plan?

- Lifestyle and amenities
- Customer service, communication and engagement
- Business attraction, retention and expansion
- Community growth
- Connectivity and transportation
- Not Applicable

Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

Goal – Strive to offer all residents the amenities, services and attractions they require to enjoy balanced lifestyles.

Strategic Direction – Develop a robust, long-term asset management plan to inform evidence-based decisions regarding the maintenance, rehabilitation and replacement of community facilities.

On Going Project Priorities – Asset Management Plan.

ATTACHMENT

*Facility Asset Management Report was provided to Council at their November 21st, 2022 orientation session.