



THE ASSET MANAGEMENT PLAN FOR THE TOWN OF EAST GWILLIMBURY

**2014**

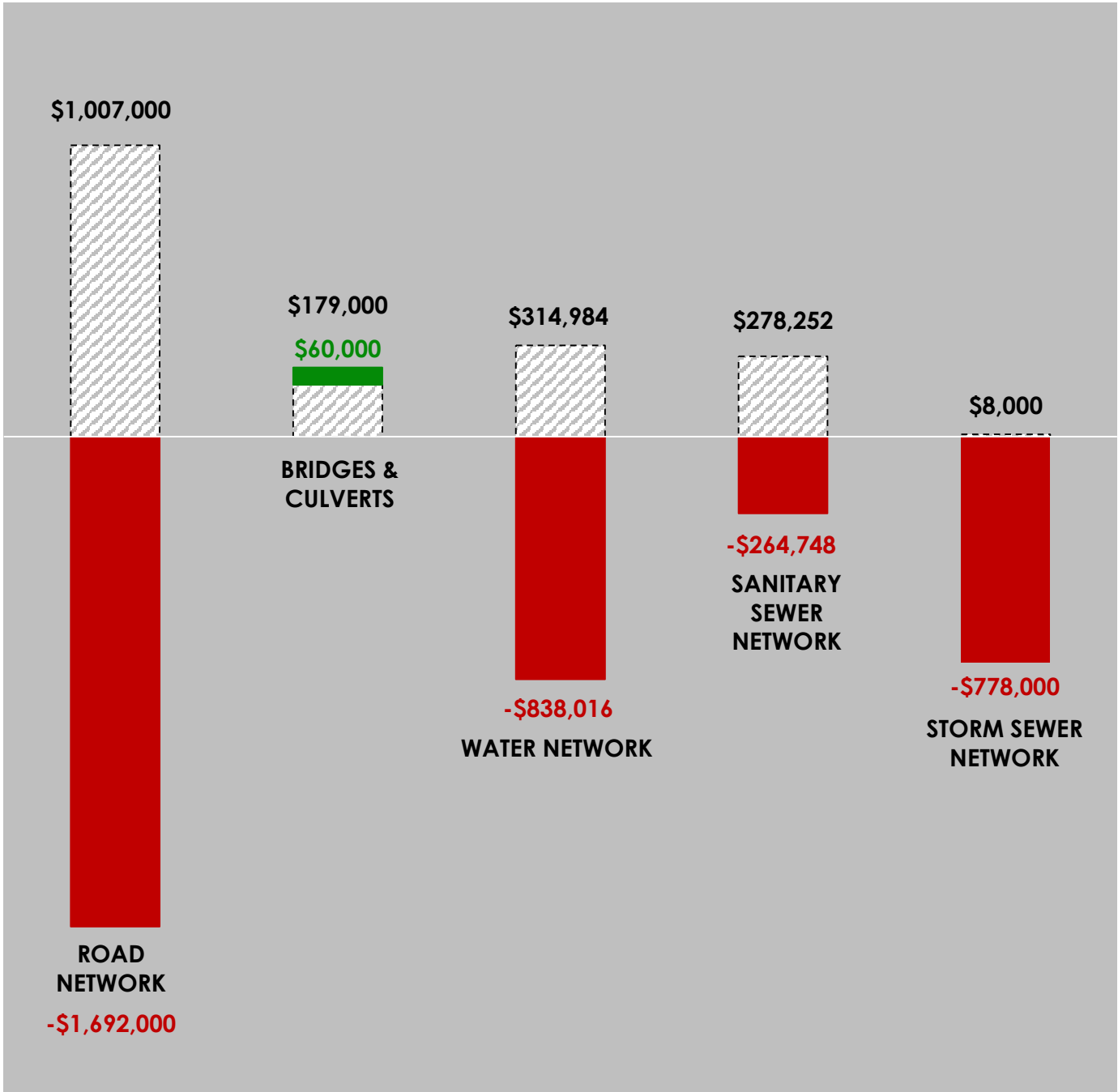
THE TOWN OF EAST GWILLIMBURY  
19000 LESLIE STREET  
SHARON, ONTARIO, L0G 1V0

SUBMITTED MARCH 2015  
BY PUBLIC SECTOR DIGEST  
148 FULLARTON STREET, SUITE 1410  
LONDON, ONTARIO, N6A 5P3

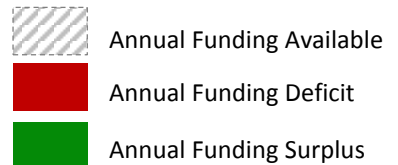
# State of the Infrastructure

## The Town Of East Gwillimbury

AVERAGE ANNUAL FUNDING REQUIRED vs. AVERAGE ANNUAL FUNDING AVAILABLE



**Total Annual Deficit: \$ 3,512,765**



**PUBLIC SECTOR DIGEST**  
INTELLIGENCE FOR THE PUBLIC SECTOR.

148 Fullarton Street, Suite 1410  
London, Ontario, Canada  
N6A 5P3  
T: 519.690.2565 F: 519.649.2010  
[www.publicsectordigest.com](http://www.publicsectordigest.com)  
[www.citywidesolutions.com](http://www.citywidesolutions.com)

March 2015

The Town of East Gwillimbury  
19000 Leslie Street  
Sharon, Ontario, L0G 1V0

We are pleased to submit the 2014 Asset Management Plan (AMP) for the Town of East Gwillimbury. This AMP complies with the requirements as outlined within the provincial *Building Together Guide for Municipal Asset Management Plans*. It will serve as a strategic, tactical, and financial document, ensuring the management of the municipal infrastructure follows sound asset management practices and principles, while optimizing available resources and establishing desired levels of service. Given the broad and profound impact of asset management on the community, and the financial & administrative complexity involved in this ongoing process, we recommend that senior decision-makers from across the organization are actively involved in its implementation.

The performance of a community's infrastructure provides the foundation for its economic development, competitiveness, prosperity, reputation, and the overall quality of life for its residents. As such, we are appreciative of your decision to entrust us with the strategic direction of its infrastructure and asset management planning, and are confident that this AMP will serve as a valuable tool.

Sincerely,  
The Public Sector Digest Inc.



Matthew Dawe  
Vice President  
[mdawe@publicsectordigest.com](mailto:mdawe@publicsectordigest.com)



Israr Ahmad  
Managing Editor  
[iahmad@publicsectordigest.com](mailto:iahmad@publicsectordigest.com)

**PUBLIC SECTOR DIGEST**  
INTELLIGENCE FOR THE PUBLIC SECTOR.

## **Contacts**

Matthew Dawe  
Vice President  
mdawe@publicsectordigest.com

Israr Ahmad  
Managing Editor  
iahmad@publicsectordigest.com

Christine Beneteau  
Account Manager  
cbeneteau@publicsectordigest.com

Lindsay Kay  
Data Analyst  
lkay@publicsectordigest.com

Jona Mema  
Data Analyst  
jmema@publicsectordigest.com

Amadea Setiabudhi  
Data Analyst  
asetiabudhi@publicsectordigest.com

Tyler Sutton  
Senior Research Analyst  
tsutton@publicsectordigest.com

Matthew Van Dommelen  
Regional Director  
mvandommelen@publicsectordigest.com

Gabe Metron  
Regional Director  
gmetron@publicsectordigest.com

Holly Jennings  
Account Manager  
hjennings@publicsectordigest.com

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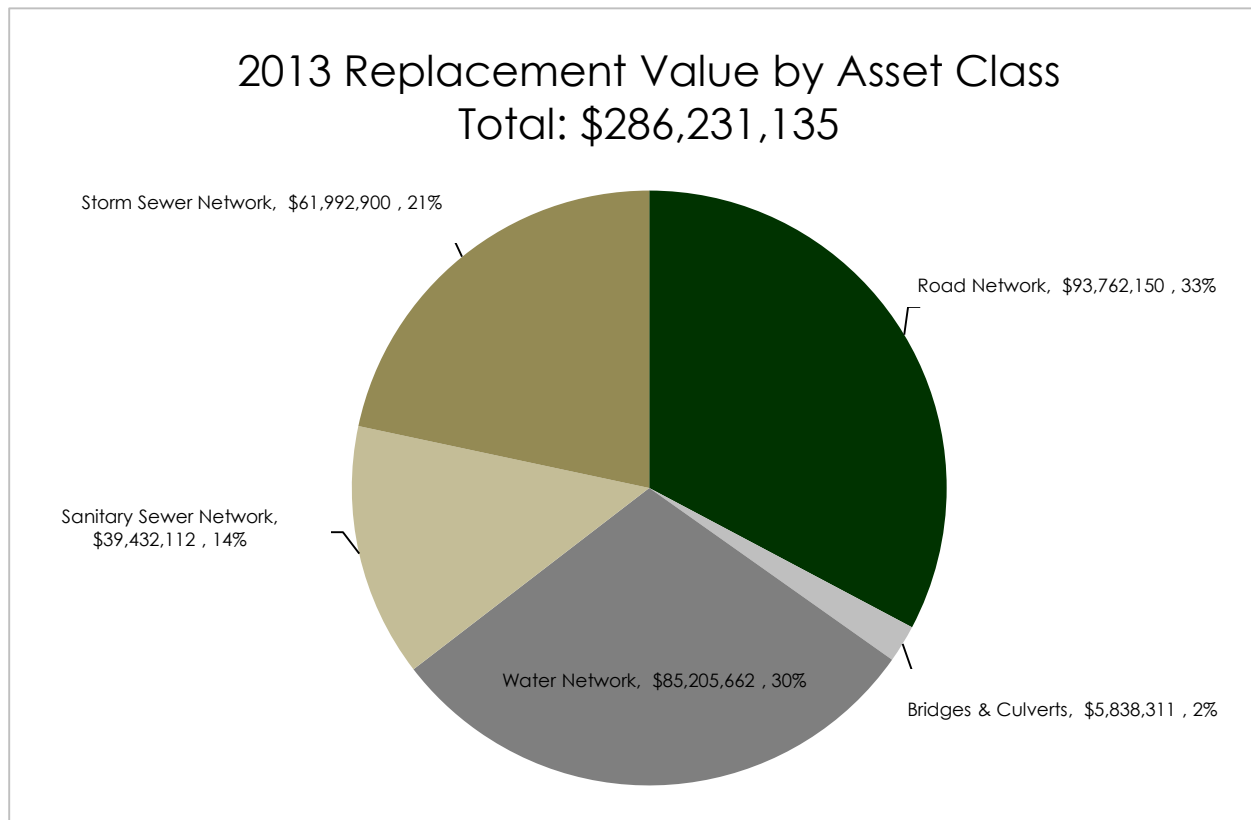
# 1.0 Executive Summary

The performance of a community's infrastructure provides the foundation for its economic development, competitiveness, prosperity, reputation, and the overall quality of life for its residents. Reliable and well-maintained infrastructure assets are essential for the delivery of critical core services for the citizens of a town.

A technically precise and financially rigorous asset management plan, diligently implemented, will mean that sufficient investments are made to ensure delivery of sustainable infrastructure services to current and future residents. The plan will also indicate the respective financial obligations required to maintain this delivery at established levels of service.

This Asset Management Plan (AMP) for the Town of East Gwillimbury meets all requirements as outlined within the provincial *Building Together Guide for Municipal Asset Management Plans*. It will serve as a strategic, tactical, and financial document, ensuring the management of the municipal infrastructure follows sound asset management practices and principles, while optimizing available resources and establishing desired levels of service. Given the expansive financial and social impact of asset management on both a Town, and its citizens, it is critical that senior decision-makers, including department heads as well as the chief executives, are strategically involved.

Measured in 2013 dollars, the replacement value of the asset classes analyzed totaled **\$286 million** for East Gwillimbury.





While the Town is responsible for the strategic direction, it is the taxpayer in East Gwillimbury who ultimately bears the financial burden. As such, a 'cost per household' (CPH) analysis was conducted for each of the asset classes to determine the financial obligation of each household in sharing the replacement cost of the Town's assets. Such a measurement can serve as an excellent communication tool for both the administration and the council in communicating the importance of asset management to the citizen. The diagram below illustrates the total CPH, as well as the CPH for individual asset classes.

### Infrastructure Replacement Cost Per Household

Total: \$46,784 per household



In assessing the Town's state of the infrastructure, we examined, and graded, both the current condition (Condition vs. Performance) of the asset classes as well as the Town's financial capacity to fund the asset's average annual requirement for sustainability (Funding vs. Need). We then generated the Town's infrastructure report card. The Town received a **cumulative GPA of 'D+'**, with an **annual, cumulative capital deficit of \$3,512,765**.

Based on age condition data, East Gwillimbury received a 'C' on the Condition vs. Performance dimension in its road network. This grade indicates the assets are generally in fair condition; however, signs of deterioration are evident. They also signal a relatively significant demand on the Town in the short term.

In order for an AMP to be effectively put into action, it must be integrated with financial planning and long-term budgeting. We have developed scenarios that would enable East Gwillimbury to achieve full funding within 5 to 20 years.

The total average annual investment requirement for paved roads, bridges/culverts and storm sewer network is \$3,604,000. Annual revenue currently allocated to these assets is \$1,194,000 leaving an annual deficit of \$2,410,000. To put it another way, these infrastructure categories are currently funded at 33% of their long-term requirements.

East Gwillimbury has annual tax revenues of \$14,016,000 in 2014. Full funding would require an increase in tax revenue of 17.3% over time. We recommend a 10 year option which involves full funding being achieved over 10 years by:

- a) increasing tax revenues by 1.7% each year for the next 10 years solely for the purpose of phasing in full funding of the asset categories covered by this AMP.
- b) reallocating the surplus of \$68,000 in the bridges and culverts category to the paved roads category
- c) allocating the \$651,000 of gas tax revenue to the paved roads category
- d) allocating the \$105,000 OCIF grant to the paved roads category
- e) increasing existing and future infrastructure budgets by the applicable inflation index on an annual basis in addition to the deficit phase-in.

**Notes:**

1. As in the past, **periodic** senior government infrastructure funding will most likely be available during the phase-in period. By Provincial AMP rules, this periodic funding cannot be incorporated into an AMP unless there are firm commitments in place. We have included OCIF formula based funding, if applicable, since this funding is a multi-year commitment.
2. We realize that raising tax revenues by the amounts recommended above for infrastructure purposes will be very difficult to do. However, considering a longer phase-in window may have even greater consequences in terms of infrastructure failure.

As illustrated in this plan, the 10 year option achieves full funding on an annual basis in 10 years and provides financial sustainability over the period modeled (to 2050), the recommendations do require prioritizing capital projects to fit the resulting annual funding available. As of 2014, age based data shows a pent up investment demand of \$5,698,606 for paved road and \$0 for the bridges & culverts and storm sewer networks. Prioritizing future projects will require the age based data to be replaced by condition based data. Although our recommendations include no further use of debt, the results of the condition based analysis may require otherwise.

In 2014, East Gwillimbury has annual sanitary revenues of \$1,543,485 and annual water revenues of \$3,315,385. Full funding would require an increase in rates of 17.2% for sanitary sewer and 25.5% for water services. We recommend a 10 year option which involves full funding being achieved over 10 years by:

- a) increasing rate revenues by 1.7% for sanitary services and 2.6% for water services each year for the next 10 years solely for the purpose of phasing in full funding to the asset categories covered in this section of the AMP.
- b) increasing existing and future infrastructure budgets by the applicable inflation index on an annual basis in addition to the deficit phase-in.

**Notes:**

1. As in the past, **periodic** senior government infrastructure funding will most likely be available during the phase-in period. By Provincial AMP rules, this periodic funding cannot be incorporated into an AMP unless there are firm commitments in place. We have included OCIF formula based funding, if applicable, since this funding is a multi-year commitment.
2. We realize that raising rate revenues by the amounts recommended above for infrastructure purposes will be very difficult to do. However, considering a longer phase-in window may have even greater consequences in terms of infrastructure failure.
3. Any increase in rates required for operations would be in addition to the above recommendations.

Although this option achieves full funding on an annual basis in 10 years and provides financial sustainability over the period modeled (to 2050), the recommendations do require prioritizing capital projects to fit the resulting annual funding available. As of 2014, age based data shows a pent up investment demand of \$43,000 for sanitary services and \$82,000 for water services. Prioritizing future projects will require the age based data to be replaced by condition based data. Although our recommendations include no further use of debt, the results of the condition based analysis may require otherwise.

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## 2.0 Introduction

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This Asset Management Plan meets all provincial requirements as outlined within the Ontario Building Together Guide for Municipal Asset Management Plans. As such, the following key sections and content are included:

1. Executive Summary and Introduction
2. State of the Current Infrastructure
3. Desired Levels of Service
4. Asset Management Strategy
5. Financial Strategy

The following asset classes are addressed:

1. **Road Network:** Paved roads, sidewalks, street lighting, guiderails and ditching
2. **Bridges & Culverts:** Bridges and culverts with a span greater than 3m
3. **Water Network:** Mains, hydrants, curb stops, valves, meters, service connections
4. **Sanitary Sewer Network:** Mains, lift stations and laterals
5. **Storm Sewer Network:** Mains, catch basins, maintenance holes, structures and ponds

Municipalities are encouraged to cover all asset classes in future iterations of the AMP.

This asset management plan will serve as a strategic, tactical, and financial document ensuring the management of the municipal infrastructure follows sound asset management practices and principles, while optimizing available resources and establishing desired levels of service.

**At a strategic level,** within the State of the Current Infrastructure section, it will identify current and future challenges that should be addressed in order to maintain sustainable infrastructure services on a long-term, life cycle basis.

It will outline a Desired Level of Service (LOS) Framework for each asset category to assist the development and tracking of LOS through performance measures across strategic, financial, tactical, operational, and maintenance activities within the organization.

**At a tactical level,** within the Asset Management Strategy section, it will develop an implementation process to be applied to the needs-identification and prioritization of renewal, rehabilitation, and maintenance activities, resulting in a 10 year plan that will include growth projections.

**At a financial level,** within the Financial Strategy section, a strategy will be developed that fully integrates with other sections of this asset management plan, to ensure delivery and optimization of the 10 year infrastructure budget.

Through the development of this plan, all data, analysis, life cycle projections, and budget models will be provided through the Public Sector Digest's CityWide suite of software products. The software and plan will be synchronized, will evolve together, and therefore, will allow for ease of updates, and annual reporting of performance measures and overall results.

This will allow for continuous improvement of the plan and its projections. It is therefore recommended that the plan be revisited and updated on an annual basis, particularly as more detailed information becomes available.

## 2.1 Importance of Infrastructure

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Municipalities throughout Ontario, large and small, own a diverse portfolio of infrastructure assets that in turn provide a varied number of services to their citizens. The infrastructure, in essence, is a conduit for the various public services the Town provides, e.g., the roads supply a transportation network service; the water infrastructure supplies a clean drinking water service. A community's prosperity, economic development, competitiveness, image, and overall quality of life are inherently and explicitly tied to the performance of its infrastructure.

## 2.2 Asset Management Plan (AMP) - Relationship to Strategic Plan

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The major benefit of strategic planning is the promotion of strategic thought and action. A strategic plan spells out where an organization wants to go, how it's going to get there, and helps decide how and where to allocate resources, ensuring alignment to the strategic priorities and objectives. It will help identify priorities and guide how municipal tax dollars and revenues are spent into the future.

The strategic plan usually includes a vision and mission statement, and key organizational priorities with alignment to objectives and action plans. Given the growing economic and political significance of infrastructure, the asset management plan will become a central component of most municipal strategic plans, influencing corporate priorities, objectives, and actions.

## 2.3 AMP - Relationship to other Plans

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An asset management plan is a key component of the Town's planning process linking with multiple other corporate plans and documents. For example:

- **The Official Plan** – The AMP should utilize and influence the land use policy directions for long-term growth and development as provided through the Official Plan.
- **Long Term Financial Plan** – The AMP should both utilize and conversely influence the financial forecasts within the long-term financial plan.
- **Capital Budget** – The decision framework and infrastructure needs identified in the AMP form the basis on which future capital budgets are prepared.
- **Infrastructure Master Plans** – The AMP will utilize goals and projections from infrastructure master plans and in turn will influence future master plan recommendations.
- **By-Laws, standards, and policies** – The AMP will influence and utilize policies and by-laws related to infrastructure management practices and standards.
- **Regulations** – The AMP must recognize and abide by industry and senior government regulations.
- **Business Plans** – The service levels, policies, processes, and budgets defined in the AMP are incorporated into business plans as activity budgets, management strategies, and performance measures.

## 2.4 Purpose and Methodology

The following diagram depicts the approach and methodology, including the key components and links between those components that embody this asset management plan:



It can be seen from the above that a Town's infrastructure planning starts at the corporate level with ties to the strategic plan, alignment to the community's expectations, and compliance with industry and government regulations.

Then, through the State of the Infrastructure analysis, overall asset inventory, valuation, condition and performance are reported. Also, a life cycle analysis of needs for each infrastructure class is conducted. This analysis yields the sustainable funding level, compared against actual current funding levels, and determines whether there is a funding surplus or deficit for each infrastructure program. The overall measure of condition and available funding is finally scored for each asset class and presented as a star rating (similar to the hotel star rating) and a letter grade (A-F) within the Infrastructure Report card.

From the lifecycle analysis above, the Town gains an understanding of the level of service provided today for each infrastructure class and the projected level of service for the future. The next section of the AMP provides a framework for a Town to develop a Desired Level of Service (or target service level) and develop performance measures to track the year-to-year progress towards this established target level of service.

The Asset Management Strategy then provides a detailed analysis for each infrastructure class. Included in this analysis are best practices and methodologies from within the industry which can guide the overall management of the infrastructure in order to achieve the desired level of service. This section also provides an overview of condition assessment techniques for each asset class; life cycle interventions required, including those interventions that yield the best return on investment; and prioritization techniques, including risk quantification, to determine which priority projects should move forward into the budget first.

The Financing Strategy then fully integrates with the asset management strategy and asset management plan, and provides a financial analysis that optimizes the 10 year infrastructure budget. All revenue sources available are reviewed, such as the tax levy, debt allocations, rates, reserves, grants, gas tax, development charges, etc., and necessary budget allocations are analysed to inform and deliver the infrastructure programs.

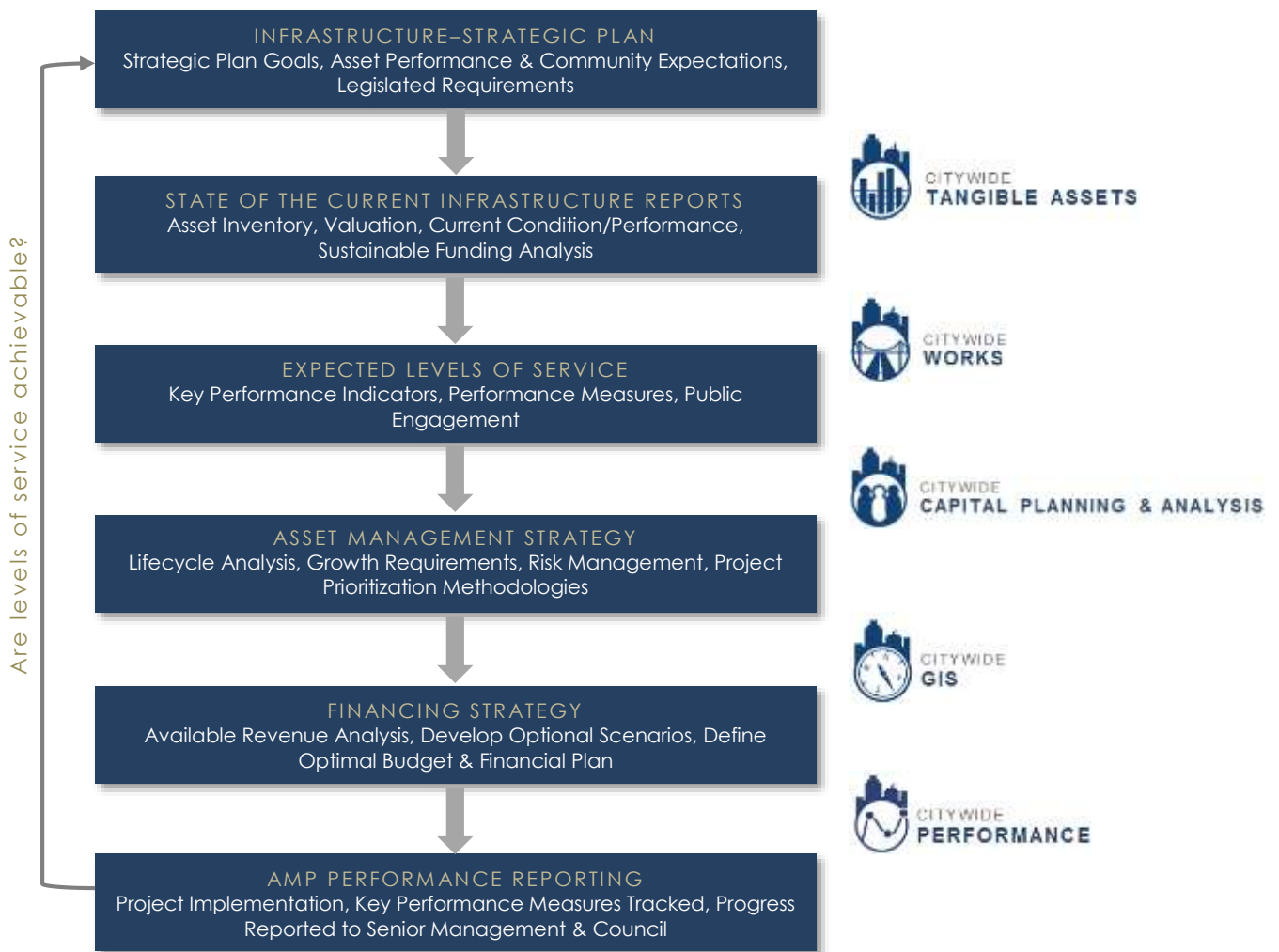
Finally, in subsequent updates to this AMP, actual project implementation will be reviewed and measured through the established performance metrics to quantify whether the desired level of service is achieved or achievable for each infrastructure class. If shortfalls in performance are observed, these will be discussed and alternate financial models or service level target adjustments will be presented.

## 2.5 CityWide Software alignment with AMP

The plan will be built and developed hand in hand with a database of municipal infrastructure information in the CityWide software suite of products. The software will ultimately contain the Town's asset base, valuation information, life cycle activity predictions, costs for activities, sustainability analysis, project prioritization parameters, key performance indicators and targets, 10 year asset management strategy, and the financial plan to deliver the required infrastructure budget.

The software and plan will be synchronized, and will evolve together year-to-year as more detailed information becomes available. This synchronization will allow for ease of updates, modeling and scenario building, and annual reporting of performance measures and results. This will allow for continuous improvement of the plan and its projections. It is therefore recommended that it is revisited and updated on an annual basis.

The following diagram outlines the various CityWide software products and how they align to the various components of the AMP.



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## 3.0 State of the Infrastructure (SOTI)

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### 3.1 Objective and Scope

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**Objective:** To identify the state of the Town's infrastructure today and the projected state in the future if current funding levels and management practices remain status quo.

The analysis and subsequent communication tools will outline future asset requirements, will start the development of tactical implementation plans, and ultimately assist the organization to provide cost effective sustainable services to the current and future community.

The approach was based on the following key industry state of the infrastructure documents:

- Canadian Infrastructure Report Card
- City of Hamilton's State of the Infrastructure reports
- Other Ontario Municipal State of the Infrastructure reports

The above reports are themselves based on established principles found within key, industry best practices documents such as:

- The National Guide for Sustainable Municipal Infrastructure (Canada)
- The International Infrastructure Management Manual (Australia / New Zealand)
- American Society of Civil Engineering Manuals (U.S.A.)

**Scope:** Within this State of the Infrastructure report, a high level review will be undertaken for the following asset classes:

1. **Road Network:** Paved roads, sidewalks, street lighting, guiderails and ditching
2. **Bridges & Culverts:** Bridges and culverts with a span greater than 3m
3. **Water Network:** Mains, hydrants, curb stops, valves, meters, service connections
4. **Sanitary Sewer Network:** Mains, lift stations and laterals
5. **Storm Sewer Network:** Mains, catch basins, maintenance holes, structures and ponds

### 3.2 Approach

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The asset classes above were reviewed at a very high level due to the nature of data and information available. Subsequent detailed reviews of this analysis are recommended on an annual basis, as more detailed conditions assessment information becomes available for each infrastructure program.

#### 3.2.1 Base Data

In order to understand the full inventory of infrastructure assets within East Gwillimbury, all tangible capital asset data, as collected to meet the PSAB 3150 accounting standard, was loaded into the CityWide Tangible Asset™ software module. This data base now provides a detailed and summarized inventory of assets as used throughout the analysis within this report and the entire Asset Management Plan.

#### 3.2.2 Asset Deterioration Review

Without detailed condition assessment information captured holistically across entire asset networks (e.g., the entire road network), the deterioration review will rely on the 'straight line' amortization schedule approach provided from the accounting data. Although this approach is not as accurate for entire life cycle analysis as the use of detailed condition data, it does provide a reliable benchmark of future requirements. Each asset is analyzed individually. Therefore, while there may be inaccuracies in the data associated with any given asset, these imprecisions are minimized at the aggregate over entire asset categories. It is a sound approach for a high level review.



### 3.2.3 Identify Sustainable Investment Requirements

A gap analysis was performed to identify sustainable investment requirements for each asset category. Information on current spending levels and budgets was acquired from the organization, future investment requirements were calculated, and the gap between the two was identified.

The above analysis is performed by using investment and financial planning models, and life cycle costing analysis, embedded within the CityWide software suite of applications.

### 3.2.4 Asset Rating Criteria

Each asset category will be rated on two key dimensions:

- **Condition vs. Performance:** Based on the condition of the asset today and how well it performs its function.
- **Funding vs. Need:** Based on the actual investment requirements to ensure replacement of the asset at the right time, versus current spending levels for each asset group.

### 3.2.5 Infrastructure Report Card

The dimensions above will be based on a simple 1–5 star rating system, which will be converted into a letter grading system ranging from A-F. An average of the two ratings will be used to calculate the combined rating for each asset class. The outputs for all municipal assets will be consolidated within the CityWide software to produce one overall Infrastructure Report Card showing the current state of the assets.

<b>Grading Scale: Condition vs. Performance</b> What is the condition of the asset today and how well does it perform its function?			
Star Rating	Letter Grade	Color Indicator	Description
★★★★★	<b>A</b>		<b>Excellent:</b> No noticeable defects
★★★★	<b>B</b>		<b>Good:</b> Minor deterioration
★★★	<b>C</b>		<b>Fair:</b> Deterioration evident, function is affected
★★	<b>D</b>		<b>Poor:</b> Serious deterioration. Function is inadequate
★	<b>F</b>		<b>Critical:</b> No longer functional. General or complete failure

<b>Grading Scale: Funding vs. Need</b> Based on the actual investment requirements to ensure replacement of the asset at the right time, versus current spending levels for each asset group.		
Star Rating	Letter Grade	Description
★★★★★	<b>A</b>	<b>Excellent:</b> 91 to 100% of need
★★★★	<b>B</b>	<b>Good:</b> 76 to 90% of need
★★★	<b>C</b>	<b>Fair:</b> 61 to 75% of need
★★	<b>D</b>	<b>Poor:</b> 46 – 60% of need
★	<b>F</b>	<b>Critical:</b> under 45% of need

### **3.2.6 General Methodology and Reporting Approach**

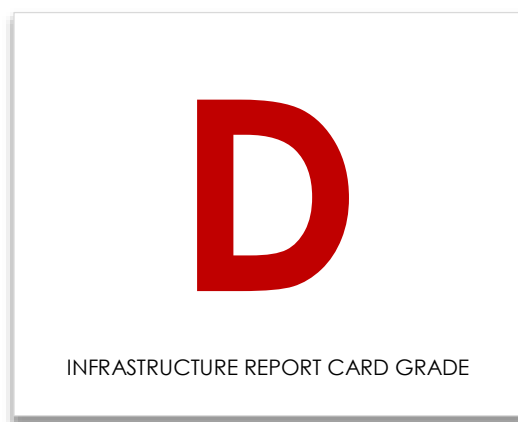
The report will be based on the seven key questions of asset management as outlined within the National Guide for Sustainable Municipal Infrastructure:

- What do you own and where is it? (inventory)
- What is it worth? (valuation / replacement cost)
- What is its condition / remaining service life? (function & performance)
- What needs to be done? (maintain, rehabilitate, replace)
- When do you need to do it? (useful life analysis)
- How much will it cost? (investment requirements)
- How do you ensure sustainability? (long-term financial plan)

The above questions will be answered for each individual asset category in the following report sections.

---

## 3.3 Road Network



### 3.3 Road Network

#### 3.3.1 What do we own?

As shown in the summary table below, the entire network comprises approximately 144 km of paved road.

Road Network Inventory		
Asset Type	Asset Component	Quantity/Units
Road Network	Paved Road - Base	175,320 m
	Curb and Gutter	28,890 m
	Guard Rails	2,489 m
	Illuminations	519 units
	Poles	693 units
	Roadside Ditching	113,520 m
	Sidewalk	38,039 m
	Paved Road - Surface	144,754 m

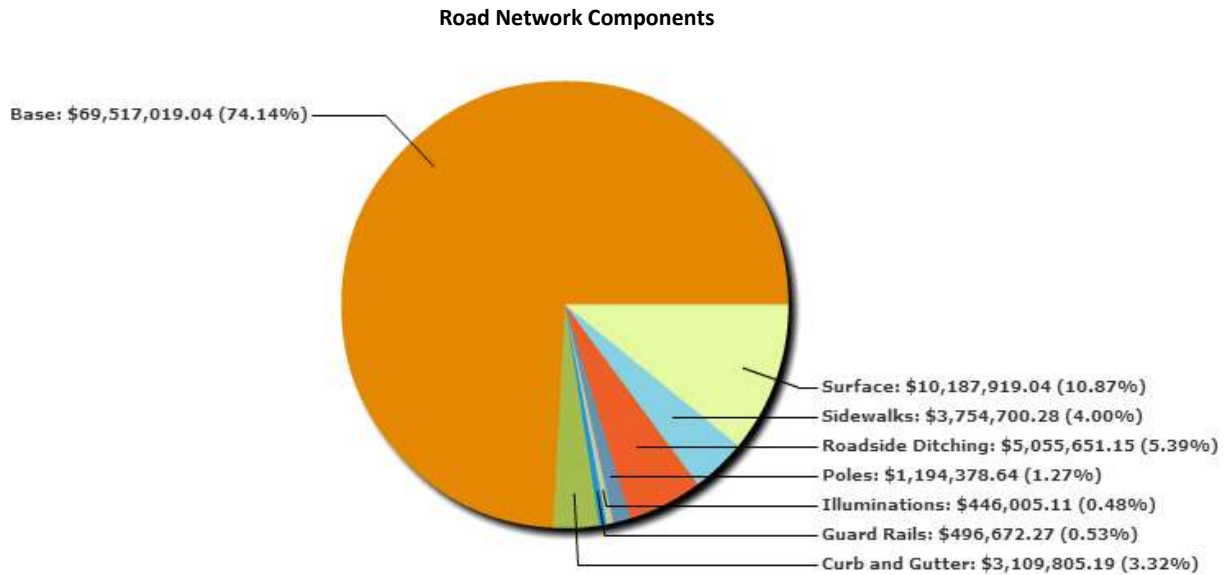
The road network data was extracted from the Tangible Capital Asset module of the Citywide software suite.

#### 3.3.2 What is it worth?

The estimated replacement value of the road network, in 2013 dollars, is approximately \$94 million. The cost per household for the road network is \$11,347 based on 8,263 households.

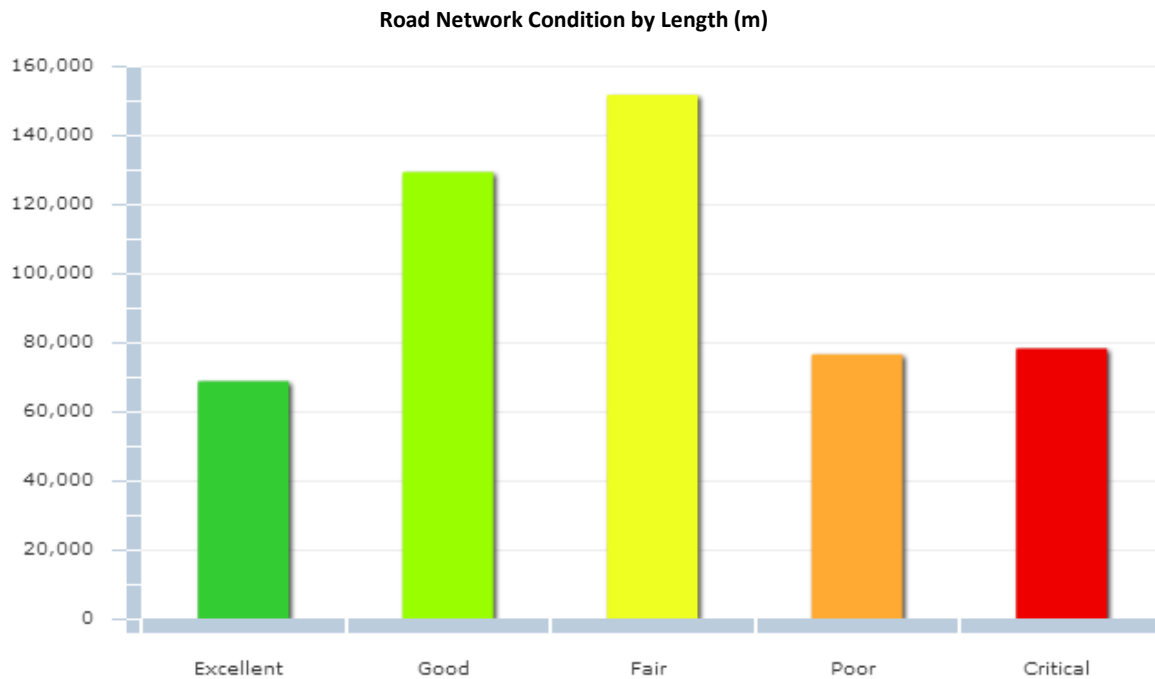
Road Network Replacement Value				
Asset Type	Asset Component	Quantity/Units	2013 Unit Replacement Cost	2013 Overall Replacement Cost
Road Network	Roads Paved - Base	175,320 m	NRBCPI	\$69,517,019
	Curb and Gutter	28,890 m	NRBCPI	\$3,109,805
	Guard Rails	2,489 m	NRBCPI	\$496,672
	Illuminations	519 units	NRBCPI	\$446,005
	Poles	693 units	NRBCPI	\$1,194,379
	Roadside Ditching	113,520 m	NRBCPI	\$5,055,651
	Sidewalk	38,039 m	NRBCPI	\$3,754,700
	Roads Paved - Surface	144,754 m	NRBCPI	\$10,187,919
				<b>\$93,762,150</b>

The pie chart below provides a breakdown of each of the network components to the overall system value.



### 3.3.3 What condition is it in?

According to an age-based condition assessment, nearly 69% of the Town's road network is in fair to excellent condition while 31% of the road network is in poor to critical condition. As such, the Town received a Condition vs. Performance rating of 'C'.



### 3.3.4 What do we need to do to it?

There are generally four distinct phases in an asset's life cycle that require specific types of attention and lifecycle activity. These are presented at a high level for the road network below. Further detail is provided in the "Asset Management Strategy" section of this AMP.

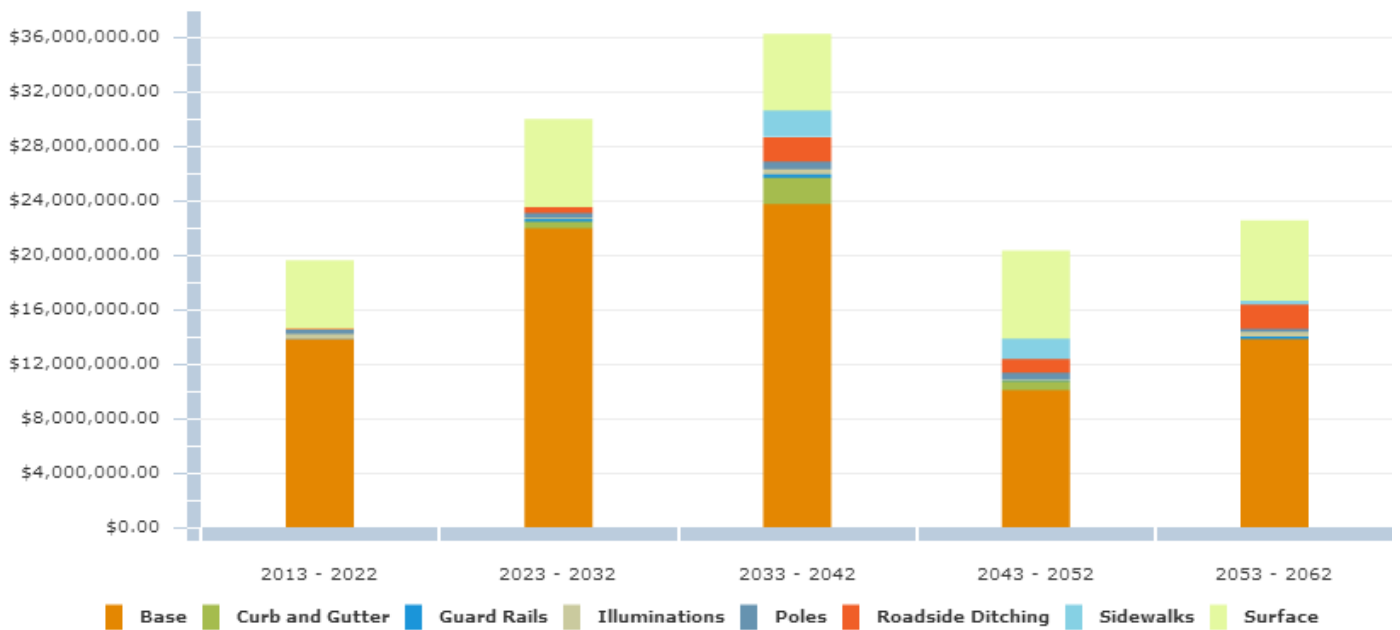
Addressing Asset Needs		
Phase	Lifecycle Activity	Asset Life Stage
Minor maintenance	Activities such as inspections, monitoring, sweeping, winter control, etc.	1 <sup>st</sup> Qtr
Major maintenance	Activities such as repairing pot holes, grinding out roadway rutting, and patching sections of road.	2 <sup>nd</sup> Qtr
Rehabilitation	Rehabilitation activities such as asphalt overlays, mill and paves, etc.	3 <sup>rd</sup> Qtr
Replacement	Full road reconstruction	4 <sup>th</sup> Qtr

### 3.3.5 When do we need to do it?

For the purpose of this report, 'useful life' data for each asset class was obtained from the accounting data within the CityWide software database. This proposed useful life is used to determine replacement needs of individual assets. These needs are calculated and quantified in the system as part of the overall financial requirements.

Asset Useful Life in Years		
Asset Type	Asset Component	Useful Life
Road Network	Roads Paved - Base	40
	Curb and Gutter	40
	Guard Rails	30
	Illuminations	20
	Poles	25 to 40
	Roadside Ditching	50
	Sidewalk	40
	Roads Paved - Surface	5 to 20

### Road Network Replacement Profile



#### 3.3.6 How much money do we need?

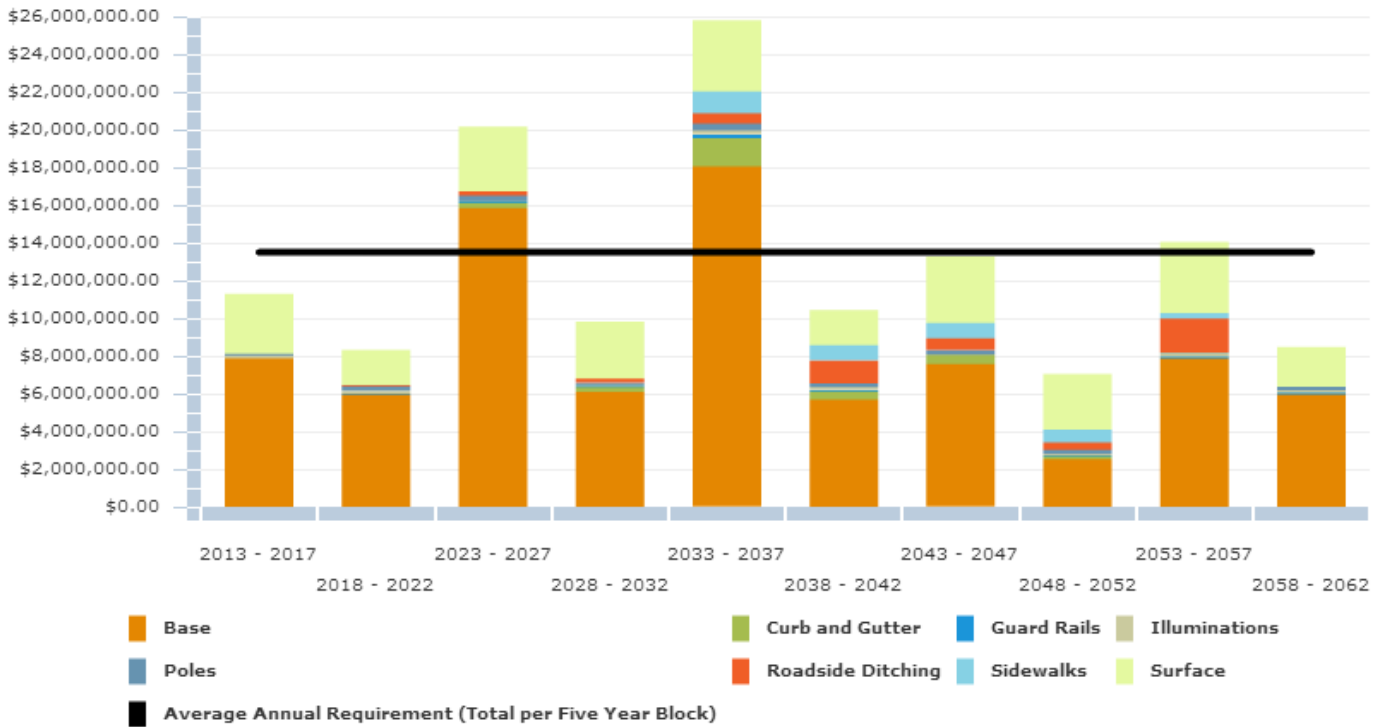
The analysis completed to determine capital revenue requirements was based on the following constraints and assumptions:

1. Replacement costs are based upon the unit costs identified within the "What is it worth" section.
2. The timing for individual road replacement was defined by the replacement year as described in the "When do you need to do it?" section.
3. All values are presented in 2013 dollars.
4. The analysis was run for a 50 year period to ensure all assets went through at least one iteration of replacement, therefore providing a sustainable projection.

#### 3.3.7 How do we reach sustainability?

Based upon the above parameters, the average annual revenue required to sustain East Gwillimbury's road network is approximately **\$2,699,000**. Based on East Gwillimbury's current annual funding of **\$1,007,000** there is an annual **deficit of \$1,692,000**. As such, the Town received a Funding vs. Need rating of 'F'. The following graph illustrates the expenditure requirements in five year increments against the sustainable funding threshold line.

### Sustainable Funding Requirements



In conclusion, based on age condition assessment data, the road network is generally in fair condition, however, there is a significant portion in poor and critical condition. There are replacement requirements to be addressed within the next 5 years totaling approximately \$11 million. A condition assessment program should be established to aid in prioritizing overall needs for rehabilitation and replacement and to assist with optimizing the long and short term budgets. Further detail is outlined within the “asset management strategy” section of this AMP.

### 3.3.8 Recommendations

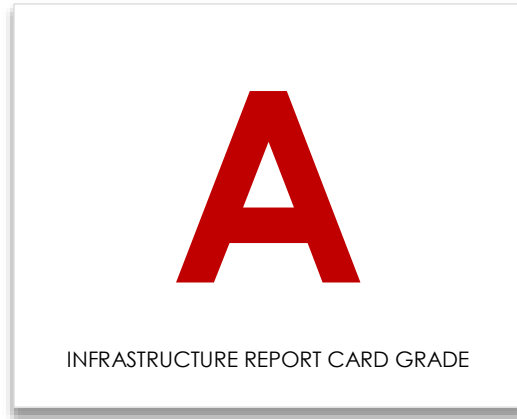
The Town received an overall rating of ‘D’ for its road network, calculated from the Condition vs. Performance and the Funding vs. Need ratings. Accordingly, we recommend the following:

1. A condition assessment program should be established to aid in prioritizing overall needs for rehabilitation and replacement and to assist with optimizing the long and short term budgets
2. Once the above study is complete or underway, the data should be loaded into the CityWide software and an updated “current state of the infrastructure” analysis should be generated.
3. An appropriate % of asset replacement value should be used for operations and maintenance activities on an annual basis. This should be determined through a detailed analysis of O & M activities and be added to future AMP reporting.
4. The Infrastructure Report Card should be updated on an annual basis.



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## 3.4 Bridges & Culverts



## 3.4 Bridges & Culverts

### 3.4.1 What do we own?

As shown in the summary table below, the Town owns 5 decks, 10 structures and 8 culverts.

Bridges & Culverts Inventory		
Asset Type	Asset Component	Quantity
Bridges & Culverts	Deck	5 units
	Structure	10 units
	Culverts > 3m	8 units

The bridges network data was extracted from the Tangible Capital Asset module of the Citywide software suite.

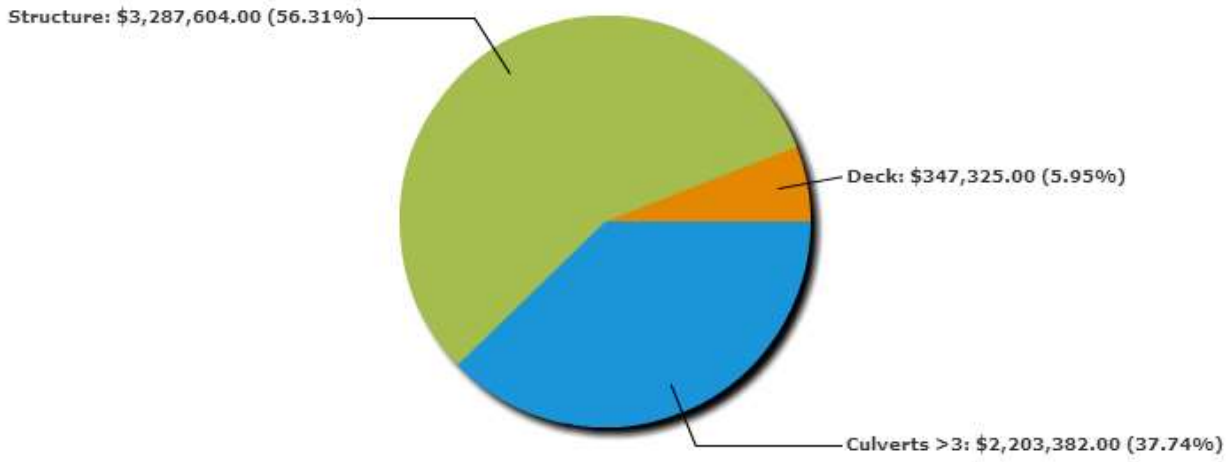
### 3.4.2 What is it worth?

The estimated replacement value of the Town's bridge network, in 2013 dollars, is approximately \$5.8 million. The cost per household for bridges & culverts is \$707 based on 8,263 households.

Bridges & Culverts Replacement Value				
Asset Type	Asset Component	Quantity/Units	2013 Replacement Cost Method	2013 Replacement Cost (\$)
Bridges & Culverts	Deck	5 units	NRBCPI	347,325
	Structure	10 units	NRBCPI	3,287,604
	Culverts > 3m	8 units	NRBCPI	2,203,382
				<b>\$5,838,311</b>

The pie chart below provides a breakdown of each of the bridges & culverts components to the overall structures value.

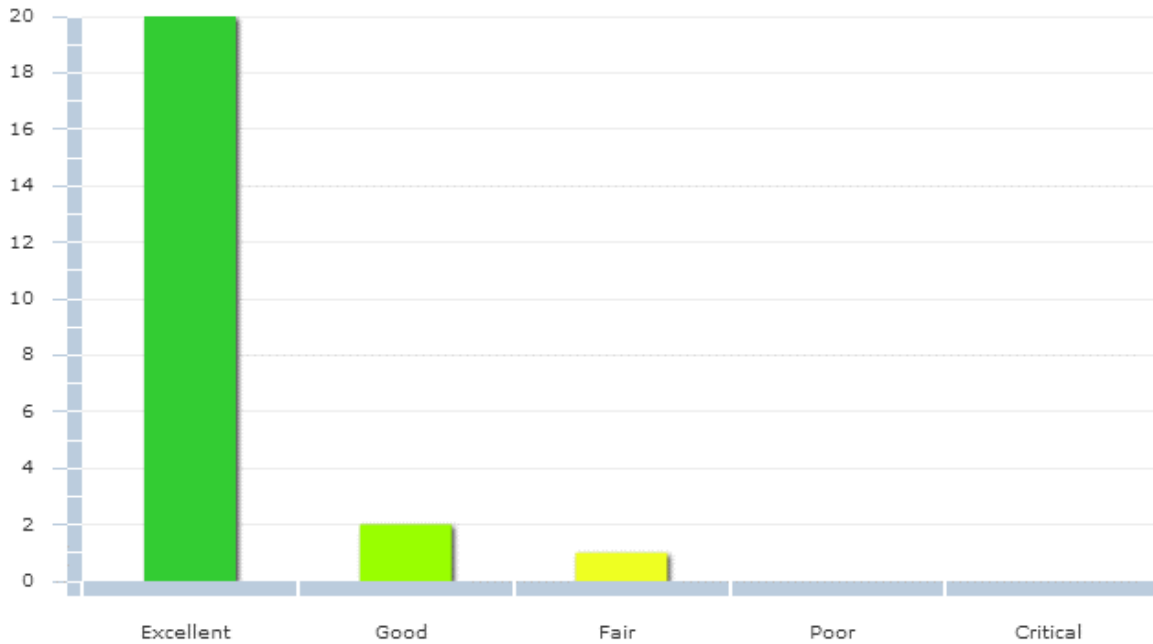
### Bridges & Culverts Components



### 3.4.3 What condition is it in?

According to field condition assessments, 100% of the Town's bridges network are in fair to excellent condition. As such, the Town received a Condition vs. Performance rating of 'B+'.

### Bridges and Culverts Network Condition



### 3.4.4 What do we need to do to it?

There are generally four distinct phases in an asset's life cycle. These are presented at a high level for the bridges network below. Further detail is provided in the "Asset Management Strategy" section of this AMP.

Addressing Asset Needs		
Phase	Lifecycle Activity	Asset Life Stage
Minor Maintenance	Activities such as inspections, monitoring, sweeping, winter control, etc.	1 <sup>st</sup> Qtr
Major Maintenance	Activities such as repairs to cracked concrete, damaged expansion joints, bent or damaged railings, etc.	2 <sup>nd</sup> Qtr
Rehabilitation	Rehabilitation events such as structural reinforcement of structural elements, deck replacements, etc.	3 <sup>rd</sup> Qtr
Replacement	Full structure reconstruction	4 <sup>th</sup> Qtr

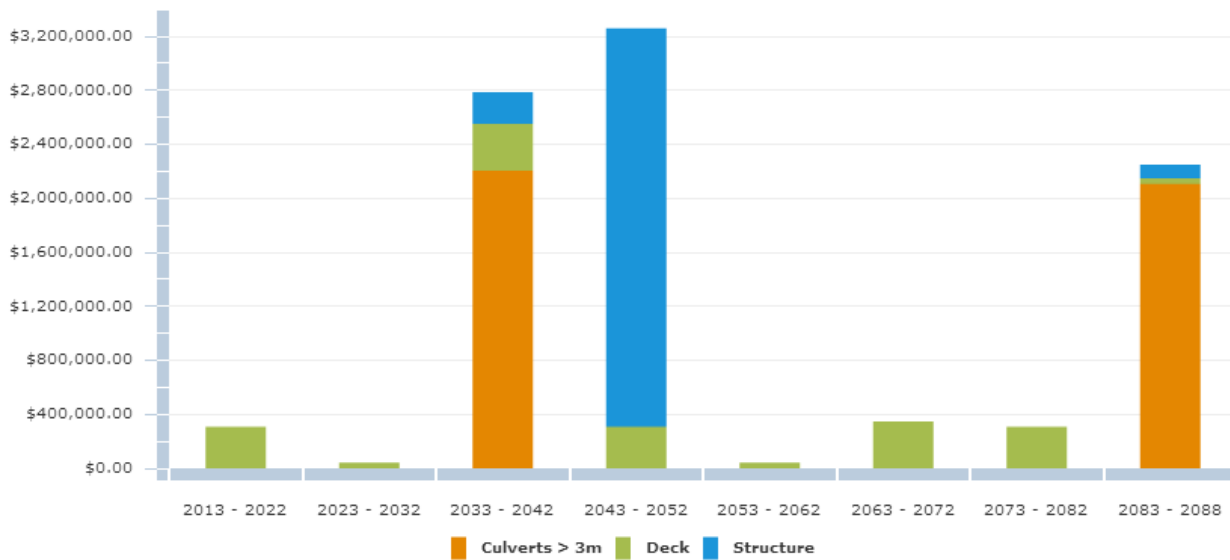
### 3.4.5 When do we need to do it?

For the purpose of this report, 'useful life' data for each asset class was obtained from the accounting data within the CityWide software database. This proposed useful life is used to determine replacement needs of individual assets, which are calculated in the system as part of the overall financial requirements.

Asset Useful Life in Years		
Asset Type	Asset Component	Useful Life in Years
Bridges & Culvert	Deck	15
	Structure	75
	Culverts > 3 m	50

The following graph shows the current projection of deck and structure replacements based on field condition assessments.

### Bridges and Culvert Replacement Profile



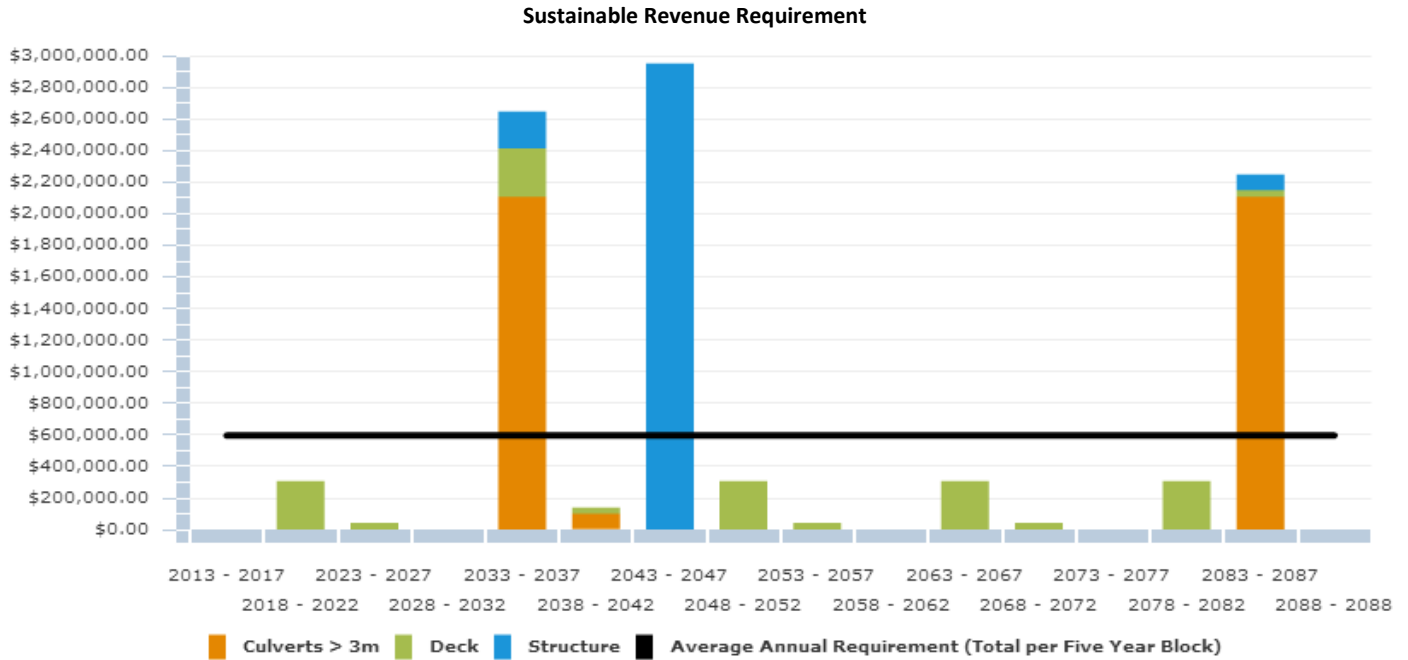
#### 3.4.6 How much money do we need?

The analysis completed to determine capital revenue requirements was based on the following constraints and assumptions:

1. Replacement costs are based upon the “What is it worth” section above.
2. The timing for individual structure replacement was defined by the replacement year as described in the “When do you need to do it?” section above.
3. All values are presented in 2013 dollars.
4. The analysis was run for a 75 year period to ensure all assets cycled through at least one iteration of replacement, therefore providing a sustainable projection.

### 3.4.7 How do we reach sustainability?

Based upon the above assumptions, the average annual revenue required to sustain East Gwillimbury's bridges & culverts network is **\$119,000**. Based on East Gwillimbury's current annual funding of **\$179,000**, there is an annual **surplus of \$60,000**. As such, the Town received a Funding vs. Need rating of 'A'. The following graph presents five year blocks of expenditure requirements against the sustainable funding threshold line.



In conclusion, based on field condition assessments, the bridges and culverts network is in good condition. There is no backlog of needs to be addressed for any replacements within the next 5 years. Further detail is outlined within the "asset management strategy" section of this AMP.

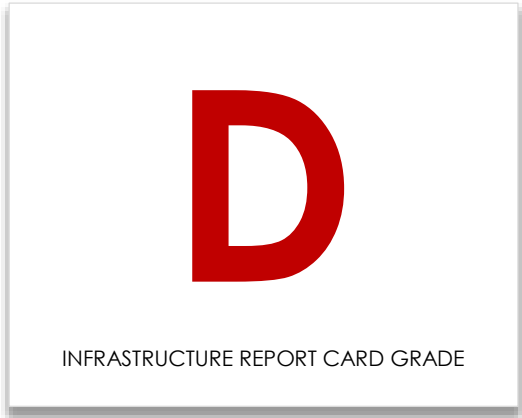
### 3.4.8 Recommendations

The Town received an overall rating of 'A' for its bridges and culverts, calculated from the Condition vs. Performance and the Funding vs. Need ratings. Accordingly, we recommend the following:

1. A condition assessment program should be established to aid in prioritizing overall needs for rehabilitation and replacement and to assist with optimizing the long and short term budgets. Further detail is outlined within the "asset management strategy" section of this AMP.
2. An appropriate % of asset replacement value should be used for operations and maintenance activities on an annual basis. This should be determined through a detailed analysis of O & M activities and added to future AMP reporting.
3. The Infrastructure Report Card should be updated on an annual basis.

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# 3.5 Water Network



## 3.5 Water Network

### 3.5.1 What do we own?

East Gwillimbury is responsible for the following water network inventory which includes approximately 94 km of water mains:

Water Network Inventory		
Asset Type	Asset Component	Quantity
Water Network	Curb Stop	4,319 units
	Hydrant Leads	3,784 m
	Hydrants	584 units
	Water Meter – 19 mm	5,456 units
	Service Connection – 19 mm	4,452 units
	Water Valve – 100 to 250 mm	225 units
	Water Valve – 251 to 450 mm	63 units
	Water Mains – 50 to 200 mm	65,708 m
	Water Mains – 201 to 350 mm	28,511 m

The water network data was extracted from the Tangible Capital module of the CityWide software suite.

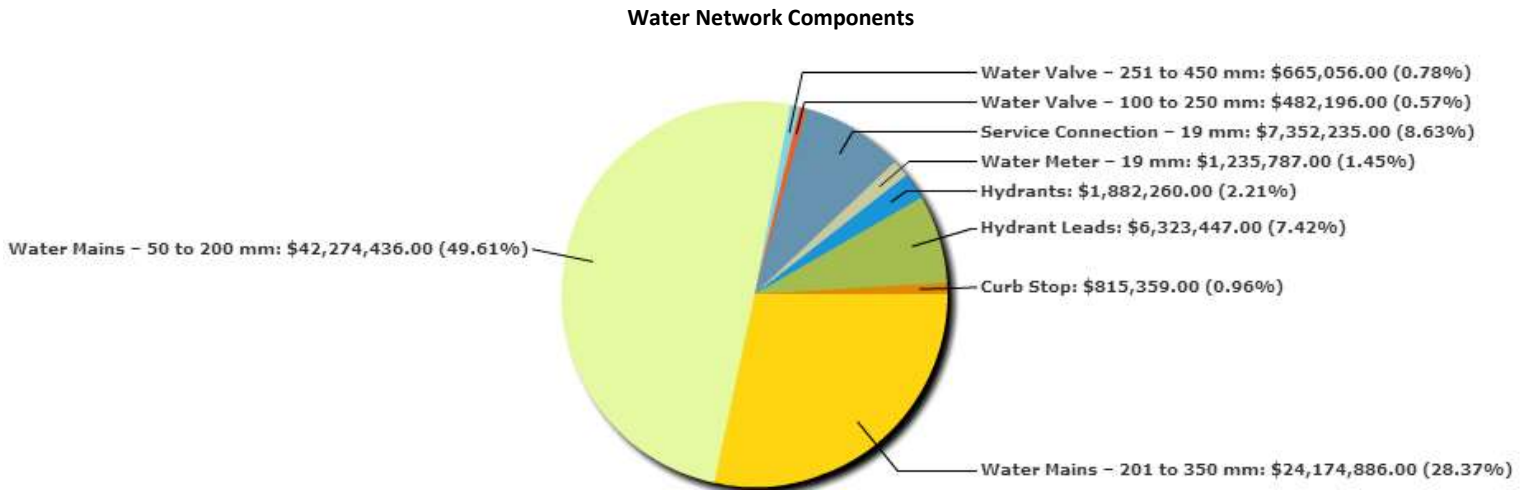
### 3.5.2 What is it worth?

The estimated replacement value of the water network, in 2013 dollars, is approximately \$85 million. The cost per household for the water network is \$15,180 based on 5,613 households.

Water Network Replacement Value				
Asset Type	Asset Component	Quantity	2013 Unit Replacement Cost	2013 Overall Replacement Cost
Water Network	Curb Stop	4,319 units	NRBCPI	\$815,359
	Hydrant Leads	3,784 m	NRBCPI	\$6,323,447
	Hydrants	584 units	NRBCPI	\$1,882,260
	Water Meter – 19 mm	5,456 units	NRBCPI	\$1,235,787
	Service Connection – 19 mm	4,452 units	NRBCPI	\$7,352,235
	Water Valve – 100 to 250 mm	225 units	NRBCPI	\$482,196
	Water Valve – 251 to 450 mm	63 units	NRBCPI	\$665,056
	Water Mains – 50 to 200 mm	65,708 m	NRBCPI	\$42,274,436
	Water Mains – 201 to 350 mm	28,511 m	NRBCPI	\$24,174,886
				<b>\$85,205,662</b>

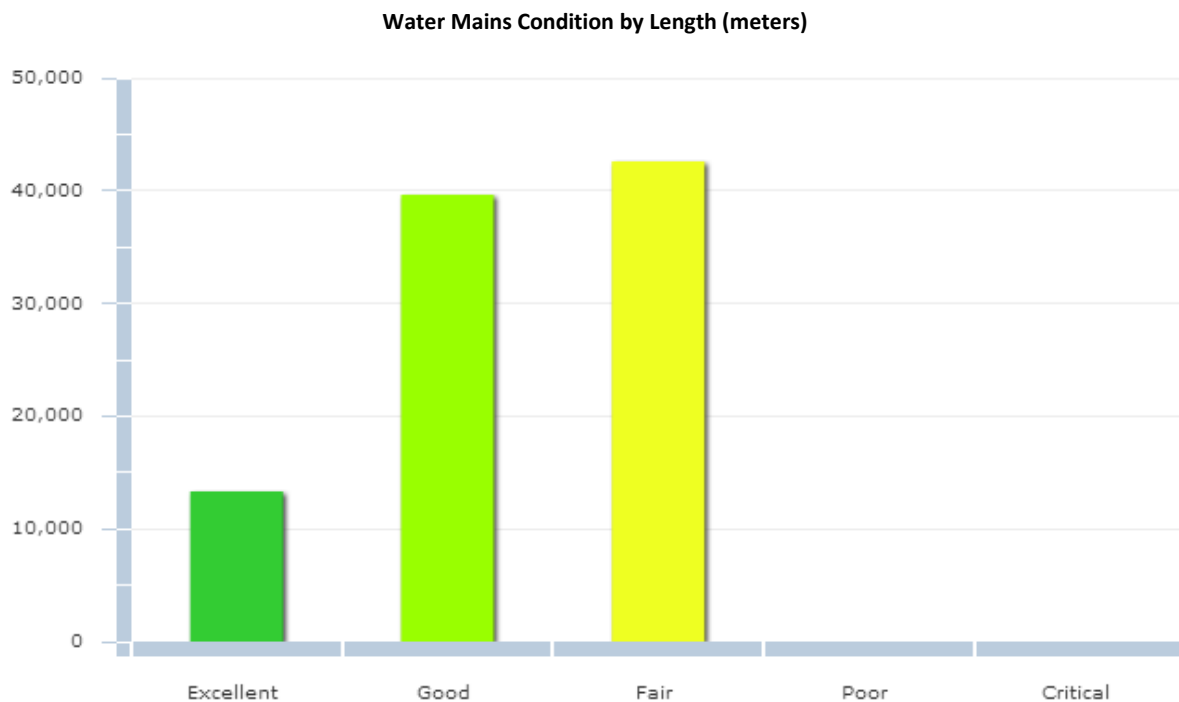


The pie chart below provides a breakdown of each of the network components to the overall system value.

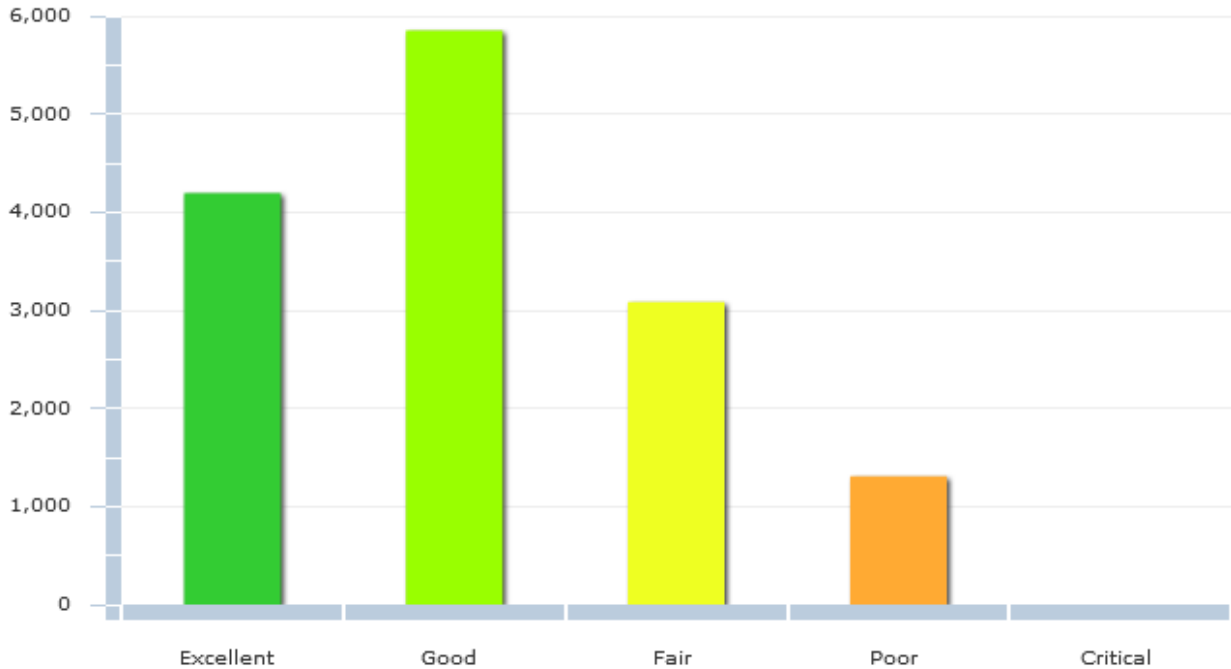


### 3.5.3 What condition is it in?

According to an age condition assessment, 100% of the municipality's water mains are in fair to excellent condition. As well, 91% of the Town's water assets are in fair to excellent condition. As such, the municipality received a Condition vs. Performance rating of 'B'.



### Water Asset Condition by Quantity Based on Age Condition Assessment



#### 3.5.4 What do we need to do to it?

There are generally four distinct phases in an asset's life cycle. These are presented at a high level for the water network below. Further detail is provided in the "Asset Management Strategy" section of this AMP.

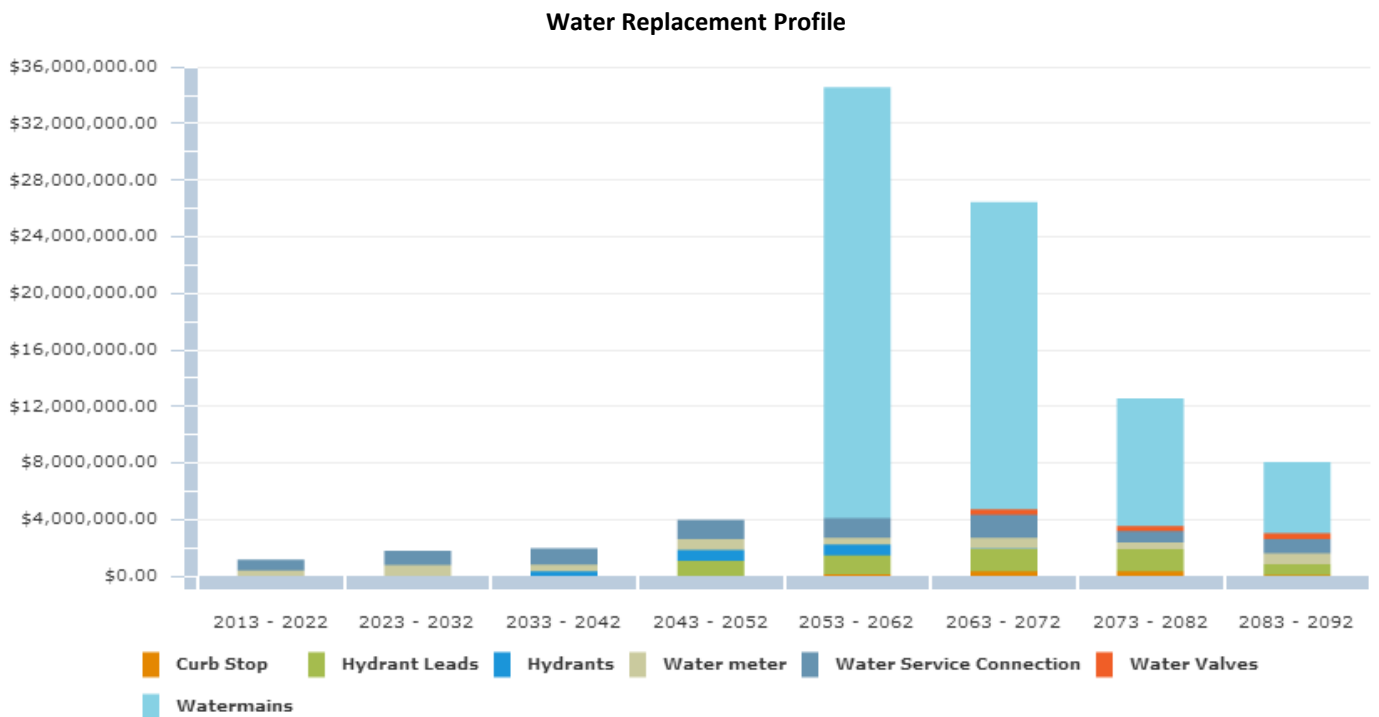
Addressing Asset Needs		
Phase	Lifecycle Activity	Asset Age
Minor Maintenance	Activities such as inspections, monitoring, cleaning and flushing, hydrant flushing, pressure tests, visual inspections, etc.	1st Qtr
Major Maintenance	Such events as repairing water main breaks, repairing valves, replacing individual small sections of pipe etc.	2nd Qtr
Rehabilitation	Rehabilitation events such as structural lining of pipes and a cathodic protection program to slow the rate of pipe deterioration.	3rd Qtr
Replacement	Pipe replacements	4th Qtr

#### 3.5.5 When do we need to do it?

For the purpose of this report "useful life" data for each asset class was obtained from the accounting data within the CityWide software database. This proposed useful life is used to determine replacement needs of individual assets, which are calculated in the system as part of the overall financial requirements.

Asset Useful Life in Years		
Asset Type	Asset Component	Useful Life in Years
Water Network	Curb Stop	75
	Hydrant Leads	80
	Hydrants	50
	Water Meter (all sizes)	20
	Service Connection (all sizes)	60
	Water Valve – 100 to 250 mm	80
	Water Valve – 251 to 450 mm	80
	Water Mains (all sizes)	80

The following graph shows the current projection of water main replacements based on age based condition of the assets.



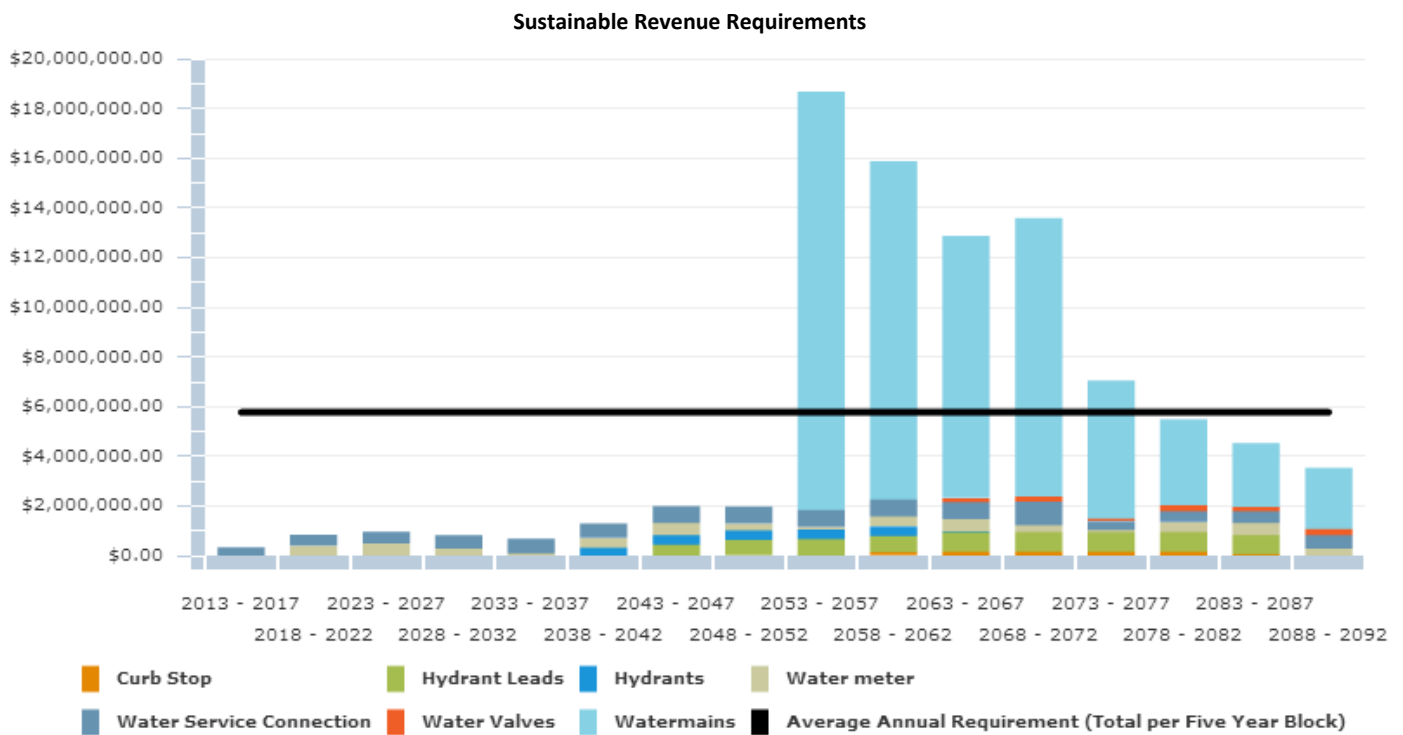
### 3.5.6 How much money do we need?

The analysis completed to determine capital revenue requirements was based on the following assumptions:

1. Replacement costs are based upon the unit costs identified within the "What is it worth" section above.
2. The timing for individual water main replacement was defined by the replacement year as described in the "When do you need to do it?" section above.
3. All values are presented in 2013 dollars.
4. The analysis was run for a 80 year period to ensure all assets went through at least one iteration of replacement, therefore providing a sustainable projection.

### 3.5.7 How do we reach sustainability?

Based upon the above assumptions, the average annual revenue required to sustain East Gwillimbury's water network is approximately **\$1,153,000**. Based on East Gwillimbury's current annual funding of **\$314,984**, there is a **deficit of \$ 838,016**. As such, the municipality received a Funding vs. Need rating of 'F'. The following graph presents five year blocks of expenditure requirements against the sustainable funding threshold line.



In conclusion, East Gwillimbury's water distribution network has a significant number of mains in good condition based on age condition data. There are some replacement requirements within the 5 year window totaling approximately \$336,000. There are also significant replacement requirements just outside the 10 year window. A condition assessment program should be established to aid in prioritizing overall needs for rehabilitation and replacement and to assist with optimizing the long and short term budgets.

It should also be noted, that the useful life for water mains is projected between 50 and 75 years, while industry standards are usually 80 - 90 years. Increasing the useful life will reduce the immediate requirements listed above. These strategies will help to optimize the long and short term budgets. Further detail is outlined within the "asset management strategy" section of this AMP.

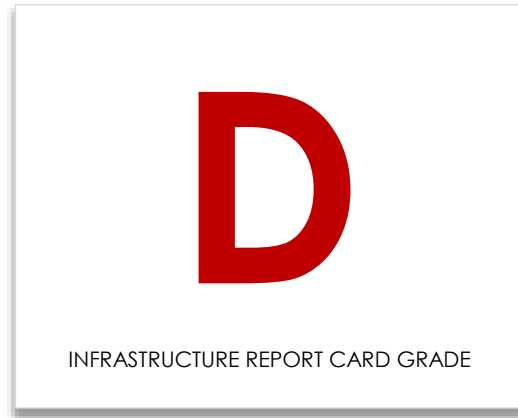
### **3.5.8 Recommendations**

The municipality received an overall rating of 'D' for its water network, calculated from the Condition vs. Performance and the Funding vs. Need ratings. Accordingly, we recommend the following:

1. A condition assessment program should be established to aid in prioritizing overall needs for rehabilitation and replacement and to assist with optimizing the long and short term budgets. Further detail is outlined within the "asset management strategy" section of this AMP.
2. The useful life projections used by the municipality should be reviewed for consistency with industry standards.
3. Once the above studies are complete, a new performance age should be applied to each asset and an updated "current state of the infrastructure" analysis should be generated.
4. An appropriate % of asset replacement value should be used for operations and maintenance activities on an annual basis. This should be determined through a detailed analysis of O & M activities and be added to future AMP reporting.
5. The Infrastructure Report Card should be updated on an annual basis.

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## 3.6 Sanitary Sewer Network



## 3.6 Sanitary Sewer Network

### 3.6.1 What do we own?

The inventory components of the sanitary sewer network are outlined in the table below. The entire Network consists of approximately 29.3 km of sanitary main.

Sanitary Sewer Inventory		
Asset Type	Asset Component	Quantity
Sanitary Sewer Network	Force Mains - 150 mm	726.89 m
	Force Mains - 250 mm	3,400.29 m
	Sanitary Laterals	2,356 units
	Sanitary Mains - 250 mm	25,401.65 m
	Sanitary Mains - 300 mm	1,006.45 m
	Sanitary Mains - 350 mm	1,394.5 m
	Sanitary Mains – 375 mm	1,485.23 m
	Lift Station (Holland River & West St.)	2 units

The Sanitary Sewer Network data was extracted from the Tangible Capital Asset module of the CityWide software application.

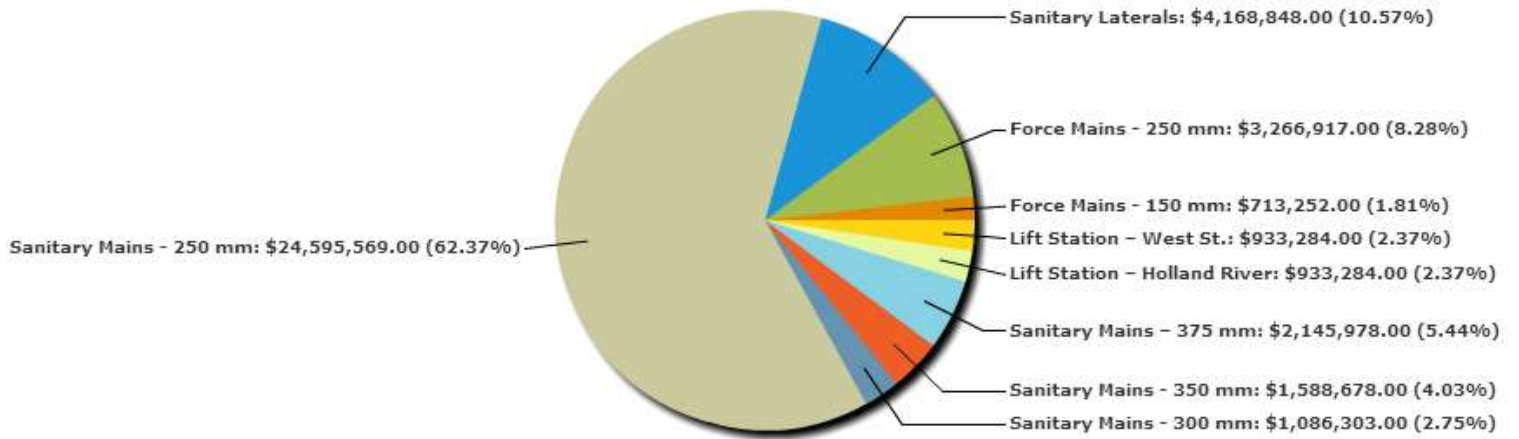
### 3.6.2 What is it worth?

The estimated replacement value of the sanitary sewer network, in 2013 dollars, is approximately \$39.4 million. The cost per household for the sanitary network is \$12,048 based on 3,273 households.

Sanitary Sewer Replacement Value				
Asset Type	Asset Component	Quantity	2013 Unit Replacement Cost	2013 Overall Replacement Cost
Sanitary Sewer Network	Force Mains - 150 mm	726.89 m	NRBCPI	\$713,252
	Force Mains - 250 mm	3,400.29 m	NRBCPI	\$3,266,917
	Sanitary Laterals	2,356 units	NRBCPI	\$4,168,848
	Sanitary Mains - 250 mm	25,401.65 m	NRBCPI	\$24,595,569
	Sanitary Mains - 300 mm	1,006.45 m	NRBCPI	\$1,086,303
	Sanitary Mains - 350 mm	1,394.5 m	NRBCPI	\$1,588,678
	Sanitary Mains – 375 mm	1,485.23 m	NRBCPI	\$2,145,978
	Lift Station – Holland River	1 unit	CPI Monthly	\$933,284
	Lift Station – West St.	1 unit	CPI Monthly	\$933,284
				<b>\$39,432,113</b>

The pie chart below provides a breakdown of each of the network components to the overall system value.

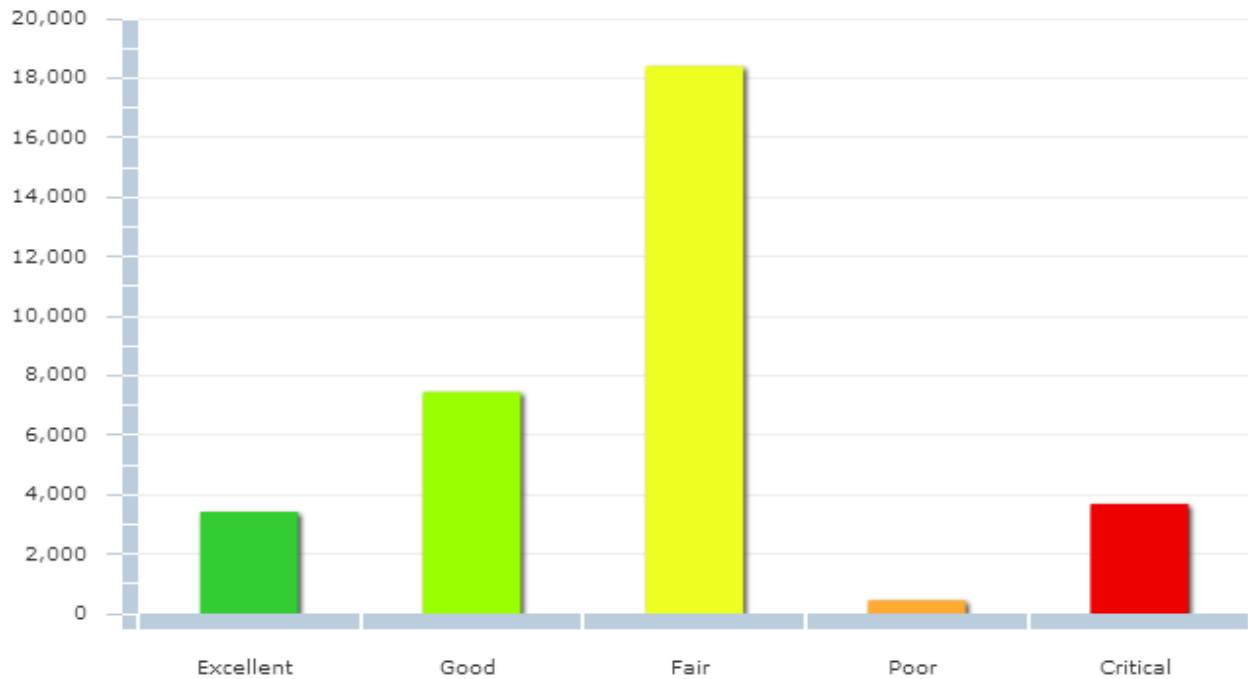
**Sanitary Sewer Network Components**



### 3.6.3 What condition is it in?

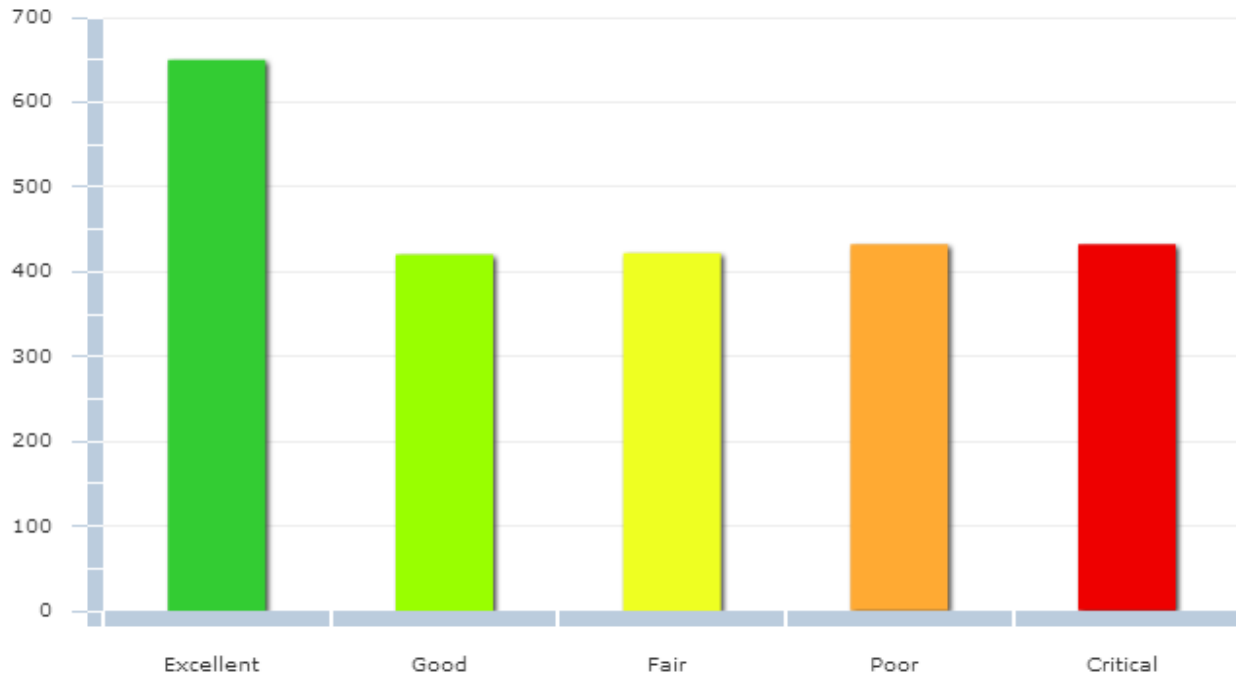
According to an age condition assessment, 88% of the municipality's sewer mains, 100% of the facilities and 63% of the sanitary laterals are in fair to excellent condition. As such, the municipality received a Condition vs. Performance rating of 'C'.

**Force and Sanitary Mains Condition by Length (m) Based on Age Condition Assessment**

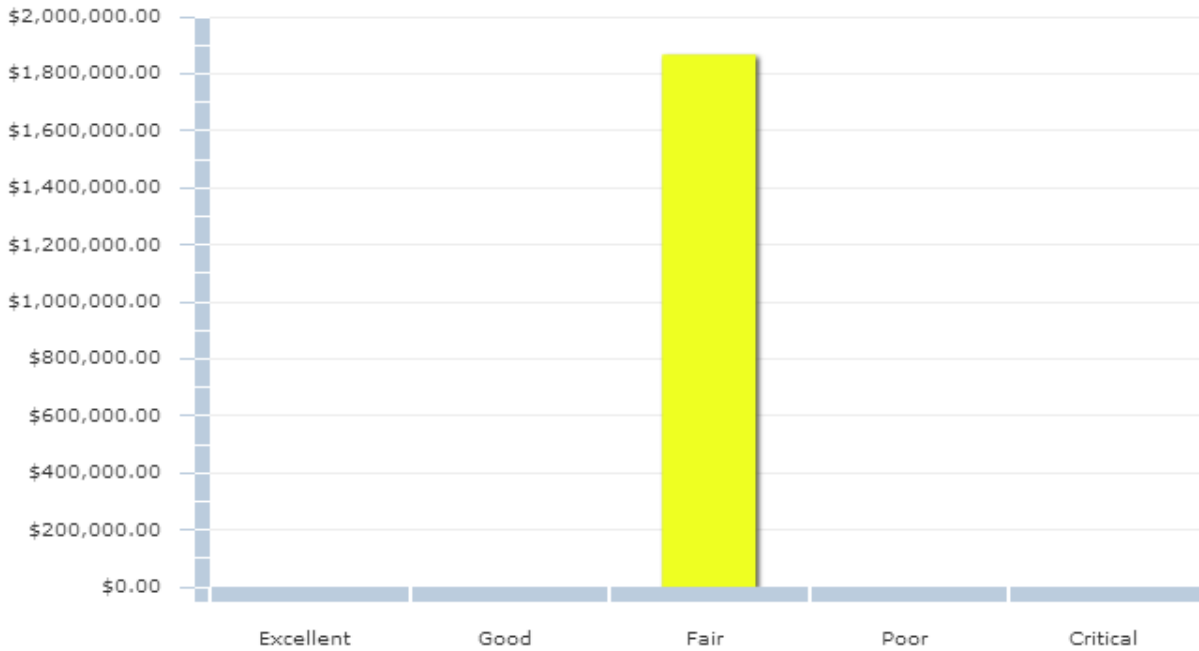




Sanitary Laterals by Quantity Based on Age Condition Assessment



Condition of Facilities by Cost Based on Age Condition Assessment



### 3.6.4 What do we need to do to it?

There are generally four distinct phases in an asset's life cycle. These are presented at a high level for the sanitary sewer network below. Further detail is provided in the "Asset Management Strategy" section of this AMP.

Addressing Asset Needs		
Phase	Lifecycle Activity	Asset Life Stage
Minor Maintenance	Activities such as inspections, monitoring, cleaning and flushing, zoom camera and CCTV inspections, etc.	1 <sup>st</sup> Qtr
Major Maintenance	Activities such as repairing manholes and replacing individual small sections of pipe.	2 <sup>nd</sup> Qtr
Rehabilitation	Rehabilitation events such as structural lining of pipes are extremely cost effective and provide an additional 75 plus years of life.	3 <sup>rd</sup> Qtr
Replacement	Pipe replacements	4 <sup>th</sup> Qtr

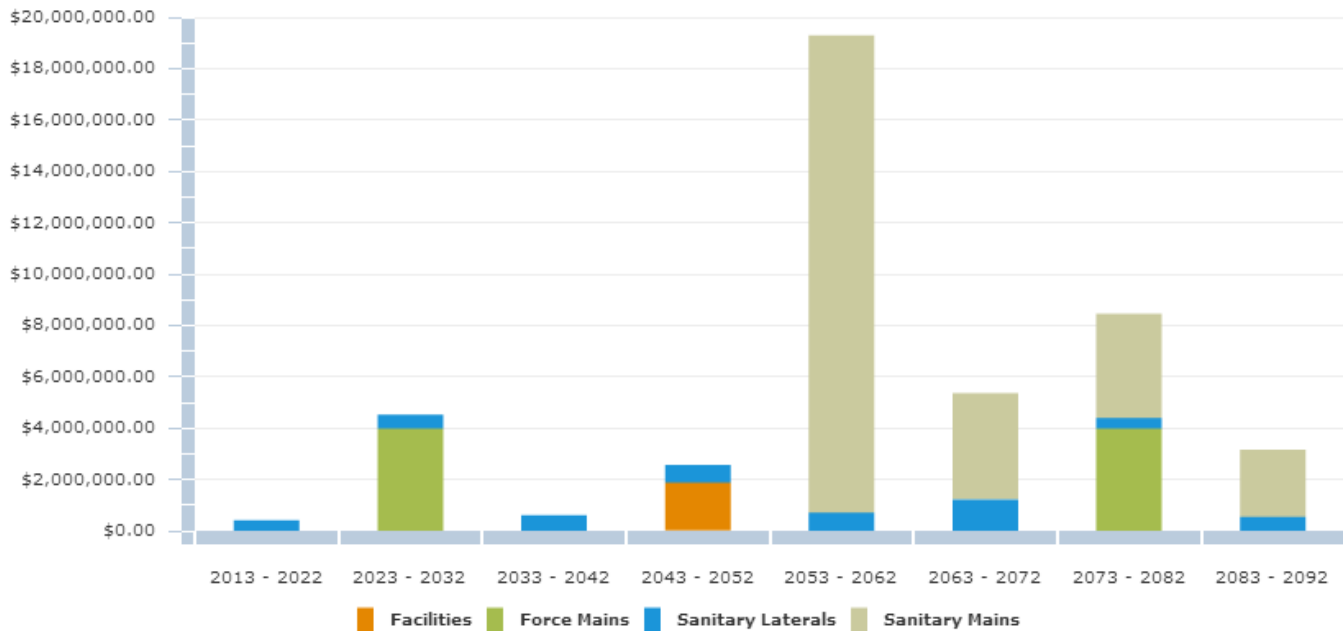
### 3.6.5 When do we need to do it?

For the purpose of this report "useful life" data for each asset class was obtained from the accounting data within the CityWide software database. This proposed useful life is used to determine replacement needs of individual assets, which are calculated in the system as part of the overall financial requirements.

Asset Useful Life in Years		
Asset Type	Asset Component	Useful Life in Years
Sanitary Sewer Network	Force Mains - 150 mm	50
	Force Mains - 250 mm	50
	Sanitary Laterals	60
	Sanitary Mains - 250 mm	80
	Sanitary Mains - 300 mm	80
	Sanitary Mains - 350 mm	80
	Sanitary Mains - 375 mm	80
	Lift Stations (Holland River & West St.)	70

As field condition information becomes available in time for the sanitary mains, the data should be loaded into the Citywide system in order to increasingly have a more accurate picture of current asset performance and, therefore, future replacement requirements. The following graph shows the current replacement projection of the sanitary sewer network based on age base conditions of the assets.

### Sanitary Sewer Network Replacement Profile



#### 3.6.6 How much money do we need?

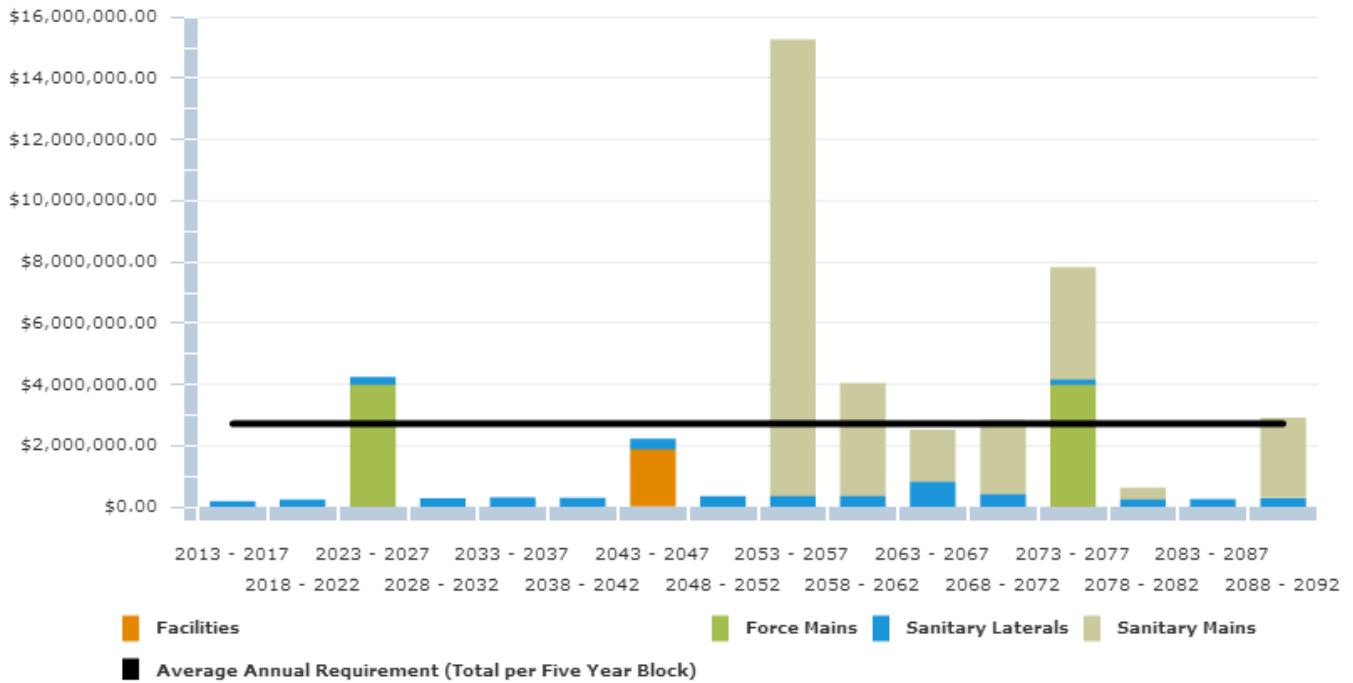
The analysis completed to determine capital revenue requirements was based on the following assumptions:

1. Replacement costs are based upon the unit costs identified within the “What is it worth” section above.
2. The timing for individual sewer main replacement was defined by the replacement year as described in the “When do you need to do it?” section above.
3. All values are presented in 2013 dollars.
4. The analysis was run for an 80 year period to ensure all assets went through at least one iteration of replacement, therefore providing a sustainable projection.

#### 3.6.7 How do we reach sustainability?

Based upon the above assumptions, the average annual revenue required to sustain East Gwillimbury’s sanitary sewer network is approximately **\$543,000**. Based on East Gwillimbury’s current annual funding of **\$278,252**, there is an annual **deficit of \$264,748**. As such, the municipality received a Funding vs. Need rating of ‘D’. The following graph presents five year blocks of expenditure requirements against the sustainable funding threshold line.

### Sustainable Revenue Requirements



In conclusion, the sanitary sewer mains, from an age based condition analysis only, are in fair to poor condition. There is a small backlog of needs to be addressed within the next 5 years totaling approximately \$178 thousand. It should be noted also that the useful life for sewer mains is projected between 50 and 60 years, while industry standards are usually 100 years. Increasing the useful life will reduce the immediate requirements listed above.

A more detailed condition assessment program for the sanitary sewer network should be established to aid in prioritizing overall needs for rehabilitation and replacement and to assist with optimizing the long and short term budgets. Further detail is outlined within the “asset management strategy” section of this AMP.

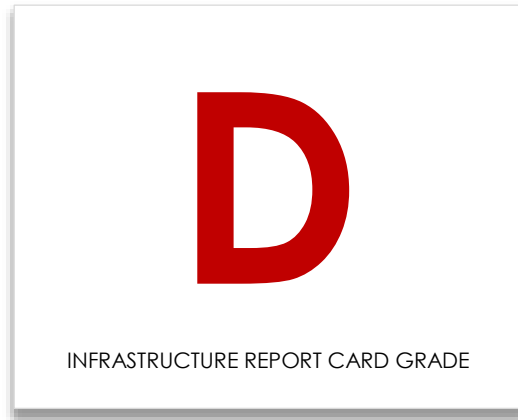
### 3.6.8 Recommendations

The municipality received an overall rating of ‘D’ for its sanitary sewer network, calculated from the Condition vs. Performance and the Funding vs. Need ratings. Accordingly, we recommend the following:

1. A more detailed condition assessment program for the sanitary sewer network should be established to aid in prioritizing overall needs for rehabilitation and replacement and to assist with optimizing the long and short term budgets. Further detail is outlined within the “asset management strategy” section of this AMP.
2. The useful life projections used by the municipality should be reviewed for consistency with industry standards.
3. Once the above studies are complete or underway, the data should be loaded into the CityWide software and an updated “current state of the infrastructure” analysis should be generated.
4. An appropriate % of asset replacement value should be used for operations and maintenance activities on an annual basis. This should be determined through a detailed analysis of O & M activities and be added to future AMP reporting.
5. The Infrastructure Report Card should be updated on an annual basis.

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## 3.8 Storm Sewer Network



## 3.7 Storm Sewer Network

### 3.7.1 What do we own?

The inventory components of the Storm Sewer Collection system are outlined in the table below. The entire network consists of approximately 75.7 km of storm mains.

Storm Sewer Network Inventory		
Asset Type	Asset Component	Quantity
Storm Sewer Network	Catch Basins	1,684 units
	Maintenance Holes	1,217 units
	Storm Inlet and Outlet Structures	31 units
	Storm Mains – 250 mm	267 m
	Storm Mains – 300 mm	16 m
	Storm Mains – 375 mm	102 m
	Storm Mains – 525 mm	57,566 m
	Storm Mains – 1200 mm	17,734 m
	Storm Water Ponds	21 units

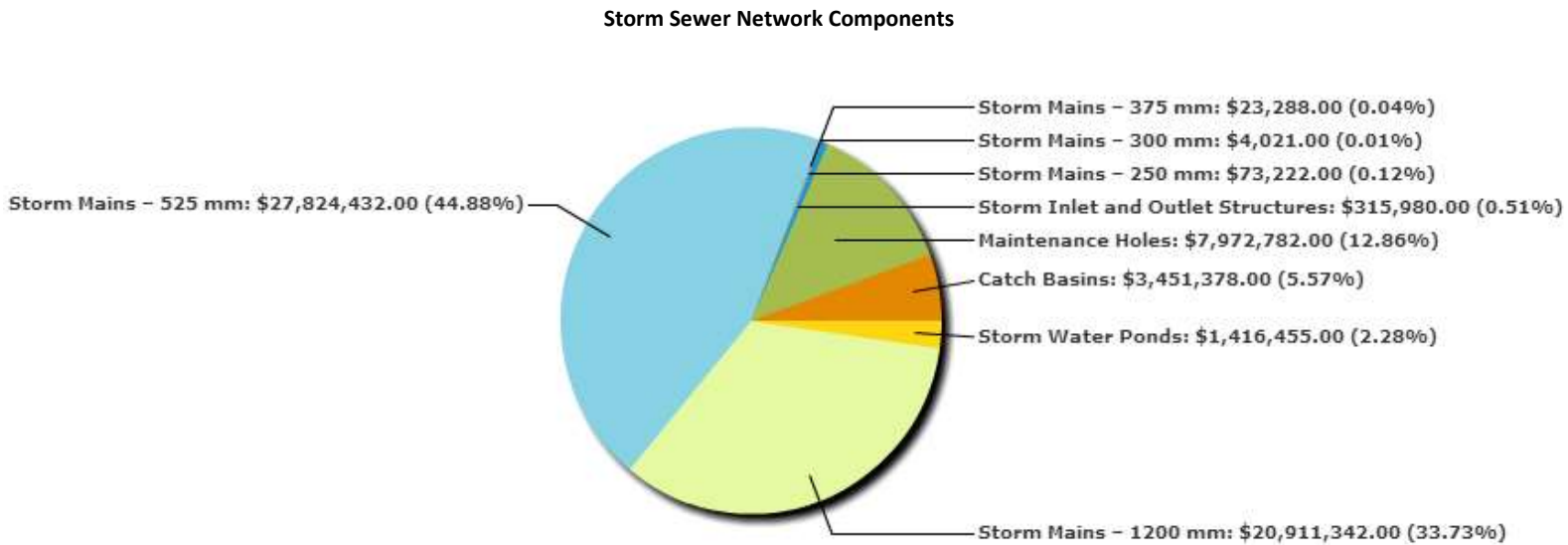
The storm sewer network data was extracted from the Tangible Capital Asset of the CityWide software suite.

### 3.7.2 What is it worth?

The estimated replacement value of the storm sewer network, in 2013 dollars, is approximately \$62 million. The cost per household for the storm sewer network is \$7,502 based on 8,263 households.

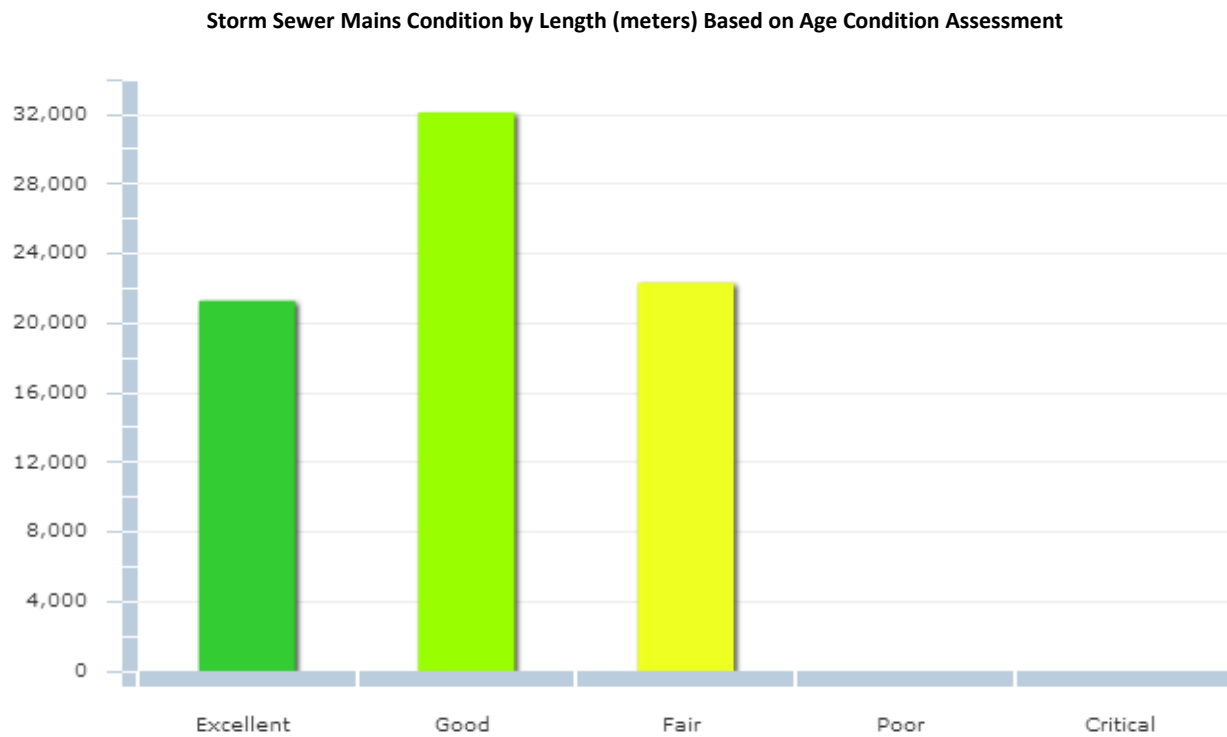
Storm Replacement Value				
Asset Type	Asset Component	Quantity	2013 Unit Replacement Cost	2013 Overall Replacement Cost (\$)
Storm Sewer Network	Catch Basins	1,684 units	NRBCPI	3,451,378
	Maintenance Holes	1,217 units	NRBCPI	7,972,782
	Storm Inlet and Outlet Structures	31 units	NRBCPI	315,980
	Storm Mains – 250 mm	267 m	NRBCPI	73,222
	Storm Mains – 300 mm	16 m	NRBCPI	4,021
	Storm Mains – 375 mm	102 m	NRBCPI	23,288
	Storm Mains – 525 mm	57,566 m	NRBCPI	27,824,432
	Storm Mains – 1200 mm	17,734 m	NRBCPI	20,911,342
	Storm Water Ponds	21 units	NRBCPI	1,416,455
				<b>\$61,992,900</b>

The pie chart below provides a breakdown of each of the network components to the overall system value.

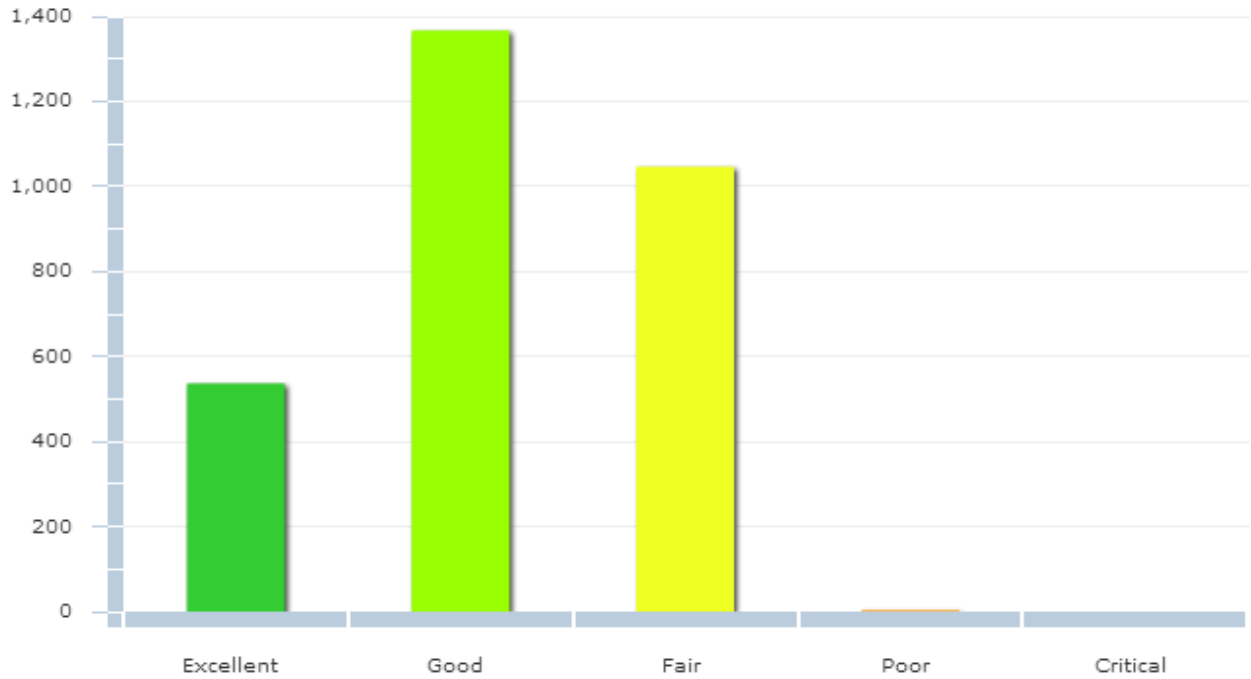


### 3.7.3 What condition is it in?

According to an age based condition assessment, approximately 100% of the municipality's storm sewer mains and storm assets are in excellent to fair condition. As such, the municipality received a Condition vs. Performance rating of 'B'.



### Storm Sewer Asset Condition by Quantity Based on Age Condition Assessment



#### 3.7.4 What do we need to do to it?

There are generally four distinct phases in an asset's life cycle. These are presented at a high level for the storm sewer network below. Further detail is provided in the "Asset Management Strategy" section of this AMP.

Addressing Asset Needs		
Phase	Lifecycle Activity	Asset Age
Minor Maintenance	Activities such as inspections, monitoring, cleaning and flushing, zoom camera and CCTV inspections, etc.	1 <sup>st</sup> Qtr
Major Maintenance	Activities such as repairing manholes and replacing individual small sections of pipe.	2 <sup>nd</sup> Qtr
Rehabilitation	Rehabilitation events such as structural lining of pipes are extremely cost effective and provide an additional 75 plus years of life.	3 <sup>rd</sup> Qtr
Replacement	Pipe replacements	4 <sup>th</sup> Qtr

#### 3.7.5 When do we need to do it?

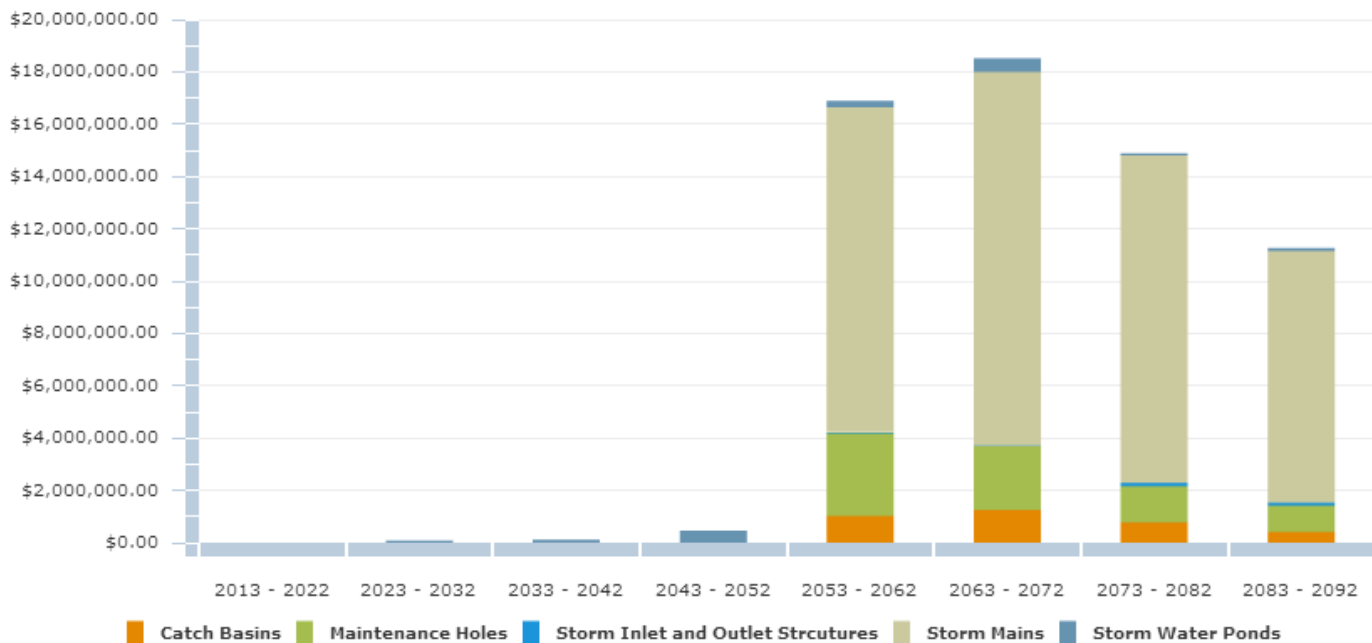
For the purpose of this report "useful life" data for each asset class was obtained from the accounting data within the CityWide software database. This proposed useful life is used to determine replacement needs of individual assets, which are calculated in the system as part of the overall financial requirements.



Asset Useful Life in Years		
Asset Type	Asset Component	Useful Life in Years
Storm Sewer Network	Catch Basins	80
	Maintenance Holes	80
	Storm Inlet and Outlet Structures	80
	Storm Mains – 250 mm	80
	Storm Mains – 300 mm	80
	Storm Mains – 375 mm	80
	Storm Mains – 525 mm	80
	Storm Mains – 1200 mm	80
	Storm Water Ponds	50

As field condition information becomes available in time, the data should be loaded into the CityWide system in order to increasingly have a more accurate picture of current asset performance age and, therefore, future replacement requirements. The following graph shows the current projection of storm sewer main replacements based on the age of the asset only.

**Storm Sewer Network Replacement Profile**



### 3.7.6 How much money do we need?

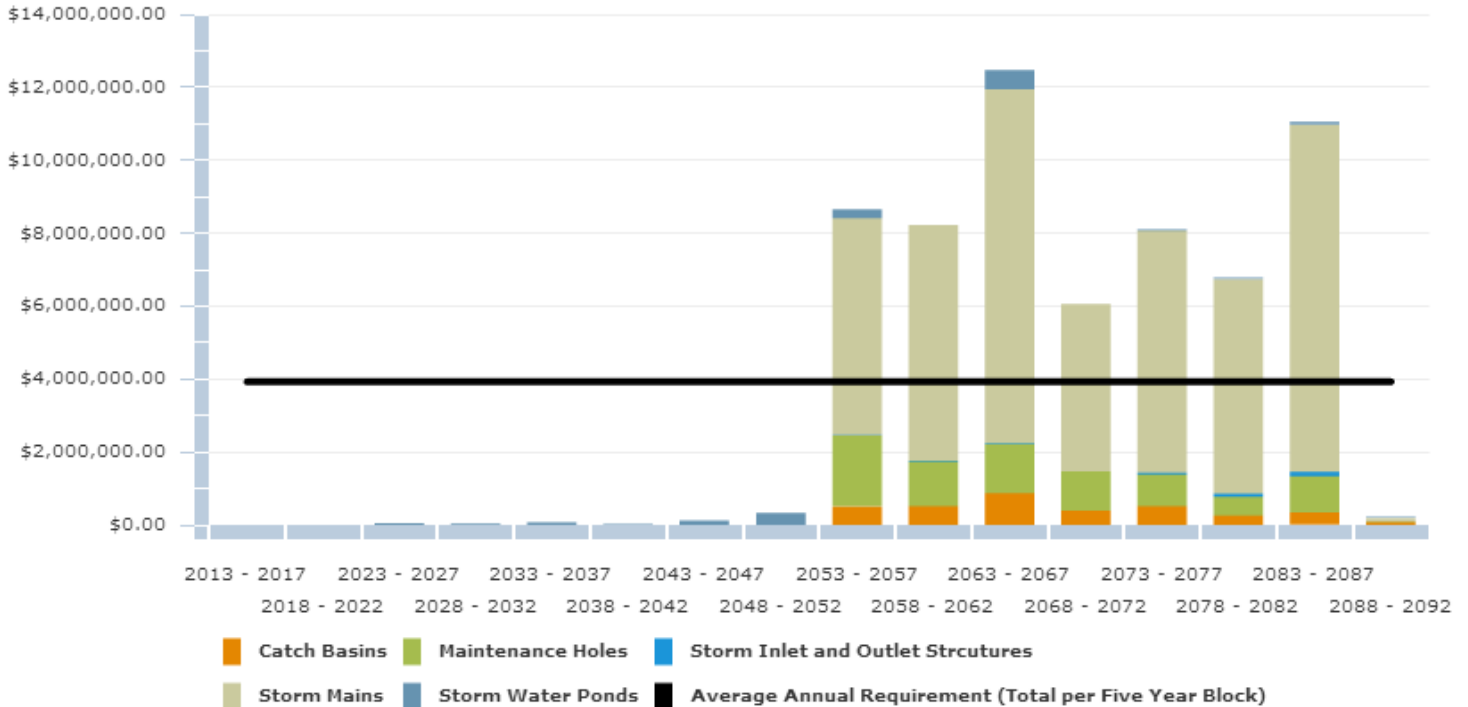
The analysis completed to determine capital revenue requirements was based on the following assumptions:

1. Replacement costs are based upon the unit costs identified within the "What is it worth" section above.
2. The timing for individual storm sewer main replacement was defined by the replacement year as described in the "When do you need to do it?" section above.
3. All values are presented in 2013 dollars.
4. The analysis was run for an 80 year period to ensure all assets went through one iteration of replacement, therefore providing a sustainable projection.

### 3.7.7 How do we reach sustainability?

Based upon the above assumptions, the average annual revenue required to sustain East Gwillimbury's storm sewer network is approximately **\$786,000**. Based on East Gwillimbury's current annual funding of **\$8,000**, there is an annual **deficit of \$778,000**. As such, the municipality received a Funding vs. Need rating of 'F'.

**Storm Sewer Main Replacement Profile**



In conclusion, East Gwillimbury's storm sewer network, based on age data only, is in good condition and there are no replacement requirements within the first 5 to 10 years. It should be noted also that the useful life for sewer mains is projected between 50 and 80 years, while industry standards are usually 100 years. Increasing the useful life will reduce the immediate requirements. In addition, a study to better understand field condition should be implemented to optimize the short and long term budgets based on actual need. This is discussed further in the Asset Management Strategy portion of this Asset Management Plan.

### 3.7.8 Recommendations

The municipality received an overall rating of 'D' for its storm sewer network, calculated from the Condition vs. Performance and the Funding vs. Need ratings. Accordingly, we recommend the following:

1. A condition assessment program should be established for the storm sewer network to gain a better understanding of current condition and performance as outlined further within the "Asset Management Strategy" section of this AMP.
2. The useful life projections used by the municipality should be reviewed for consistency with industry standards.
3. Once the above study is complete or underway, the condition data should be loaded into the CityWide software and an updated "current state of the infrastructure" analysis should be generated.
4. An appropriate % of asset replacement value should be used for operations and maintenance activities on an annual basis. This should be determined through a detailed analysis of O & M activities and be added to future AMP reporting.
5. The Infrastructure Report Card should be updated on an annual basis.

# Infrastructure Report Card

## The Town of East Gwillimbury

1. Each asset category was rated on two key, equally weighted (50/50) dimensions: Condition vs. Performance, and Funding vs. Need.
2. See the "What condition is it in?" section for details on the grade of each asset category on the Condition vs. Performance dimension.
3. See the "How do we reach sustainability?" section for details on the grade of each asset category on the Funding vs. Need dimension.
4. The 'Overall Rating' below is the average of the two ratings.

Asset Category	Condition vs. Performance	Funding vs. Need	Overall Grade	Comments
Road Network	<b>C</b>	<b>F</b>	<b>D</b>	The vast majority, 69% of the municipality's road network is in fair to excellent condition. The average annual revenue required to sustain East Gwillimbury's paved road network is approximately <b>\$2,699,000</b> . Based on East Gwillimbury's current annual funding of <b>\$1,007,000</b> , there is an annual <b>deficit of \$1,692,000</b> .
Bridges & Culverts	<b>B+</b>	<b>A</b>	<b>A</b>	The municipality's bridges & culverts are all in good to fair condition. The average annual revenue required to sustain East Gwillimbury's bridges & culverts is <b>\$119,000</b> . Based on East Gwillimbury's current annual funding of <b>\$179,000</b> , there is an annual <b>surplus of \$60,000</b> .
Water Network	<b>B</b>	<b>F</b>	<b>D</b>	100% of the municipality's water mains are in fair to excellent condition. The average annual revenue required to sustain East Gwillimbury's water network is approximately <b>\$1,153,000</b> . Based on East Gwillimbury's current annual funding of <b>\$314,984</b> , there is a <b>deficit of \$838,016</b> .
Sanitary Sewer Network	<b>C</b>	<b>D</b>	<b>D</b>	88% of the municipality's sanitary and force sewer mains are in fair to excellent condition, while 63% of its sanitary laterals are also in fair to excellent condition. The average annual revenue required to sustain East Gwillimbury's sanitary sewer network is approximately <b>\$543,000</b> . Based on East Gwillimbury's current annual funding of <b>\$278,252</b> , there is an annual <b>deficit of \$264,748</b> .
Storm Sewer Network	<b>B</b>	<b>F</b>	<b>D</b>	100% of the municipality's storm sewer mains and storm assets are in fair to excellent condition. The average annual revenue required to sustain East Gwillimbury's storm sewer network is approximately <b>\$786,000</b> . Based on East Gwillimbury's current annual funding of <b>\$8,000</b> , there is an annual <b>deficit of \$778,000</b> .

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## 5.0 Desired Levels of Service

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Desired levels of service are high level indicators, comprising many factors, as listed below, which establish defined quality thresholds at which municipal services should be supplied to the community. They support the organization's strategic goals and are based on customer expectations, statutory requirements, standards, and the financial capacity of a town to deliver those levels of service.

Levels of Service are used:

- to inform customers of the proposed type and level of service to be offered;
- to identify the costs and benefits of the services offered;
- to assess suitability, affordability and equity of the services offered;
- as a measure of the effectiveness of the asset management plan
- as a focus for the AM strategies developed to deliver the required level of service

In order for a town to establish a desired level of service, it will be important to review the key factors involved in the delivery of that service, and the interactions between those factors. In addition, it will be important to establish some key performance metrics and track them over an annual cycle to gain a better understanding of the current level of service supplied.

Within this first Asset Management Plan, key factors affecting level of service will be outlined below and some key performance indicators for each asset type will be outlined for further review. This will provide a framework and starting point from which the Town can determine future desired levels of service for each infrastructure class.

### 5.1 Key factors that influence a level of service:

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- Strategic and Corporate Goals
- Legislative Requirements
- Expected Asset Performance
- Community Expectations
- Availability of Finances

#### 5.1.1 Strategic and Corporate Goals

Infrastructure levels of service can be influenced by strategic and corporate goals. Strategic plans spell out where an organization wants to go, how it's going to get there, and helps decide how and where to allocate resources, ensuring alignment to the strategic priorities and objectives . It will help identify priorities and guide how municipal tax dollars and revenues are spent into the future. The level of importance that a community's vision is dependent upon infrastructure, will ultimately affect the levels of service provided or those levels that it ultimately aspires to deliver.

#### 5.1.2 Legislative Requirements

Infrastructure levels of service are directly influenced by many legislative and regulatory requirements. For instance, the Safe Drinking Water Act, the Minimum Maintenance Standards for municipal highways, building codes, and the Accessibility for Ontarians with Disabilities Act are all legislative requirements that prevent levels of service from declining below a certain standard.

#### 5.1.3 Expected Asset Performance

A level of service will be affected by current asset condition, and performance and limitations in regards to safety, capacity, and the ability to meet regulatory and environmental requirements. In addition, the design life of the asset, the maintenance items required, the rehabilitation or replacement schedule of the asset, and the total costs, are all critical factors that will affect the level of service that can be provided.

#### 5.1.4 Community Expectations

Levels of services are directly related to the expectations that the general public has from the infrastructure. For example, the public will have a qualitative opinion on what an acceptable road looks like, and a quantitative one on how long it should take to travel between two locations. Infrastructure costs are projected to increase dramatically in the future, therefore it is essential that the public is not only consulted, but also be educated, and ultimately make choices with respect to the service levels that they wish to pay for.

### **5.1.5 Availability of Finances**

Availability of finances will ultimately control all aspects of a desired level of service. Ideally, these funds must be sufficient to achieve corporate goals, meet legislative requirements, address an asset's life cycle needs, and meet community expectations. Levels of service will be dictated by availability of funds or elected officials' ability to increase funds, or the community's willingness to pay.

## **5.2 Key Performance Indicators**

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Performance measures or key performance indicators (KPIs) that track levels of service should be specific, measurable, achievable, relevant, and timebound (SMART). Many good performance measures can be established and tracked through the CityWide suite of software products. In this way, through automation, results can be reviewed on an annual basis and adjustments can be made to the overall asset management plan, including the desired level of service targets.

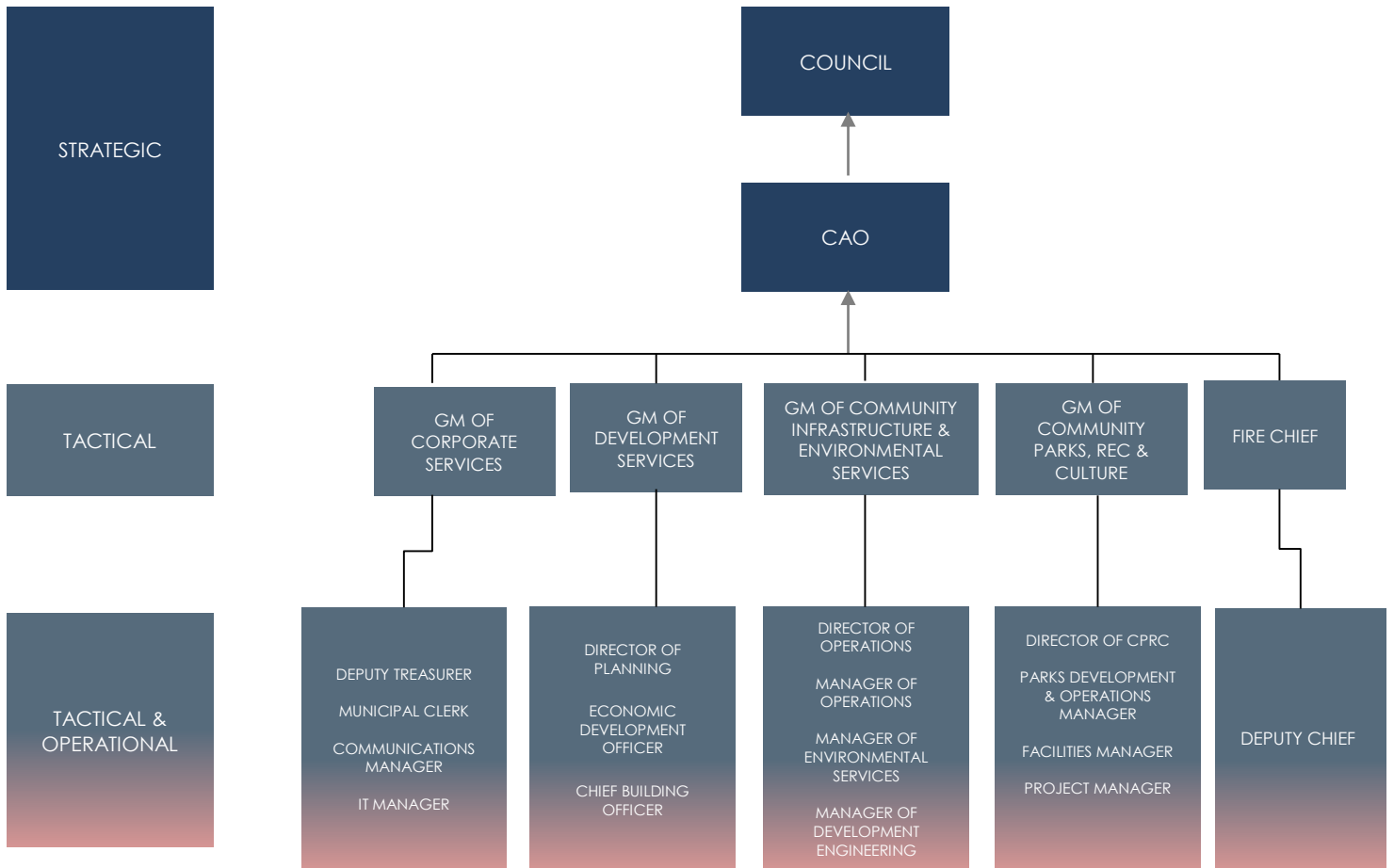
In establishing measures, a good rule of thumb to remember is that maintenance activities ensure the performance of an asset and prevent premature aging, whereas rehab activities extend the life of an asset. Replacement activities, by definition, renew the life of an asset. In addition, these activities are constrained by resource availability (in particular, finances) and strategic plan objectives. Therefore, performance measures should not just be established for operating and maintenance activities, but also for the strategic, financial, and tactical levels of the asset management program. This will assist all levels of program delivery to review their performance as part of the overall level of service provided.

This is a very similar approach to the "balanced score card" methodology, in which financial and non-financial measures are established and reviewed to determine whether current performance meets expectations. The "balanced score card", by design, links day to day operations activities to tactical and strategic priorities in order to achieve an overall goal, or in this case, a desired level of service.

The structure of accountability and level of indicator with this type of process is represented in the following table, modified from the InfraGuide's best practice document, "Developing Indicators and Benchmarks" published in April 2003.

LEVEL OF INDICATOR

MUNICIPAL STRUCTURE



As a note, a caution should be raised over developing too many performance indicators that may result in data overload and lack of clarity. It is better to develop a select few that focus in on the targets of the asset management plan.

Outlined below for each infrastructure class is a suggested service description, suggested service scope, and suggested performance indicators. These should be reviewed and updated in each iteration of the AMP.

## 5.3 Transportation Services

### 5.3.1 Service Description

The Town's transportation network comprises approximately 144 km of paved roads. The transport network also includes 38 km of sidewalk, guard rails and street lighting.

Together, the above infrastructure enables the Town to deliver transportation and pedestrian facility services and give people a range of options for moving about in a safe and efficient manner.

### 5.3.2 Scope of Services

- **Movement** – providing for the movement of people and goods.
- **Access** – providing access to residential, commercial, and industrial properties and other community amenities.
- **Recreation** – providing for recreational use, such as walking, cycling, or special events such as parades.

### 5.3.3 Performance Indicators (reported annually)

<b>Performance Indicators (reported annually)</b>	
Strategic Indicators	<ul style="list-style-type: none"> <li>■ percentage of total reinvestment compared to asset replacement value</li> <li>■ completion of strategic plan objectives (related to transportation)</li> </ul>
Financial Indicators	<ul style="list-style-type: none"> <li>■ annual revenues compared to annual expenditures</li> <li>■ annual replacement value depreciation compared to annual expenditures</li> <li>■ total cost of borrowing compared to total cost of service</li> <li>■ revenue required to maintain annual network growth</li> </ul>
Tactical Indicators	<ul style="list-style-type: none"> <li>■ percentage of road network rehabilitated / reconstructed</li> <li>■ value of bridge / large culvert structures rehabilitated or reconstructed</li> <li>■ overall road condition index as a percentage of desired condition index</li> <li>■ overall bridge condition index as a percentage of desired condition index</li> <li>■ annual adjustment in condition indexes</li> <li>■ annual percentage of network growth</li> <li>■ percent of paved road lane km where the condition is rated poor or critical</li> <li>■ number of bridge / large culvert structures where the condition is rated poor or critical</li> <li>■ percentage of road network replacement value spent on operations and maintenance</li> <li>■ percentage of bridge / large culvert structures replacement value spent on operations and maintenance</li> </ul>
Operational Indicators	<ul style="list-style-type: none"> <li>■ percentage of road network inspected within last 5 years</li> <li>■ percentage of bridge / large culvert structures inspected within last two years</li> <li>■ operating costs for paved roads per lane km</li> <li>■ operating costs for bridge / large culvert structures per square meter</li> <li>■ number of customer requests received annually</li> <li>■ percentage of customer requests responded to within 24 hours</li> </ul>

## 5.4 Water / Sanitary / Storm Networks

### 5.4.1 Service Description

The Town's water distribution network comprises 94 km of water main, 584 hydrants, 288 valves, 5,456 meters and 4,452 service connections. The waste water network comprises 29.3 km of sanitary sewer mains. The storm water network comprises 75.7 km of storm main, 1,684 catch basins, 1,217 maintenance holes, 21 ponds and 31 inlet and outlet structures.

Together, the above infrastructure enables the municipality to deliver a potable water distribution service, and a waste water and storm water collection service to the residents of the municipality.

### 5.4.2 Scope of services

- The provision of clean safe drinking water through a distribution network of water mains and pumps.
- The removal of waste water through a collection network of sanitary sewer mains.
- The removal of storm water through a collection network of storm sewer mains, and catch basins

### 5.4.3 Performance Indicators (reported annually)

<b>Performance Indicators (reported annually)</b>	
Strategic Indicators	<ul style="list-style-type: none"> <li>■ Percentage of total reinvestment compared to asset replacement value</li> <li>■ Completion of strategic plan objectives (related water / sanitary / storm)</li> </ul>
Financial Indicators	<ul style="list-style-type: none"> <li>■ Annual revenues compared to annual expenditures</li> <li>■ Annual replacement value depreciation compared to annual expenditures</li> <li>■ Total cost of borrowing compared to total cost of service</li> <li>■ Revenue required to maintain annual network growth</li> <li>■ Lost revenue from system outages</li> </ul>
Tactical Indicators	<ul style="list-style-type: none"> <li>■ Percentage of water / sanitary / storm network rehabilitated / reconstructed</li> <li>■ Overall water / sanitary / storm network condition index as a percentage of desired condition index</li> <li>■ Annual adjustment in condition indexes</li> <li>■ Annual percentage of growth in water / sanitary / storm network</li> <li>■ Percentage of mains where the condition is rated poor or critical for each network</li> <li>■ Percentage of water / sanitary / storm network replacement value spent on operations and maintenance</li> </ul>
Operational Indicators	<ul style="list-style-type: none"> <li>■ Percentage of water / sanitary / storm network inspected</li> <li>■ Operating costs for the collection of wastewater per kilometre of main.</li> <li>■ Number of wastewater main backups per 100 kilometres of main</li> <li>■ Operating costs for storm water management (collection, treatment, and disposal) per kilometre of drainage system.</li> <li>■ Operating costs for the distribution/ transmission of drinking water per kilometre of water distribution pipe.</li> <li>■ Number of days when a boil water advisory issued by the medical officer of health, applicable to a municipal water supply, was in effect.</li> <li>■ Number of water main breaks per 100 kilometres of water distribution pipe in a year.</li> <li>■ Number of customer requests received annually per water / sanitary / storm networks</li> <li>■ Percentage of customer requests responded to within 24 hours per water / sanitary / storm network</li> </ul>



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# 6.0 Asset Management Strategy

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## 6.1 Objective

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To outline and establish a set of planned actions, based on best practice, that will enable the assets to provide a desired and sustainable level of service, while managing risk, at the lowest life cycle cost.

The Asset Management Strategy will develop an implementation process that can be applied to the needs identification and prioritization of renewal, rehabilitation, and maintenance activities. This will assist in the production of a 10 year plan, including growth projections, to ensure the best overall health and performance of the Town's infrastructure.

This section includes an overview of condition assessment techniques for each asset class; the life cycle interventions required, including interventions with the best ROI; and prioritization techniques, including risk, to determine which priority projects should move forward into the budget first.

## 6.2 Non-Infrastructure Solutions and Requirements

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The Town should explore, as requested through the provincial requirements, which non-infrastructure solutions should be incorporated into the budgets for the road, water, sewer (sanitary and storm), and bridges programs. Non- Infrastructure solutions are such items as studies, policies, condition assessments, consultation exercises, etc., that could potentially extend the life of assets or lower total asset program costs in the future.

Typical solutions for a Town include linking the asset management plan to the strategic plan, growth and demand management studies, infrastructure master plans, better integrated infrastructure and land use planning, public consultation on levels of service, and condition assessment programs. As part of future asset management plans, a review of these requirements should take place, and a portion of the capital budget should be dedicated for these items in each programs budget.

It is recommended, under this category of solutions, that the Town implement holistic condition assessment programs for their road, water, sanitary, and storm sewer networks. This will lead to higher understanding of infrastructure needs, enhanced budget prioritization methodologies, and a clearer path of what is required to achieve sustainable infrastructure programs.

## 6.3 Condition Assessment Programs

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The foundation of good asset management practice is based on having comprehensive and reliable information on the current condition of the infrastructure. Municipalities need to have a clear understanding regarding performance and condition of their assets, as all management decisions regarding future expenditures and field activities should be based on this knowledge. An incomplete understanding about an asset may lead to its premature failure or premature replacement.

Some benefits of holistic condition assessment programs within the overall asset management process are listed below:

- Understanding of overall network condition leads to better management practices
- Allows for the establishment of rehabilitation programs
- Prevents future failures and provides liability protection
- Potential reduction in operation / maintenance costs
- Accurate current asset valuation
- Allows for the establishment of risk assessment programs
- Establishes proactive repair schedules and preventive maintenance programs
- Avoids unnecessary expenditures
- Extends asset service life therefore improving level of service
- Improves financial transparency and accountability
- Enables accurate asset reporting which, in turn, enables better decision making

Condition assessment can involve different forms of analysis such as subjective opinion, mathematical models, or variations thereof, and can be completed through a very detailed or very cursory approach.

When establishing the condition assessment of an entire asset class, the cursory approach (metrics such as good, fair, poor, critical) is used. This will be a less expensive approach when applied to thousands of assets, yet will still provide up to date information, and will allow for detailed assessment or follow up inspections on those assets captured as poor or critical condition later.

The following section outlines condition assessment programs available for road, bridge, sewer, and water networks that would be useful for the Town.

### **6.3.1 Pavement Network Inspections**

Typical industry pavement inspections are performed by consulting firms using specialised assessment vehicles equipped with various electronic sensors and data capture equipment. The vehicles will drive the entire road network and typically collect two different types of inspection data – surface distress data and roughness data.

Surface distress data involves the collection of multiple industry standard surface distresses, which are captured either electronically, using sensing detection equipment mounted on the van, or visually, by the van's inspection crew. Examples of surface distresses are:

- **For asphalt surfaces**

alligator cracking; distortion; excessive crown; flushing; longitudinal cracking; map cracking; patching; edge cracking; potholes; ravelling; rippling; transverse cracking; wheel track rutting

- **For concrete surfaces**

coarse aggregate loss; corner 'C' and 'D' cracking; distortion; joint faulting; joint sealant loss; joint spalling; linear cracking; patching; polishing; potholes; ravelling; scaling; transverse cracking

Roughness data capture involves the measurement of the roughness of the road, measured by lasers that are mounted on the inspection van's bumper, calibrated to an international roughness index.

Most firms will deliver this data to the client in a database format complete with engineering algorithms and weighting factors to produce an overall condition index for each segment of roadway. This type of scoring database is ideal for upload into the CityWide software database, in order to tag each road with a present condition and then further life cycle analysis to determine what activity should be completed on which road, in what timeframe, and to calculate the cost for the work will be completed within the CityWide system.

The above process is an excellent way to capture road condition as the inspection trucks will provide detailed surface and roughness data for each road segment, and often include video or street imagery. A very rough industry estimate of cost would be about \$100 per centreline km of road, which means it would cost the Town approximately \$14,400 for the 144 centreline km of paved road network.

Another option for a cursory level of condition assessment is for municipal road crews to perform simple windshield surveys as part of their regular patrol. Many municipalities have created data collection inspection forms to assist this process and to standardize what presence of defects would constitute a good, fair, poor, or critical score. Lacking any other data for the complete road network, this can still be seen as a good method and will assist greatly with the overall management of the road network. The CityWide Works software has a road patrol component built in that could capture this type of inspection data during road patrols in the field, enabling later analysis of rehabilitation and replacement needs for budget development.

It is recommended that the Town establish a pavement condition assessment program and that a portion of capital funding is dedicated to this.

### 6.3.2 Bridges & Culverts (greater than 3m) Inspections

Ontario municipalities are mandated by the Ministry of Transportation to inspect all structures that have a span of 3 metres or more, according to the OSIM (Ontario Structure Inspection Manual). At present, in the Town, there are 10 structures that meet this criterion.

Structure inspections must be performed by, or under the guidance of, a structural engineer, must be performed on a biennial basis (once every two years), and include such information as structure type, number of spans, span lengths, other key attribute data, detailed photo images, and structure element by element inspection, rating and recommendations for repair, rehabilitation, and replacement.

The best approach to develop a 10 year needs list for the Town's structure portfolio would be to have the structural engineer who performs the inspections to develop a maintenance requirements report, and rehabilitation and replacement requirements report as part of the overall assignment. In addition to refining the overall needs requirements, the structural engineer should identify those structures that will require more detailed investigations and non-destructive testing techniques. Examples of these investigations are:

- Detailed deck condition survey
- Non-destructive delamination survey of asphalt covered decks
- Substructure condition survey
- Detailed coating condition survey
- Underwater investigation
- Fatigue investigation
- Structure evaluation

Through the OSIM recommendations and additional detailed investigations, a 10 year needs list will be developed for the Town's bridges.

The 10 year needs list developed could then be further prioritized using risk management techniques to better allocate resources. Also, the results of the OSIM inspection for each structure, whether BCI (bridge condition index) or general condition (good, fair, poor, critical) should be entered into the CityWide software to update results and analysis for the development of the budget.

### 6.3.3 Sewer Network Inspections (Sanitary & Storm)

The most popular and practical type of sanitary and storm sewer assessment is the use of Closed Circuit Television Video (CCTV). The process involves a small robotic crawler vehicle with a CCTV camera attached that is lowered down a maintenance hole into the sewer main to be inspected. The vehicle and camera then travels the length of the pipe providing a live video feed to a truck on the road above where a technician / inspector records defects and information regarding the pipe. A wide range of construction or deterioration problems can be captured including open/displaced joints, presence of roots, infiltration & inflow, cracking, fracturing, exfiltration, collapse, deformation of pipe and more. Therefore, sewer CCTV inspection is a very good tool for locating and evaluating structural defects and general condition of underground pipes.

Even though CCTV is an excellent option for inspection of sewers it is a fairly costly process and does take significant time to inspect a large volume of pipes.

Another option in the industry today is the use of Zoom Camera equipment. This is very similar to traditional CCTV, however, a crawler vehicle is not used but in it's a place a camera is lowered down a maintenance hole attached to a pole like piece of equipment. The camera is then rotated towards each connecting pipe and the operator above progressively zooms in to record all defects and information about each pipe. The downside to this technique is the further down the pipe the image is zoomed, the less clarity is available to accurately record defects and measurement. The upside is the process is far quicker and significantly less expensive and an assessment of the manhole can be provided as well. Also, it is important to note that 80% of pipe deficiencies generally occur within 20 meters of each manhole. The following is a list of advantages of utilizing Zoom Camera technology:

- A time and cost efficient way of examining sewer systems;
- Problem areas can be quickly targeted;
- Can be complemented by a conventional camera (CCTV), if required afterwards;
- In a normal environment, 20 to 30 manholes can be inspected in a single day, covering more than 1,500 meters of pipe;
- Contrary to the conventional camera approach, cleaning and upstream flow control is not required prior to inspection;
- Normally detects 80% of pipe deficiencies, as most deficiencies generally occur within 20 meters of manholes.

The following table is based on general industry costs for traditional CCTV inspection and Zoom Camera inspection; however, costs should be verified through local contractors. It is for illustrative purposes only but supplies a general idea of the cost to inspect East Gwillimbury's entire sanitary and storm networks.

Sanitary and Sewer Inspection Cost Estimates				
Sewer Network	Assessment Activity	Cost	Metres of Main / # of Manholes	Total
Sanitary	Full CCTV	\$10 (per m)	29,300m	<b>\$293,000</b>
	Zoom	\$300 (per mh)	412 manholes (estimated)*	<b>\$123,600</b>
Storm	Full CCTV	\$10 (per m)	75,000	<b>\$750,000</b>
	Zoom	\$300 (Per mh)	1,217 maintenance holes	<b>\$365,100</b>

\*manholes estimated by using one manhole per 80 metres of main

It can be seen from the above table that there is a significant cost savings achieved through the use of Zoom Camera technology. A good industry trend and best practice is to inspect the entire network using Zoom Camera technology and follow up on the poor and critical rated pipes with more detail using a full CCTV inspection. In this way, inspection expenditures are kept to a minimum, however, an accurate assessment on whether to rehabilitate or replace pipes will be provided for those with the greatest need.

It is recommended that the municipality establish a sewer condition assessment program and that a portion of capital funding is dedicated to this.

In addition to receiving a video and defect report of each pipe's CCTV or Zoom camera inspection, many companies can now provide a database of the inspection results, complete with scoring matrixes that provide an overall general condition score for each pipe segment that has been assessed. Typically pipes are scored from 1 – 5, with 1 being a relatively new pipe and 5 being a pipe at the end of its design life. This type of scoring database is ideal for upload into the CityWide software database, in order to tag each pipe with a present condition and then further life cycle analysis to determine what activity should be done to which pipe, in what timeframe, and to calculate the cost for the work will be completed by the CityWide system.

#### 6.3.4 Water network inspections

Unlike sewer mains, it is very difficult to inspect water mains from the inside due to the high pressure flow of water constantly underway within the water network. Physical inspections require a disruption of service to residents, can be an expensive exercise, and are time consuming to set up. It is recommended practice that physical inspection of water mains typically only occurs for high risk, large transmission mains within the system, and only when there is a requirement. There are a number of high tech inspection techniques in the industry for large diameter pipes but these should be researched first for applicability as they are quite expensive. Examples are:

- Remote eddy field current (RFEC)
- Ultrasonic and acoustic techniques
- Impact echo (IE)
- Georadar

For the majority of pipes within the distribution network gathering key information in regards to the main and its environment can supply the best method to determine a general condition. Key data that could be used, along with weighting factors, to determine an overall condition score are listed below.

- Age
- Material Type
- Breaks
- Hydrant Flow Inspections
- Soil Condition

Understanding the age of the pipe will determine useful life remaining, however, water mains fail for many other reasons than just age. The pipe material is important to know as different pipe types have different design lives and different deterioration profiles. Keeping a water main break history is one of the best

analysis tools to predict future pipe failures and to assist with programming rehabilitation and replacement schedules. Also, most municipalities perform hydrant flow tests for fire flow prevention purposes. The readings from these tests can also help determine condition of the associated water main. If a hydrant has a relatively poor flow condition it could be indicative of a high degree of encrustation within the attached water main, which could then be flagged as a candidate for cleaning or possibly lining. Finally, soil condition is important to understand as certain soil types can be very aggressive at causing deterioration on certain pipe types.

It is recommended that the municipality develop a rating system for the mains within the distribution network based on the availability of key data, and that funds are budgeted for this development.

Also, it is recommended that the municipality utilize the CityWide Works application to track water main break work orders and hydrant flow inspection readings as a starting point to develop a future scoring database for each water main.

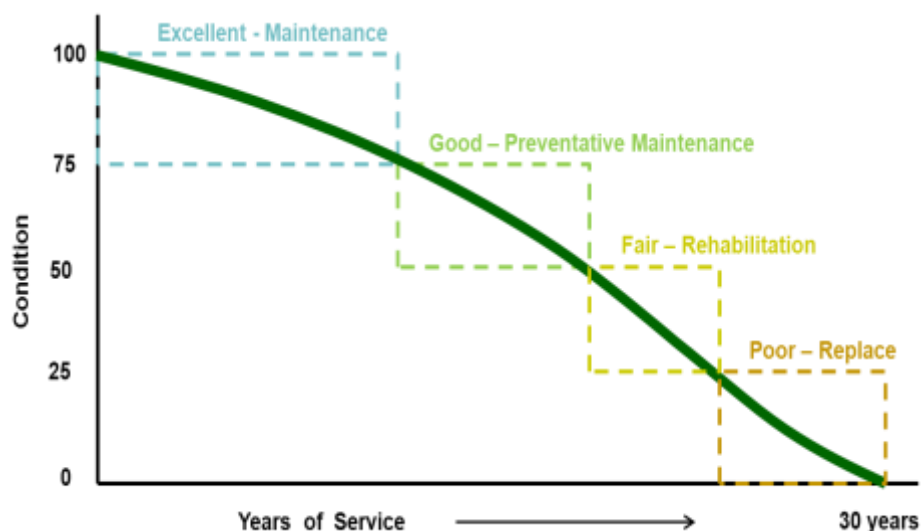
## 6.4 AM Strategy – Life Cycle Analysis Framework

An industry review was conducted to determine which life cycle activities can be applied at the appropriate time in an asset's life, to provide the greatest additional life at the lowest cost. In the asset management industry, this is simply put as doing the right thing to the right asset at the right time. If these techniques are applied across entire asset networks or portfolios (e.g., the entire road network), the Town could gain the best overall asset condition while expending the lowest total cost for those programs.

### 6.4.1 Paved Roads

The following analysis has been conducted at a fairly high level, using industry standard activities and costs for paved roads. With future updates of this Asset Management Strategy, the Town may wish to run the same analysis with a detailed review of Town activities used for roads and the associated local costs for those work activities. All of this information can be input into the CityWide software suite in order to perform updated financial analysis as more detailed information becomes available.

The following diagram depicts a general deterioration profile of a road with a 30 year life.



As shown above, during the road's life cycle there are various windows available for work activity that will maintain or extend the life of the asset. These windows are: maintenance; preventative maintenance; rehabilitation; and replacement or reconstruction.

The windows or thresholds for when certain work activities should be applied to also coincide approximately with the condition state of the asset as shown below:

Asset Condition and Related Work Activity: Paved Roads		
Condition	Condition Range	Work Activity
Excellent condition (Maintenance only phase)	100-76	■ maintenance only
Good Condition (Preventative maintenance phase)	75 - 51	■ crack sealing ■ emulsions
Fair Condition (Rehabilitation phase)	50 -26	■ resurface - mill & pave ■ resurface - asphalt overlay ■ single & double surface treatment (for rural roads)
Poor Condition (Reconstruction phase)	25 - 1	■ reconstruct - pulverize and pave ■ reconstruct - full surface and base reconstruction
Critical Condition (Reconstruction phase)	0	■ critical includes assets beyond their useful lives which make up the backlog. They require the same interventions as the "poor" category above.

With future updates of this Asset Management Strategy the Town may wish to review the above condition ranges and thresholds for when certain types of work activity occur, and adjust to better suit the Town's work program. Also note: when adjusting these thresholds, it actually adjusts the level of service provided and ultimately changes the amount of money required. These threshold and condition ranges can be easily updated with the CityWide software suite and an updated financial analysis can be calculated. These adjustments will be an important component of future Asset Management Plans, as the Province requires each town to present various management options within the financing plan.

The table below outlines the costs for various road activities, the added life obtained for each, the condition range at which they should be applied, and the cost of 1 year added life for each (cost of activity / added life) in order to present an apples to apples comparison.

Road Lifecycle Activity Options				
Treatment	Average Unit Cost (per sq. m)	Added Life (Years)	Condition Range	Cost Of Activity/Added Life
Urban Reconstruction	\$205	30	25 - 0	\$6.83
Urban Resurfacing	\$84	15	50 - 26	\$5.60
Rural Reconstruction	\$135	30	25 - 0	\$4.50
Rural Resurfacing	\$40	15	50 - 26	\$2.67
Double Surface Treatment	\$25	10	50 - 26	\$2.50
Routing & Crack Sealing (P.M)	\$2	3	75 - 51	\$0.67

As can be seen in the table above, preventative maintenance activities such as routing and crack sealing have the lowest associated cost (per sq. m) in order to obtain one year of added life. Of course, preventative maintenance activities can only be applied to a road at a relatively early point in the life cycle. It is recommended that the Town engage in an active preventative maintenance program for all paved roads and that a portion of the maintenance budget is allocated to this.

Also, rehabilitation activities, such as urban and rural resurfacing or double surface treatments (tar and chip) for rural roads have a lower cost to obtain each year of added life than full reconstruction activities. It is recommended, if not in place already, that the Town engages in an active rehabilitation program for urban and rural paved roads and that a portion of the capital budget is dedicated to this.

Of course, in order to implement the above programs it will be important to also establish a general condition score for each road segment, established through standard condition assessment protocols as previously described.

It is important to note that a "worst first" budget approach, whereby no life cycle activities other than reconstruction at the end of a roads life are applied, will result in the most costly method of managing a road network overall.

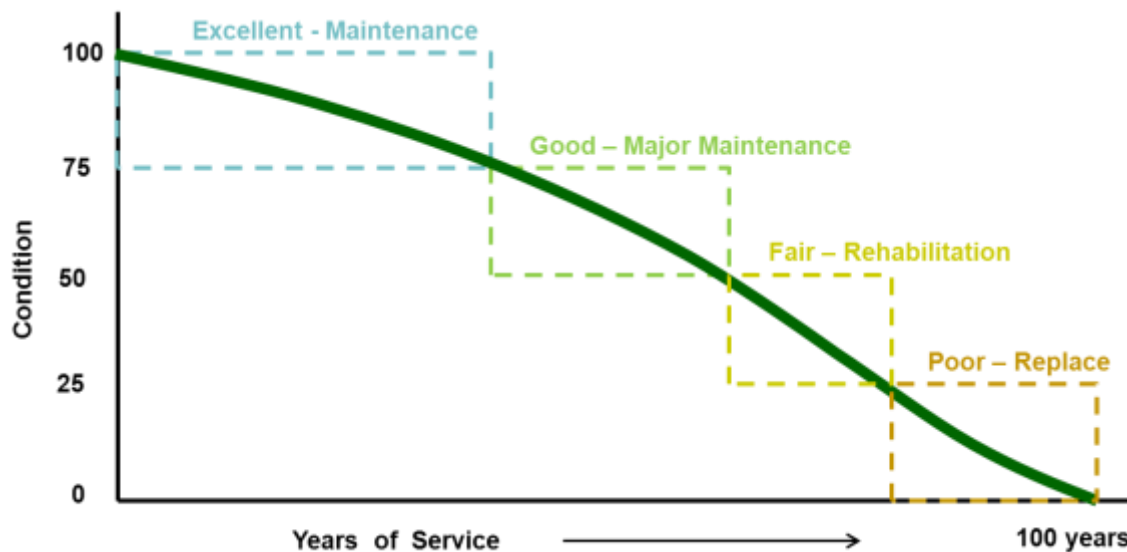
#### 6.4.4 Bridges & Culverts (greater than 3m span)

The best approach to develop a 10 year needs list for the Town's bridge structure portfolio would be to have the structural engineer who performs the inspections to develop a maintenance requirements report, a rehabilitation and replacement requirements report and identify additional detailed inspections as required. This approach is described in more detail within the "Bridges & Culverts (greater than 3m) Inspections" section above.

#### 6.4.3 Sanitary and Storm Sewers

The following analysis has been conducted at a fairly high level, using industry standard activities and costs for sanitary and storm sewer rehabilitation and replacement. With future updates of this asset management strategy, the Town may wish to run the same analysis with a detailed review of Town activities used for sewer mains and the associated local costs for those work activities. All of this information can be input into the CityWide software suite in order to perform updated financial analysis as more detailed information becomes available.

The following diagram depicts a general deterioration profile of a sewer main with a 100 year life.





As shown above, during the sewer main's life cycle there are various windows available for work activity that will maintain or extend the life of the asset. These windows are: maintenance; major maintenance; rehabilitation; and replacement or reconstruction.

The windows or thresholds for when certain work activities should be applied also coincide approximately with the condition state of the asset as shown below:

<b>Asset Condition and Related Work Activity: Sewer Main</b>		
Condition	Condition Range	Work Activity
excellent condition (Maintenance only phase)	100-76	■ maintenance only (cleaning & flushing etc.)
good Condition (Preventative maintenance phase)	75 - 51	■ manhole repairs ■ small pipe section repairs
fair Condition (Rehabilitation phase)	50 -26	■ structural relining
poor Condition (Reconstruction phase)	25 - 1	■ pipe replacement
critical Condition (Reconstruction phase)	0	■ critical includes assets beyond their useful lives which make up the backlog. They require the same interventions as the "poor" category above.

With future updates of this Asset Management Strategy the Town may wish to review the above condition ranges and thresholds for when certain types of work activity occur, and adjust to better suit the Town's work program. Also note: when adjusting these thresholds, it actually adjusts the level of service provided and ultimately changes the amount of money required. These threshold and condition ranges can be easily updated with the CityWide software suite and an updated financial analysis can be calculated. These adjustments will be an important component of future Asset Management Plans, as the province requires each municipality to present various management options within the financing plan.

The table below outlines the costs, by pipe diameter, for various sewer main rehabilitation (lining) and replacement activities. The columns display the added life obtained for each activity, the condition range at which they should be applied, and the cost of 1 year added life for each (cost of activity / added life) in order to present an apples to apples comparison.

<b>Sewer Main Lifecycle Activity Options</b>				
Category	Cost (per m)	Added Life	Condition Range	1 year Added Life Cost (Cost / Added Life)
Structural Rehab (m)				
0 - 325mm	\$174.69	75	50 - 75	\$2.33
325 - 625mm	\$283.92	75	50 - 75	\$3.79
625 - 925mm	\$1,857.11	75	50 - 75	\$24.76
> 925mm	\$1,771.34	75	50 - 75	\$23.62
Replacement (m)				
	\$475.00	100	76 - 100	\$4.75
325 - 625mm	\$725.00	100	76 - 100	\$7.25
625 - 925mm	\$900.00	100	76 - 100	\$9.00
> 925mm	\$1,475.00	100	76 - 100	\$14.75



As can be seen in the above table, structural rehabilitation or lining of sewer mains is an extremely cost effective industry activity and solution for pipes with a diameter less than 625mm. The unit cost of lining is approximately one third of replacement and the cost to obtain one year of added life is half the cost. For East Gwillimbury, this diameter range would account for 100% of sanitary sewer mains and approximately 75% of storm mains. Structural lining has been proven through industry testing to have a design life (useful life) of 75 years, however, it is believed that liners will probably obtain 100 years of life (the same as a new pipe).

For sewer mains with diameters greater than 625mm, specialized liners are required and therefore the costs are no longer effective. It should be noted, however, that the industry is continually expanding its technology in this area and therefore future costs should be further reviewed for change and possible price reductions.

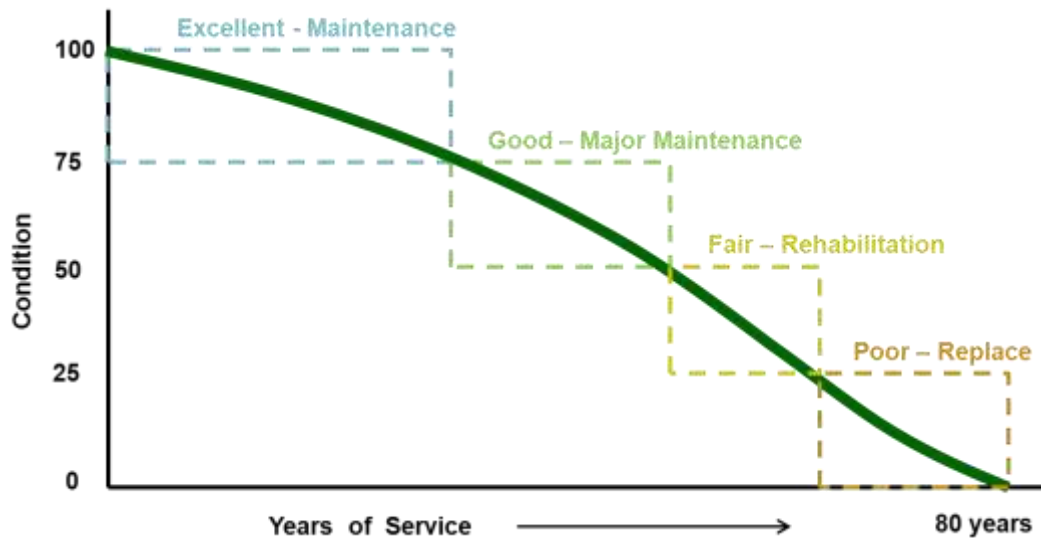
It is recommended, if not in place already, that the Town engage in an active structural lining program for sanitary and storm sewer mains and that a portion of the capital budget be dedicated to this.

In order to implement the above, it will be important to also establish a condition assessment program to establish a condition score for each sewer main within the sanitary and storm collection networks, and therefore identify which pipes are good candidates for structural lining.

#### 6.4.5 Water Network

As with roads and sewers above, the following analysis has been conducted at a fairly high level, using industry standard activities and costs for water main rehabilitation and replacement.

The following diagram depicts a general deterioration profile of a water main with an 80 year life.



As shown above, during the water main's life cycle there are various windows available for work activity that will maintain or extend the life of the asset. These windows are: maintenance; major maintenance; rehabilitation; and replacement or reconstruction.

The windows or thresholds for when certain work activities should be applied also coincide approximately with the condition state of the asset as shown below:

### Asset Condition and Related Work Activity: Water Main

Condition	Condition Range	Work Activity
excellent condition (Maintenance only phase)	100-76	■ maintenance only (cleaning & flushing etc.)
good condition (Preventative maintenance phase)	75 - 51	■ water main break repairs ■ small pipe section repairs
fair condition (Rehabilitation phase)	50 -26	■ structural water main relining
poor condition (Reconstruction phase)	25 - 1	■ pipe replacement
critical condition (Reconstruction phase)	0	■ critical includes assets beyond their useful lives which make up the backlog. They require the same interventions as the "poor" category above.

### Water main Lifecycle Activity Option

Category	Cost	Added Life	Condition Range	Cost of Activity / Added Life
Structural Rehab (m)				
0.000 - 0.150m	\$209.70	50	50 - 75	\$4.19
0.150 - 0.300m	\$315.00	50	50 - 75	\$6.30
0.300 - 0.400m	\$630.00	50	50 - 75	\$12.60
0.400 - 0.700m	\$1,500.00	50	50 - 75	\$30.00
0.700 m - & +	\$2,000.00	50	50 - 75	\$40.00
Replacement (m)				
0.000 - 0.150m	\$233.00	80	76 - 100	\$2.91
0.150 - 0.300m	\$350.00	80	76 - 100	\$4.38
0.300 - 0.400m	\$700.00	80	76 - 100	\$8.75
0.400 - 0.700m	\$1,500.00	80	76 - 100	\$18.75
0.700 m - & +	\$2,000.00	80	76 - 100	\$25.00

Water rehab technologies still require some digging (known as low dig technologies, due to lack of access) and are actually more expensive on a life cycle basis. However, if the road above the water main is in good condition lining avoids the cost of road reconstruction still resulting in a cost effective solution.

It should be noted, that the industry is continually expanding its technology in this area and therefore future costs should be further reviewed for change and possible price reductions.

At this time, it is recommended that the Town only utilize water main structural lining when the road above requires rehab or no work.

## 6.5 Growth and Demand

Typically a Town will have specific plans associated with population growth. It is essential that the asset management strategy should address not only the existing infrastructure, as above, but must include the impact of projected growth on defined project schedules and funding requirements. Projects would include the funding of the construction of new infrastructure, and/or the expansion of existing infrastructure to meet new demands. The Town should enter these projects into the CityWide software in order to be included within the short and long term budgets as required.

## 6.6 Project Prioritization

The above techniques and processes when established for the road, water, sewer networks and bridges will supply a significant listing of potential projects. Typically the infrastructure needs will exceed available resources and therefore project prioritization parameters must be developed to ensure the right projects come forward into the short and long range budgets. An important method of project prioritization is to rank each project, or each piece of infrastructure, on the basis of how much risk it represents to the organization.

### 6.6.1 Risk Matrix and Scoring Methodology

Risk within the infrastructure industry is often defined as the probability (likelihood) of failure multiplied by the consequence of that failure.

$$\text{RISK} = \text{LIKELIHOOD OF FAILURE} \times \text{CONSEQUENCE OF FAILURE}$$

The likelihood of failure relates to the current condition state of each asset, whether they are in excellent, good, fair, poor or critical condition, as this is a good indicator regarding their future risk of failure. The consequence of failure relates to the magnitude, or overall effect, that an asset's failure will cause. For instance, a small diameter water main break in a sub division may cause a few customers to have no water service for a few hours, whereby a large trunk water main break outside a hospital could have disastrous effects and would be a front page news item. The following table represents the scoring matrix for risk:

		Probability of Failure				
		1	2	3	4	5
Consequence of Failure	High	24 Assets 11,497.9 m \$8,914,877.52	58 Assets 11,435.66 m \$11,506,254.54	38 Assets 7,276.36 m \$7,328,129.45	No Assets - N/A	No Assets - N/A
	4	34 Assets 14,846 m, units \$9,004,827.48	33 Assets 12,937.51 m \$10,249,872.91	63 Assets 14,828.71 m \$10,576,361.04	2 Assets 3,201 m, units \$1,785,288.91	No Assets - N/A
	3	74 Assets 20,783.66 m, units \$12,809,822.33	161 Assets 56,921.68 m, units \$33,559,690.21	224 Assets 64,508.22 m, units \$39,150,277.26	19 Assets 13,920 m \$4,004,070.16	No Assets - N/A
	2	64 Assets 14,109.78 m, units \$7,814,488.04	87 Assets 26,175.6 m, units \$16,233,940.03	115 Assets 36,416.11 m, units \$21,040,118.82	22 Assets 16,620 m \$6,918,771.63	7 Assets 5,903.62 m, units \$3,145,708.01
	1	882 Assets 43,740.63 m, units \$8,804,920.34	1860 Assets 96,563.91 m, units \$18,612,018.75	1617 Assets 98,475.48 m, units \$17,531,019.12	516 Assets 55,351.3 m, units \$15,514,925.07	563 Assets 108,890.06 m, units \$22,572,382.03
		Low				High

All of the Town's assets analyzed within this asset management plan have been given both a likelihood of failure score and a consequence of failure score within the CityWide software.

The following risk scores have been developed at a high level for each asset class within the CityWide software system. It is recommended that the Town undertake a detailed study to develop a more tailored suite of risk scores, particularly in regards to the consequence of failure, and that this be updated within the CityWide software with future updates to this Asset Management Plan.

The current scores that will determine budget prioritization currently within the system are as follows:

**All assets:**

The Likelihood of Failure score is based on the condition of the assets:

Likelihood of Failure: All Assets	
Asset condition	Likelihood of failure
Excellent condition	score of 1
Good condition	score of 2
Fair condition	score of 3
Poor condition	score of 4
Critical condition	score of 5

**Bridges** (based on valuation):

The consequence of failure score for this initial AMP is based upon the replacement value of the structure. The higher the value, probably the larger the structure and therefore probably the higher the consequential risk of failure:

Consequence of Failure: Bridges	
Replacement Value	Consequence of failure
Up to \$100k	Score of 1
\$101 to \$250k	Score of 2
\$251 to \$500k	Score of 3
\$501 to \$850k	Score of 4
\$851k and over	Score of 5

**Roads** (based on classification):

The consequence of failure score for this initial AMP is based upon the road classification as this will reflect traffic volumes and number of people affected.

Consequence of Failure: Roads	
Road Classification	Consequence of failure
Rural	score of 1
Semi-Urban	score of 3
Urban	score of 5

**Sanitary Sewer:** (based on diameter):

The consequence of failure score for this initial AMP is based upon pipe diameter as this will reflect potential upstream service area affected.

<b>Consequence of Failure: Sanitary Sewer</b>	
Pipe Diameter	Consequence of failure
Less than 150 mm	Score of 1
150 – 200 mm	Score of 2
201 – 250 mm	Score of 3
251 – 350 mm	Score of 4
351 mm and over	Score of 5

**Water:** (based on diameter):

The consequence of failure score for this initial AMP is based upon pipe diameter as this will reflect potential service area affected.

<b>Consequence of Failure: Water</b>	
Pipe Diameter	Consequence of failure
Less than 100 mm	Score of 1
101 – 150 mm	Score of 2
151 – 200 mm	Score of 3
201 – 300 mm	Score of 4
301 and over	Score of 5

**Storm Sewer:** (based on diameter):

The consequence of failure score for this initial AMP is based upon pipe diameter as this will reflect potential upstream service area affected.

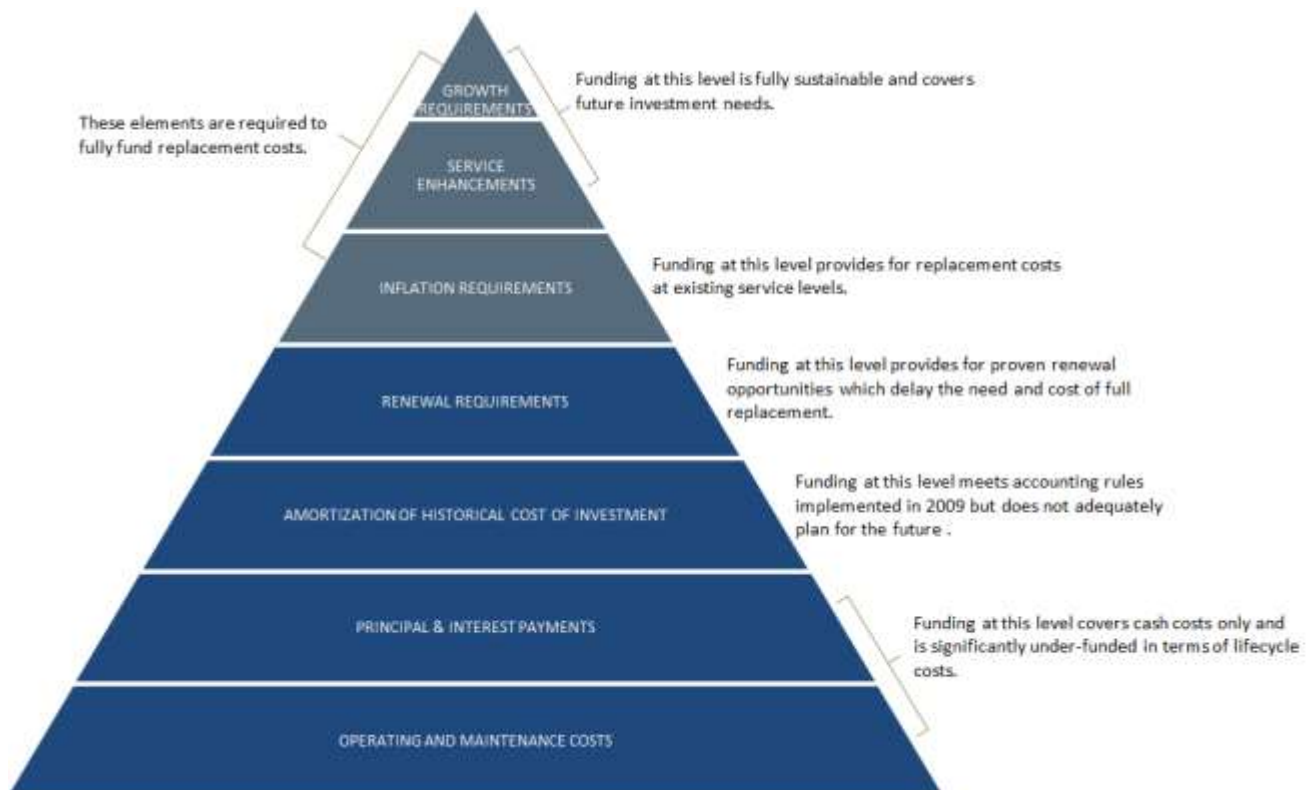
<b>Consequence of Failure: Storm Sewer</b>	
Pipe Diameter	Consequence of failure
Less than 200 mm	Score of 1
201 – 400 mm	Score of 2
401 – 800 mm	Score of 3
801 – 1,000 mm	Score of 4
1,001 mm and over	Score of 5

# 7.0 Financial Strategy

## 7.1 General overview of financial plan requirements

In order for an AMP to be effectively put into action, it must be integrated with financial planning and long-term budgeting. The development of a comprehensive financial plan will allow East Gwillimbury to identify the financial resources required for sustainable asset management based on existing asset inventories, desired levels of service and projected growth requirements.

The following pyramid depicts the various cost elements and resulting funding levels that should be incorporated into AMP's that are based on best practices.



This report develops such a financial plan by presenting several scenarios for consideration and culminating with final recommendations. As outlined below, the scenarios presented model different combinations of the following components:

- a) the financial requirements (as documented in the SOTI section of this report) for:
  - existing assets
  - existing service levels
  - requirements of contemplated changes in service levels (none identified for this plan)
  - requirements of anticipated growth (none identified for this plan)
- b) use of traditional sources of municipal funds:
  - tax levies
  - user fees
  - reserves
  - debt
  - development charges

- c) use of non-traditional sources of municipal funds:
  - reallocated budgets (not required for this AMP)
  - partnerships (not applicable)
  - procurement methods (no changes recommended)
- d) use of senior government funds:
  - gas tax
  - grants (not included in this plan due to Provincial requirements for firm commitments)

If the financial plan component of an AMP results in a funding shortfall, the Province requires the inclusion of a specific plan as to how the impact of the shortfall will be managed. In determining the legitimacy of a funding shortfall, the Province may evaluate a Town's approach to the following:

- a) in order to reduce financial requirements, consideration has been given to revising service levels downward
- b) all asset management and financial strategies have been considered. For example:
  - if a zero debt policy is in place, is it warranted? If not, the use of debt should be considered.
  - do user fees reflect the cost of the applicable service? If not, increased user fees should be considered.

This AMP includes recommendations that avoid long-term funding deficits.

## 7.2 Financial information relating to East Gwillimbury's AMP

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### 7.2.1 Funding objective

We have been asked to develop scenarios that would enable the Town of East Gwillimbury to achieve full funding within 5 to 10 years for the following assets:

- a) **Tax funded assets:** Road Network; Bridges & Culverts; Storm Sewer Network
- b) **Rate funded assets:** Sanitary Sewer Network; Water Network

Note: For the purposes of this AMP, we have excluded the category of gravel roads since gravel roads are a perpetual maintenance asset and end of life replacement calculations do not normally apply. If gravel roads are maintained properly they, in essence, could last forever.

For each scenario developed we have included strategies, where applicable, regarding the use of tax revenues, user fees, reserves and debt.

## 7.3 Tax funded assets

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### 7.3.1 Current funding position

Tables 1 and 2 outline, by asset category, the Town of East Gwillimbury's average annual asset investment requirements, current funding positions and funding increases required to achieve full funding on assets funded by taxes.

Table 1. Summary of Infrastructure Requirements & Current Funding Available						
Asset Category	Average Annual Investment Required	2014 Annual Funding Available				Annual Deficit/Surplus
		Taxes	Gas Tax	OCIF Funding	Total Funding Available	
Road Network	2,699,000	251,000	651,000	105,000	1,007,000	1,692,000
Bridges & Culverts	119,000	179,000	0	0	179,000	60,000
Storm Sewer Network	786,000	8,000	0	0	8,000	778,000
<b>Total</b>	<b>3,604,000</b>	<b>438,000</b>	<b>651,000</b>	<b>105,000</b>	<b>1,194,000</b>	<b>2,410,000</b>

### 7.3.2. Recommendations for full funding

The average annual investment requirement for the above categories is \$3,604,000. Annual revenue currently allocated to these assets for capital purposes is \$1,194,000 leaving an annual deficit of \$2,410,000. To put it another way, these infrastructure categories are currently funded at 33% of their long-term requirements.

In 2014, East Gwillimbury has annual tax revenues of \$14,016,000. As illustrated in table 2, without consideration of any other sources of revenue, full funding would require the following tax change over time:

Table 2. Tax Change Required for Full Funding	
Asset Category	Tax Change Required for Full Funding
Road Network	12.1%
Bridges & Culverts	-0.4%
Storm Sewer Network	5.6%
<b>Total</b>	<b>17.3%</b>

Through table 3, we have expanded the above scenario to present multiple options. Due to the significant increases required, we have provided phase-in options of up to 20 years:

	Tax Revenues			
	5 Years	10 Years	15 Years	20 Years
Annual tax increases required	3.5%	1.7%	1.2%	0.9%

Considering the above information, we recommend the 10 year option in table 3. This involves full funding being achieved over 10 years by:



- a) increasing tax revenues by 1.7% each year for the next 10 years solely for the purpose of phasing in full funding to the asset categories covered in this section of the AMP.
- b) Reallocating the surplus of \$68,000 in the bridges and culverts category to the paved roads category.
- c) allocating the \$651,000 of gas tax revenue to the paved roads category.
- d) allocating the \$105,000 OCIF grant to the paved roads category.
- e) increasing existing and future infrastructure budgets by the applicable inflation index on an annual basis in addition to the deficit phase-in.

**Notes:**

1. As in the past, periodic senior government infrastructure funding will most likely be available during the phase-in period. By Provincial AMP rules, this periodic funding cannot be incorporated into an AMP unless there are firm commitments in place. We have included OCIF formula based funding, if applicable, since this funding is a multi-year commitment.
2. We realize that raising tax revenues by the amounts recommended above for infrastructure purposes will be very difficult to do. However, considering a longer phase-in window may have even greater consequences in terms of infrastructure failure.

Although this option achieves full funding on an annual basis in 10 years and provides financial sustainability over the period modeled (to 2050), the recommendations do require prioritizing capital projects to fit the resulting annual funding available. As of 2014, age based data shows a pent up investment demand of \$5,698,606 for the road network and \$0 for the bridges & culverts and storm sewer networks. Prioritizing future projects will require the age based data to be replaced by condition based data. Although our recommendations include no further use of debt, the results of the condition based analysis may require otherwise.

## 7.4 Rate funded assets

### 7.4.1 Current funding position

Tables 4 and 5 outline, by asset category, East Gwillimbury's average annual asset investment requirements, current funding positions and funding increases required to achieve full funding on assets funded by rates.

Asset Category	Average Annual Investment Required	2014 Annual Funding Available				Annual Deficit/Surplus
		Rates	Less: Allocated to Operations	Other	Total Funding Available	
Sanitary Sewer Network	543,000	1,543,485	-1,265,233	0	278,252	264,748
Water Network	1,153,000	3,315,385	-3,000,401	0	314,984	838,016
<b>Total</b>	<b>1,696,000</b>	<b>4,858,870</b>	<b>-4,265,634</b>	<b>0</b>	<b>593,236</b>	<b>1,102,764</b>

### 7.4.2 Recommendations for full funding

The average annual investment requirement for sanitary services and water services is \$1,696,000. Annual revenue currently allocated to these assets for capital purposes is \$593,236 leaving an annual deficit of \$1,102,764. To put it another way, these infrastructure categories are currently funded at 35% of their long-term requirements.

In 2014, East Gwillimbury has annual sanitary revenues of \$1,543,485 and annual water revenues of \$3,315,385. As illustrated in table 5, without consideration of any other sources of revenue, full funding would require the following increases over time:

Table 5. Rate Increases Required for Full Funding	
Asset Category	Rate Increase Required for Full Funding
Sanitary Sewer Network	17.2%
Water Network	25.3%

Through table 6, we have expanded the above scenario to present multiple options. Due to the significant increases required, we have provided phase-in options of up to 20 years.

Table 6. Revenue Options for Full Funding								
	Sanitary Sewer Network				Water Network			
	5 Years	10 Years	15 Years	20 Years	5 Years	10 Years	15 Years	20 Years
Annual rate increase required	3.4%	1.7%	1.1%	0.9%	5.1%	2.6%	1.7%	1.3%

Considering all of the above information, we recommend the 10 year option in table 6. This involves full funding being achieved over 10 years by:

- a) increasing rate revenues by 1.7% for sanitary services and 2.6% for water services each year for the next 10 years solely for the purpose of phasing in full funding to the asset categories covered in this section of the AMP.
- b) increasing existing and future infrastructure budgets by the applicable inflation index on an annual basis in addition to the deficit phase-in.

**Notes:**

1. As in the past, **periodic** senior government infrastructure funding will most likely be available during the phase-in period. By Provincial AMP rules, this periodic funding cannot be incorporated into an AMP unless there are firm commitments in place. We have included OCIF formula based funding, if applicable, since this funding is a multi-year commitment.
2. We realize that raising rate revenues by the amounts recommended above for infrastructure purposes will be very difficult to do. However, considering a longer phase-in window may have even greater consequences in terms of infrastructure failure.
3. Any increase in rates required for operations would be in addition to the above recommendations.

Although this option achieves full funding on an annual basis in 10 years and provides financial sustainability over the period modeled (to 2050), the recommendations do require prioritizing capital projects to fit the resulting annual funding available. As of 2014, age based data shows a pent up investment demand of \$43,000 for sanitary services and \$82,000 for water services. Prioritizing future projects will require the age based data to be replaced by condition based data. Although our recommendations include no further use of debt, the results of the condition based analysis may require otherwise.

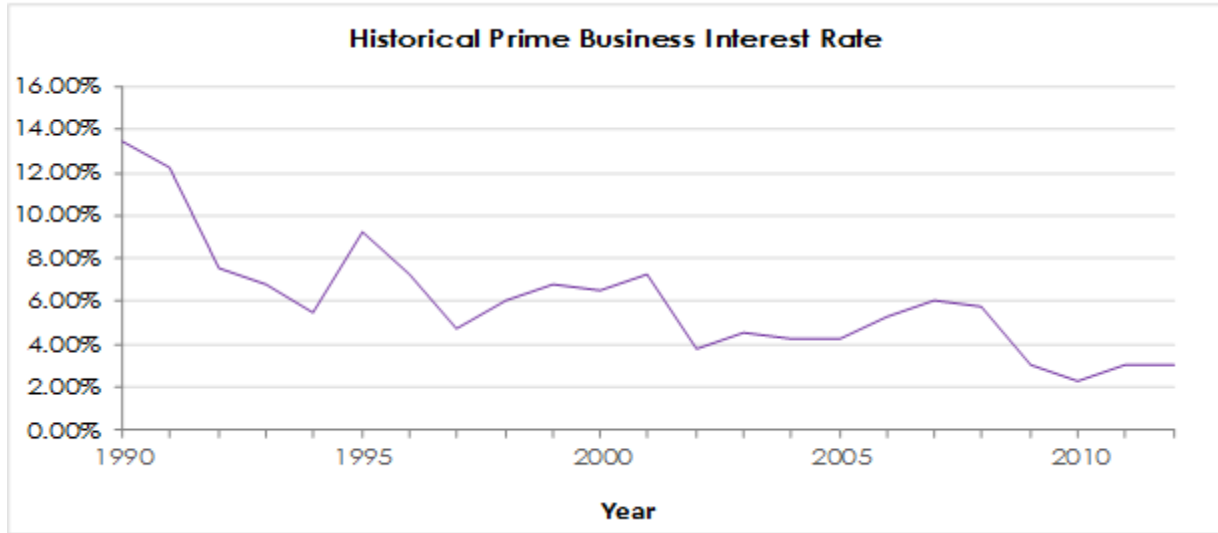
## 7.5 Use of debt

For reference purposes, table 7 outlines the premium paid on a project if financed by debt. For example, a \$1M project financed at 3.0%<sup>1</sup> over 15 years would result in a 26% premium or \$260,000 of increased costs due to interest payments. For simplicity, the table does not take into account the time value of money or the effect of inflation on delayed projects.

Interest Rate	Number of Years Financed					
	5	10	15	20	25	30
<b>7.0%</b>	22%	42%	65%	89%	115%	142%
<b>6.5%</b>	20%	39%	60%	82%	105%	130%
<b>6.0%</b>	19%	36%	54%	74%	96%	118%
<b>5.5%</b>	17%	33%	49%	67%	86%	106%
<b>5.0%</b>	15%	30%	45%	60%	77%	95%
<b>4.5%</b>	14%	26%	40%	54%	69%	84%
<b>4.0%</b>	12%	23%	35%	47%	60%	73%
<b>3.5%</b>	11%	20%	30%	41%	52%	63%
<b>3.0%</b>	9%	17%	26%	34%	44%	53%
<b>2.5%</b>	8%	14%	21%	28%	36%	43%
<b>2.0%</b>	6%	11%	17%	22%	28%	34%
<b>1.5%</b>	5%	8%	12%	16%	21%	25%
<b>1.0%</b>	3%	6%	8%	11%	14%	16%
<b>0.5%</b>	2%	3%	4%	5%	7%	8%
<b>0.0%</b>	0%	0%	0%	0%	0%	0%

It should be noted that current interest rates are near all-time lows. Sustainable funding models that include debt need to incorporate the risk of rising interest rates. The following graph shows where historical lending rates have been:

<sup>1</sup> Current municipal Infrastructure Ontario rates for 15 year money is 3.2%.



As illustrated in table 7, a change in 15 year rates from 3% to 6% would change the premium from 26% to 54%. Such a change would have a significant impact on a financial plan.

Tables 8 and 9 outline how East Gwillimbury has historically used debt for investing in the asset categories as listed. There is currently \$0 of debt outstanding for the assets covered by this AMP. In terms of overall debt capacity, East Gwillimbury currently has \$0 of total outstanding debt and \$0 of total annual principal and interest payment commitments. These principal and interest payments are well within its provincially prescribed annual maximum of \$5,568,000.

Asset Category	Current Debt Outstanding	Use Of Debt in the Last Five Years				
		2010	2011	2012	2013	2014
Road Network	0	0	0	0	0	0
Bridges & Culverts	0	0	0	0	0	0
Storm Sewer Network	0	0	0	0	0	0
<b>Total Tax Funded</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Sanitary Sewer Network	0	0	0	0	0	0
Water Network	0	0	0	0	0	0
<b>Total rate Funded</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total AMP Debt	0	0	0	0	0	0
Non AMP Debt	0	0	0	0	0	0
<b>Overall Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 9. Overview of Debt Costs**

Asset Category	Principal & Interest Payments in the Next Five Years					
	2014	2015	2016	2017	2018	2023
Road Network	0	0	0	0	0	0
Bridges & Culverts	0	0	0	0	0	0
Storm Sewer Network	0	0	0	0	0	0
<b>Total Tax Funded</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Sanitary Sewer Network	0	0	0	0	0	0
Water Network	0	0	0	0	0	0
<b>Total Rate Funded</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total Amp Debt	0	0	0	0	0	0
Non Amp Debt	0	0	0	0	0	0
<b>Overall Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

The revenue options outlined in this plan allow East Gwillimbury to fully fund its long-term infrastructure requirements without further use of debt. However, as explained in sections 7.3.2 and 7.4.2, the recommended condition rating analysis may require otherwise.

## 7.6 Use of reserves

### 7.6.1 Available reserves

Reserves play a critical role in long-term financial planning. The benefits of having reserves available for infrastructure planning include:

- the ability to stabilize tax rates when dealing with variable and sometimes uncontrollable factors
- financing one-time or short-term investments
- accumulating the funding for significant future infrastructure investments
- managing the use of debt
- normalizing infrastructure funding requirements

By infrastructure category, table 10 outlines the details of the reserves currently available to East Gwillimbury.

Asset Category	Balance at December 31, 2013
Road Network	731,000
Bridges & Culverts	0
Storm Sewer Network	0
<b>Total Tax Funded</b>	<b>731,000</b>
Water Network	22,000
Sanitary Sewer Network	0
<b>Total Rate Funded</b>	<b>22,000</b>

There is considerable debate in the municipal sector as to the appropriate level of reserves that a municipality should have on hand. There is no clear guideline that has gained wide acceptance. Factors that municipalities should take into account when determining their capital reserve requirements include:

- breadth of services provided
- age and condition of infrastructure
- use and level of debt
- economic conditions and outlook
- internal reserve and debt policies.

The reserves in table 10 are available for use by applicable asset categories during the phase-in period to full funding. This, coupled with East Gwillimbury's judicious use of debt in the past, allows the scenarios to assume that, if required, available reserves and debt capacity can be used for high priority and emergency infrastructure investments in the short to medium-term.

### 7.6.2 Recommendation

As East Gwillimbury updates its AMP and expands it to include other asset categories, we recommend that future planning should include determining what its long-term reserve balance requirements are and a plan to achieve such balances.

# 8.0 Appendix A: Report Card Calculations

## Key Calculations

1. "Weighted, unadjusted star rating":

*(% of assets in given condition) x (potential star rating)*

2. "Adjusted star rating"

*(weighted, unadjusted star rating) x (% of total replacement value)*

3. "Overall Rating"

*(Condition vs. Performance star rating) + (Funding vs. Need star rating)*

---

2

Grade Cutoffs		
1. Conditions vs Performance		
Letter Grade	Star Rating	
F	0	
D	2	
D+	2.5	
C	2.9	
C+	3.5	
B	3.9	
B+	4.5	
A	4.9	
A	5	
2. Funding vs Need		
Funding %	Star rating	Grade
0.0%	0	F
25.0%	1	F
46.0%	1.9	D
61.0%	2.9	C
76.0%	3.9	B
91.0%	4.9	A
100.0%	5	A

### 1. Condition vs. Performance

Total category replacement value		\$93,762,150		Segment replacement value		\$92,121,766		Segment value as a % of total category replacement value		98.3%	
Segment	Condition	Letter grade	Star rating	Quantities (m) given condition	% of Assets in given condition	Weighted, unadjusted star rating		Segment adjusted star rating			
Road Network	Excellent	A	5	68,669	14%	0.68		3.0			
	Good	B	4	129,203	26%	1.03					
	Fair	C	3	151,612	30%	0.90					
	Poor	D	2	76,450	15%	0.30					
	Critical	F	1	78,198	16%	0.16					
			<b>Totals</b>	<b>504,132</b>	<b>100%</b>	<b>3.07</b>					

Total category replacement value		\$93,762,150		Segment replacement value		\$1,640,384		Segment value as a % of total category replacement value		1.7%	
Segment	Condition	Letter grade	Star rating	Units in given condition	% of Assets in given condition	Weighted, unadjusted star rating		Segment adjusted star rating			
Poles and Illuminations	Excellent	A	5	117	10%	0.5		0.0			
	Good	B	4	121	10%	0.4					
	Fair	C	3	367	30%	0.9					
	Poor	D	2	302	25%	0.5					
	Critical	F	1	305	25%	0.3					
			<b>Totals</b>	<b>1,212</b>	<b>100%</b>	<b>2.5</b>					

Category star rating	Category letter grade
3.0	<b>C</b>

### 2. Funding vs. Need

Average annual investment required	2013 funding available	Funding percentage	Deficit	Category star rating	Category letter grade
\$2,699,000	\$1,007,000	37.3%	\$1,692,000	1.0	<b>F</b>

### 3. Overall Rating

Condition vs Performance star rating	Funding vs. Need star rating	Average star rating	Overall letter grade
3.0	1.0	2.0	<b>D</b>



### 1. Condition vs. Performance

Total category replacement value		<b>\$5,838,311</b>		Segment replacement value		<b>\$5,838,311</b>		Segment value as a % of total category replacement value		<b>100.0%</b>	
Segment	Condition	Letter grade	Star rating	Units in given condition	% of Assets in given condition	Weighted, unadjusted star rating	Segment adjusted star rating				
Bridges & Culverts	Excellent	A	5	20	87%	4.35	<b>4.8</b>				
	Good	B	4	2	9%	0.35					
	Fair	C	3	1	4%	0.13					
	Poor	D	2	0	0%	0.00					
	Critical	F	1	0	0%	0.00					
			<b>Totals</b>	<b>23</b>	<b>100%</b>	<b>4.83</b>					

Category star rating	Category letter grade
<b>4.8</b>	<b>B+</b>

### 2. Funding vs. Need

Average annual investment required	2013 funding available	Funding percentage	Deficit	Category star rating	Category letter grade
\$119,000	\$179,000	150.4%	-\$60,000	<b>5.0</b>	<b>A</b>

### 3. Overall Rating

Condition vs Performance star rating	Funding vs. Need star rating	Average star rating	Overall letter grade
4.8	5.0	<b>4.9</b>	<b>A</b>

### 1. Condition vs. Performance

Total category replacement value		\$77,853,427		Segment replacement value		\$11,404,105		Segment value as a % of total category replacement value		14.6%	
Segment	Condition	Letter grade	Star rating	Quantity (units) in given condition	% of Assets in given condition	Weighted, unadjusted star rating	Segment adjusted star rating				
Curb Stop, Hydrant Leads, Hydrants, Water Meter & Water Valves	Excellent	A	5	4,192	29%	1.45	0.6				
	Good	B	4	5,852	41%	1.62					
	Fair	C	3	3,082	21%	0.64					
	Poor	D	2	1,306	9%	0.18					
	Critical	F	1	0	0%	0.00					
			<b>Totals</b>	<b>14,432</b>	<b>100%</b>	<b>3.90</b>					

Total category replacement value		\$77,853,427		Segment replacement value		\$66,449,322		Segment value as a % of total category replacement value		85.4%	
Segment	Condition	Letter grade	Star rating	Quantities (m) in given condition	% of Assets in given condition	Weighted, unadjusted star rating	Segment adjusted star rating				
Mains	Excellent	A	5	13,304	14%	0.71	3.2				
	Good	B	4	39,199	42%	1.66					
	Fair	C	3	41,718	44%	1.33					
	Poor	D	2		0%	0.00					
	Critical	F	1		0%	0.00					
			<b>Totals</b>	<b>94,221</b>	<b>100%</b>	<b>3.70</b>					

Category star rating	Category letter grade
3.8	<b>B</b>

### 2. Funding vs. Need

Average annual investment required	2013 funding available	Funding percentage	Deficit	Category star rating	Category letter grade
\$1,153,000	\$314,984	27.3%	\$838,016	1.0	<b>F</b>

### 3. Overall Rating

Condition vs Performance star rating	Funding vs. Need star rating	Average star rating	Overall letter grade
3.8	1.0	2.4	<b>D</b>

### 1. Condition vs. Performance

Total category replacement value		\$39,432,112		Segment replacement value		\$33,396,697		Segment value as a % of total category replacement value		84.7%	
Segment	Condition	Letter grade	Star rating	Quantity (m) in given condition	% of Assets in given condition	Weighted, unadjusted star rating		Segment adjusted star rating			
Sanitary and Force Mains	Excellent	A	5	3,427	10%	0.51		2.7			
	Good	B	4	7,452	22%	0.89					
	Fair	C	3	18,409	55%	1.65					
	Poor	D	2	449	1%	0.03					
	Critical	F	1	3,679	11%	0.11					
			<b>Totals</b>	<b>33,416</b>	<b>100%</b>	<b>3.19</b>					

Total category replacement value		\$39,432,112		Segment replacement value		\$4,168,848		Segment value as a % of total category replacement value		10.6%	
Segment	Condition	Letter grade	Star rating	Quantities (units) in given condition	% of Assets in given condition	Weighted, unadjusted star rating		Segment adjusted star rating			
Sanitary Laterals	Excellent	A	5	650	28%	1.38		0.3			
	Good	B	4	420	18%	0.71					
	Fair	C	3	422	18%	0.54					
	Poor	D	2	432	18%	0.37					
	Critical	F	1	432	18%	0.18					
			<b>Totals</b>	<b>2,356</b>	<b>100%</b>	<b>3.18</b>					

Total category replacement value		\$39,432,112		Segment replacement value		\$1,866,567		Segment value as a % of total category replacement value		4.7%	
Segment	Condition	Letter grade	Star rating	Replacement cost (\$) in given condition	% of Assets in given condition	Weighted, unadjusted star rating		Segment adjusted star rating			
Facility - Lift Stations	Excellent	A	5	0	0%	0.0		0.1			
	Good	B	4	0	0%	0.0					
	Fair	C	3	1,866,567	100%	3.0					
	Poor	D	2	0	0%	0.0					
	Critical	F	1	0	0%	0.0					
			<b>Totals</b>	<b>1,866,567</b>	<b>100%</b>	<b>3.0</b>					

Category star rating	Category letter grade
3.2	<b>C</b>

### 2. Funding vs. Need

Average annual investment required	2013 funding available	Funding percentage	Deficit	Category star rating	Category letter grade
\$543,000	\$278,252	51.2%	\$264,748	1.9	<b>D</b>

### 3. Overall Rating

Condition vs Performance star rating	Funding vs. Need star rating	Average star rating	Overall letter grade
3.2	1.9	2.5	<b>D</b>

### 1. Condition vs. Performance

Total category replacement value		\$61,992,900		Segment replacement value		\$48,836,305		Segment value as a % of total category replacement value		78.8%	
Segment	Condition	Letter grade	Star rating	Quantities (m) given condition		% of Assets in given condition		Weighted, unadjusted star rating		Segment adjusted star rating	
Storm Mains	Excellent	A	5	21,282	28%	1.41	3.1				
	Good	B	4	32,087	42%	1.70					
	Fair	C	3	22,315	29%	0.88					
	Poor	D	2	0	0%	0.00					
	Critical	F	1	0	0%	0.00					
<b>Totals</b>				<b>75,684</b>	<b>100%</b>	<b>3.99</b>					

Total category replacement value		\$61,992,900		Segment replacement value		\$13,156,595		Segment value as a % of total category replacement value		21.2%	
Segment	Condition	Letter grade	Star rating	Units in given condition		% of Assets in given condition		Weighted, unadjusted star rating		Segment adjusted star rating	
Catch Basins, Storm Ponds, Maintenance Holes and Storm Inlet & Outlet Structures	Excellent	A	5	536	18%	0.9	0.8				
	Good	B	4	1,367	46%	1.9					
	Fair	C	3	1,046	35%	1.1					
	Poor	D	2	4	0%	0.0					
	Critical	F	1	0	0%	0.0					
<b>Totals</b>				<b>2,953</b>	<b>100%</b>	<b>3.8</b>					

Category star rating	Category letter grade
4.0	<b>B</b>

### 2. Funding vs. Need

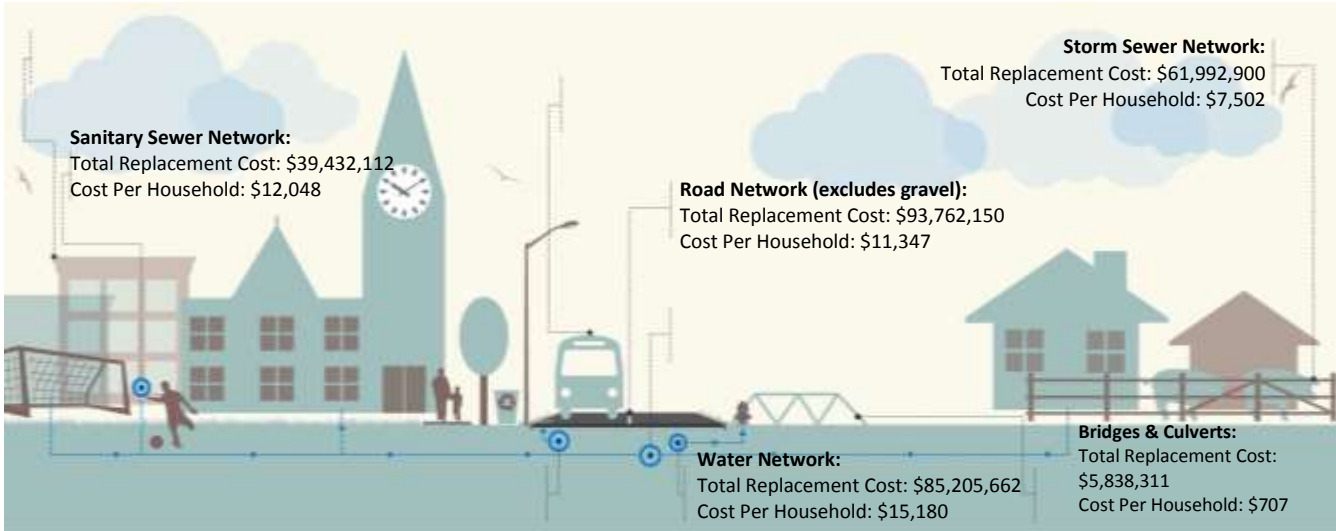
Average annual investment required	2013 funding available	Funding percentage	Deficit	Category star rating	Category letter grade
\$786,000	\$8,000	1.0%	\$778,000	0.0	<b>F</b>

### 3. Overall Rating

Condition vs Performance star rating	Funding vs. Need star rating	Average star rating	Overall letter grade
4.0	0.0	2.0	<b>D</b>

## Infrastructure Replacement Cost Per Household

Total: \$46,784 per household



## Daily Investment Required Per Household for Infrastructure Sustainability

