



THE ASSET MANAGEMENT PLAN FOR THE TOWN OF FORT FRANCES

2013



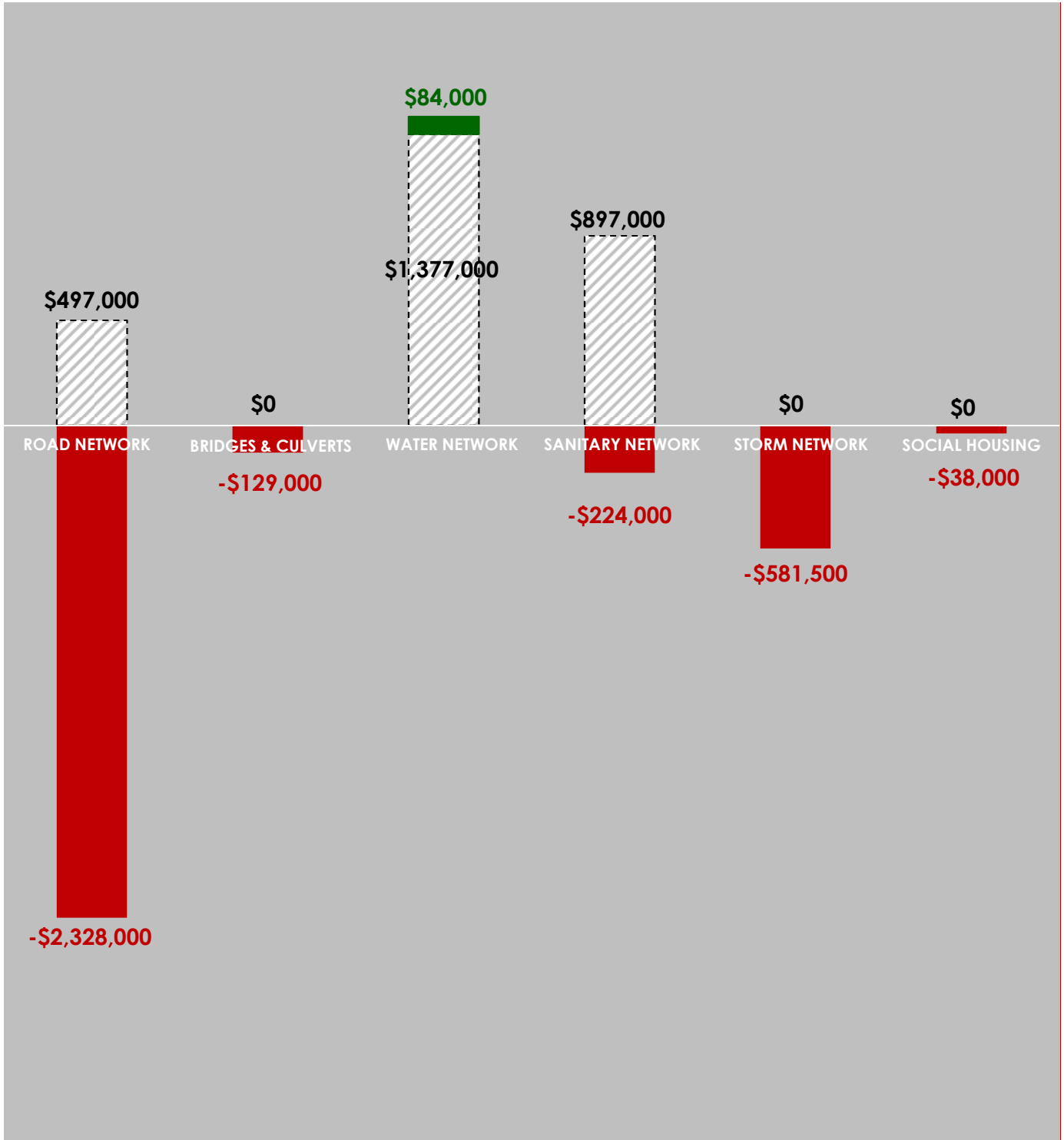
FORTFRANCES
BOUNDLESS

SUBMITTED DECEMBER 2013
BY PUBLIC SECTOR DIGEST
148 FULLARTON STREET, SUITE 1410
LONDON, ONTARIO, N6A 5P3

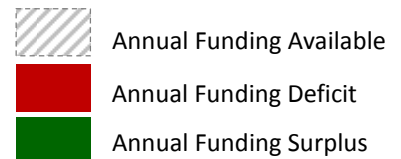
State of the Infrastructure

The Town of Fort Frances

AVERAGE ANNUAL FUNDING REQUIRED vs. AVERAGE ANNUAL FUNDING AVAILABLE



Total Annual Deficit: \$3,216,500



PUBLIC SECTOR DIGEST
INTELLIGENCE FOR THE PUBLIC SECTOR.

148 York Street, Suite 1410
London, Ontario, N6A 5P3
T: 519.690.2565 F: 519.649.2010
www.publicsectordigest.com
www.citywidesolutions.com

December 2013

The Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario, P9A 3P9

We are pleased to submit the 2013 Asset Management Plan (AMP) for The Town of Fort Frances. 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



Israr Ahmad
Managing Editor
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
Data Analyst
cbeneteau@publicsectordigest.com

Chad Gale
Data Analyst
cgale@publicsectordigest.com

Jona Mema
Data Analyst
jmema@publicsectordigest.com

Salman Zafar
Data Analyst
szafar@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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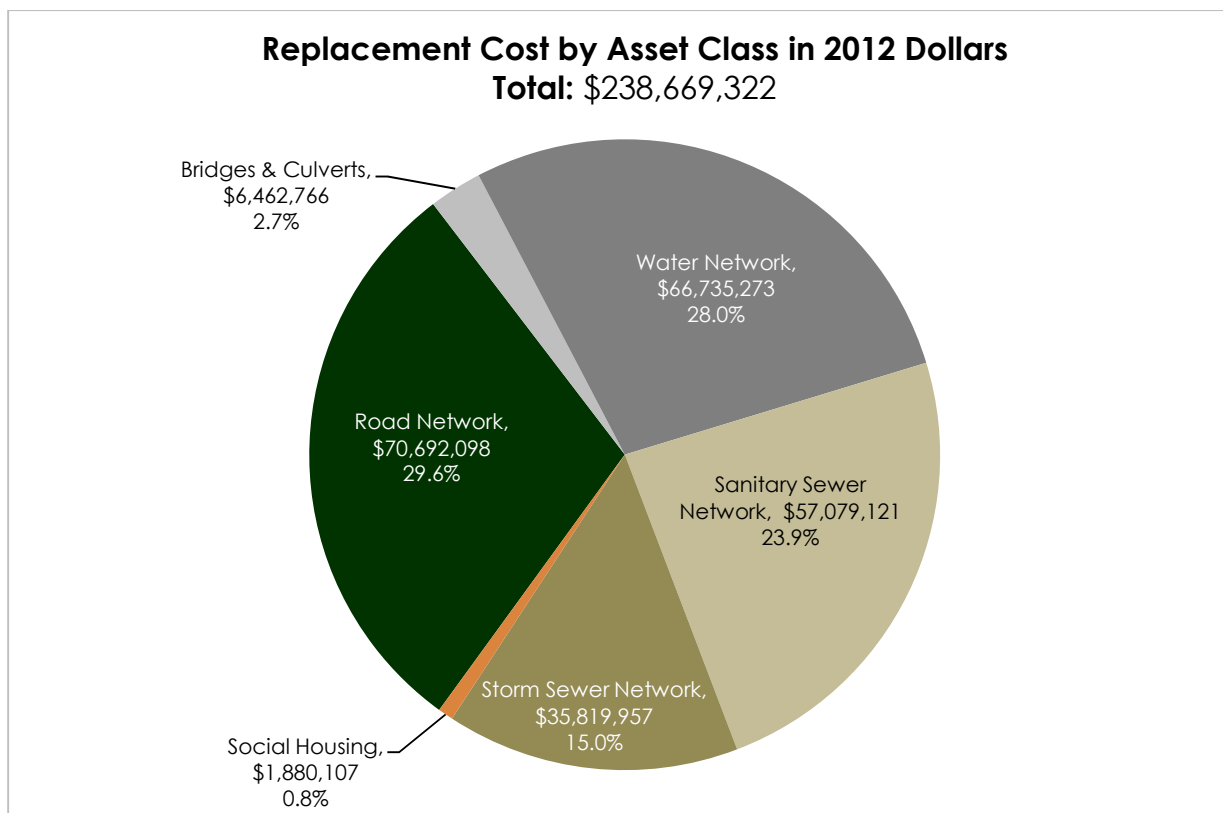
1.0 Executive Summary

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 municipality.

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 Fort Frances 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 municipality, and its citizens, it is critical that senior decision-makers, including department heads as well as the chief executives, are strategically involved.

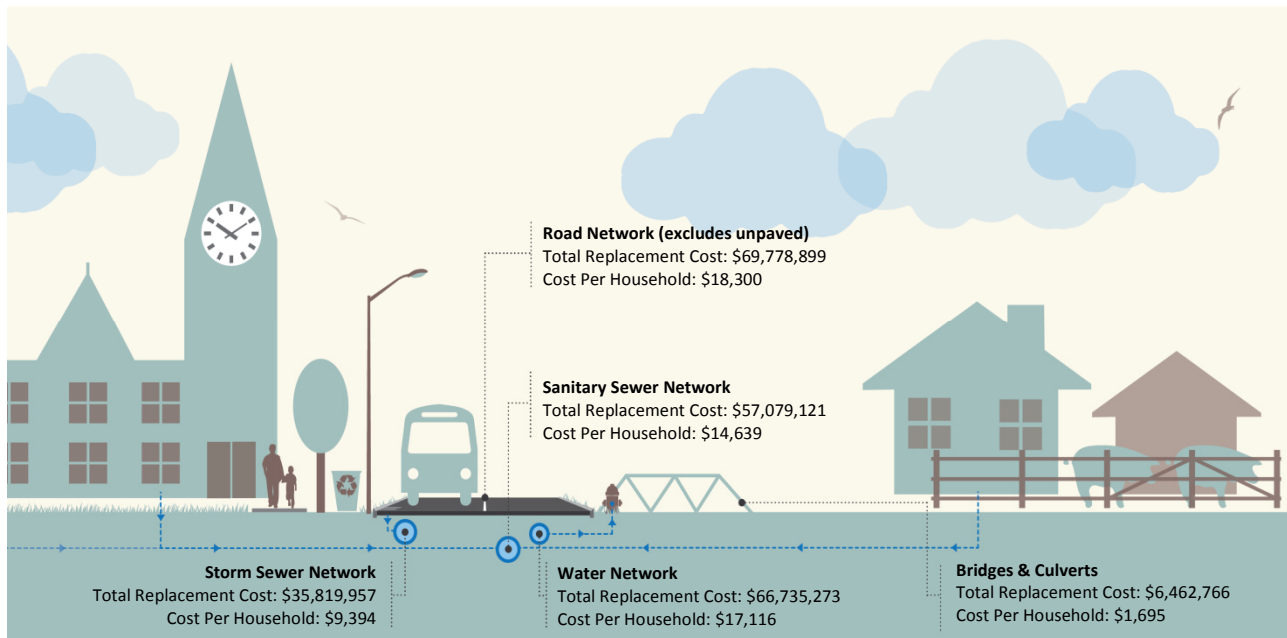
Measured in 2012 dollars, the replacement value of the asset classes analyzed totaled **\$236 million** for Fort Frances.



While the municipality is responsible for the strategic direction, it is the taxpayer in Fort Frances 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 municipality'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: \$61,144 per household (3,813 taxpayers/3,899 ratepayers)



In assessing the municipality's state of the infrastructure, we examined, and graded, both the current condition (Condition vs. Performance) of the asset classes as well as the municipality's financial capacity to fund the asset's average annual requirement for sustainability (Funding vs. Need). We then generated the municipality's infrastructure report card. The municipality received a **cumulative GPA of 'D+'**, with an **annual infrastructure deficit of \$3.2 million**. Fort France received an 'F' on the Funding vs. Need dimension for four of the six asset classes analyzed in this document. In fact, for bridges & culverts, storm network, and social housing, the municipality is funding 0% of its annual infrastructure requirements; for roads, Fort Frances is meeting less than 20% of its annual needs.

The town's grades on the Condition vs. Performance dimension were comparable, with Fort Frances receiving an 'D+' in its sanitary and water networks, and a 'C+' in its roads and bridges and culverts networks. Its highest grade of 'B' was assigned in the social housing assets. The town's grades on the Condition vs. Performance dimension indicate significant asset deterioration and likely compromise in their respective functions. They also signal substantial financial demands on the municipality in the short and medium term.

For example, based on condition data for the paved roads and age based analysis for the remaining assets, the road network is generally in good condition. However, there are significant replacement cycles required over the next 5 years totaling approximately \$39 million. Similarly, based on age data, the sanitary sewer network is generally in critical condition. This has generated a backlog of needs to be addressed within the next 5 years totaling approximately \$22 million. For the town's water network, an additional \$17 million will be required in the next 5 years to meet backlogged needs (based on age data).

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 Fort Frances to achieve full funding within 5 years or 10 years for the following: tax funded assets, including road network (paved roads), bridges & culverts, storm sewer network, and; rate funded assets, including water network, and sanitary sewer network.

The average annual investment requirement for paved roads, bridges & culverts, storm sewers, and social housing is \$3,573,500. Annual revenue currently allocated to these assets for capital purposes is \$497,000 leaving an annual deficit of \$3,076,500. To put it another way, these infrastructure categories are currently funded at 13.9% of their long-term requirements. Note the current revenue of \$497,000 will be reduced to \$460,000 for 2014 (Federal Gas Tax). We recommend a 10 year option which involves full funding being achieved over 10 years by:

- a) when realized, reallocating the debt cost reductions of \$449,000 to the infrastructure deficit as outlined above.
- b) increasing tax revenues by 2.3% 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.
- c) allocating the \$497,000 of gas tax revenue to the paved roads category. Note: Gas Tax revenue will be decreasing to \$460,000 beginning in 2014.
- d) increasing existing and future infrastructure budgets by the applicable inflation index on an annual basis in addition to the deficit phase-in.

The average annual investment requirement for sanitary services and water services is \$2,414,000. Annual revenue currently allocated to these assets for capital purposes is \$2,274,000 leaving an annual deficit of \$140,000. To put it another way, these infrastructure categories are currently funded at 94% of their long-term requirements. At least three factors need to be quantified before implementing any reduction to water services revenue:

- 1) Age based data shows a pent up investment demand of \$11,257,200 for water services. Prioritizing future projects will require the age based data to be replaced by condition based data. The results of the condition based analysis may identify different pent up investment requirements.
- 2) As a result, rates should not be decreased until a detailed work plan is developed for these projects based on their actual condition. A corresponding financial plan can then be developed taking into account that there are \$4,849,000 of reserves available for water infrastructure (as noted in table 10).
- 3) 50% of water revenues are currently allocated to operations as opposed to capital. Overall rates should not be decreased until longer term operational requirements are determined and taken into account. This will avoid the complications of lowering rates for capital purposes and then possibly increasing them for operational requirements.

We recommend that the required work for a) and b) above be completed in order to determine what rate reductions can be achieved for water services and over what period those reductions can be implemented.

Considering all of the above information, we recommend the following:

- i. for water services:
 - the required work for a) and b) above be completed in order to determine what water services rate reductions, if any, can be achieved and over what period those reductions can be implemented.
 - ensuring that any reductions implemented in the future take into account applicable inflation indexes for the intervening period of time.
 - ensuring that, once rates are reduced to the level required for full funding, subsequent rates are adjusted by the applicable inflation index on an annual basis.
- ii. For sanitary services:
 - when realized, reallocating the debt cost reductions of \$34,000 for sanitary services to the applicable infrastructure deficit.
 - increasing rate revenues by 1.74% for sanitary services each year for the next 5 years solely for the purpose of phasing in full funding to the sanitary services.
 - increasing existing and future infrastructure budgets by the applicable inflation index on an annual basis in addition to the deficit phase-in.

The revenue options outlined in this plan allow Fort Frances 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. The town's reserves, totaling \$132,000 for tax funded assets, and \$6.18 million for rate funded assets, are available for use by applicable asset categories during the phase-in period to full funding. This, coupled with Fort Frances'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.

2.0 Introduction

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:** Urban and rural, paved and gravel
2. **Bridges & Culverts:** Bridges and large culverts with a span greater than 3m
3. **Water Network:** Water mains, valves, hydrants, tower and treatment plant
4. **Sanitary Sewer Network:** Sanitary sewer mains, forcemains, manholes, lift stations, treatment plant
5. **Storm Sewer Network:** Storm sewer mains, forcemains, catch basins, ditch inlets & outfalls, catch basin leads, catch basin manholes, storm manholes, lift station.
6. **Social Housing:** Facilities.

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.

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

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 municipality 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

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

An asset management plan is a key component of the municipality'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 municipality'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 municipality 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 municipality 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.

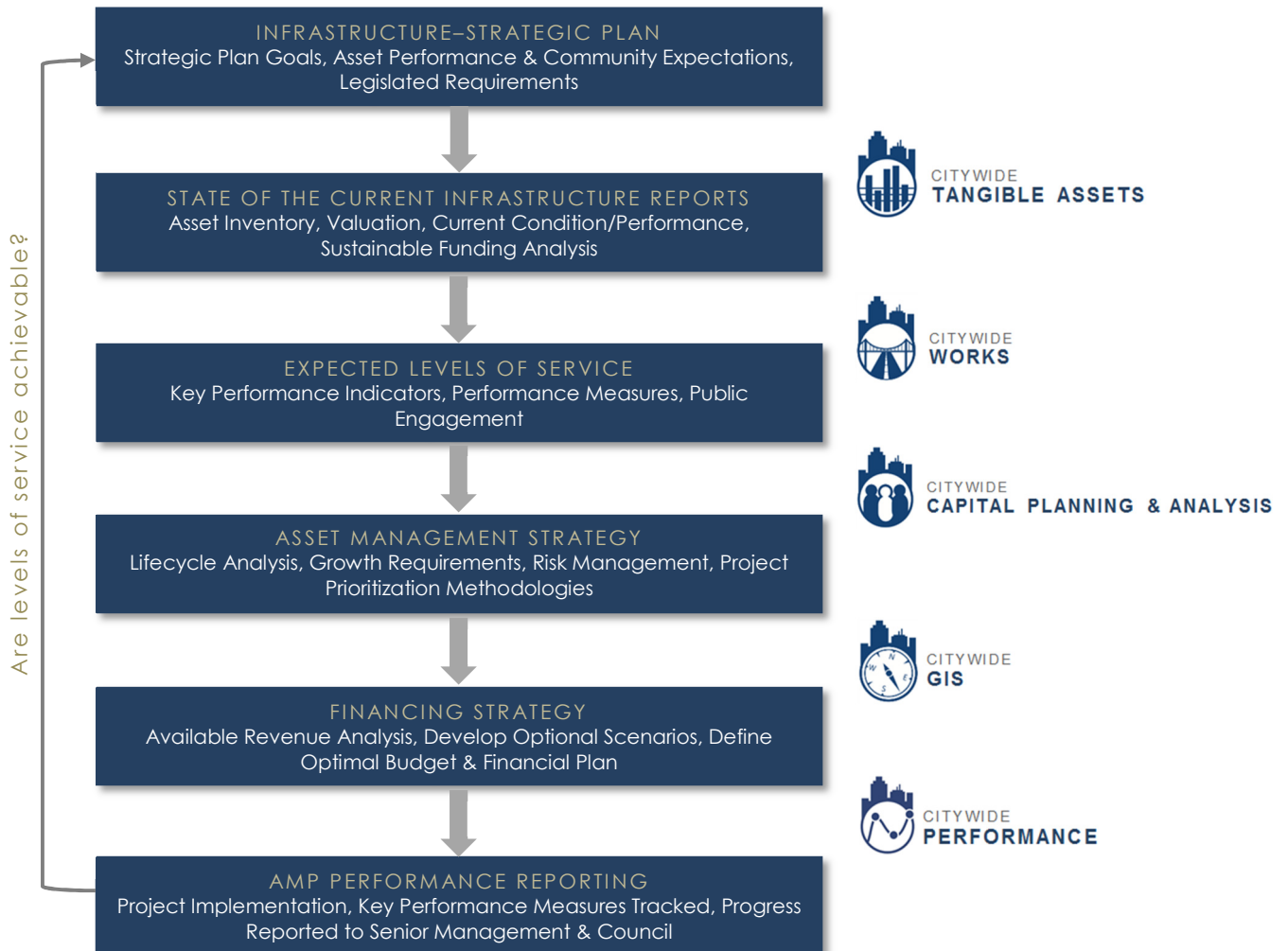
Finally, in subsequent updates to this AMP, actual project implementation will be reviewed and measured through the established performance metrics to quantify whether the desired level of service is achieved or achievable for each infrastructure class. If shortfalls in performance are observed, these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



3.0 State of the Infrastructure (SOTI)

3.1 Objective and Scope

Objective: To identify the state of the municipality'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:** Urban and rural, paved and gravel
2. **Bridges & Culverts:** Bridges and large culverts with a span greater than 3m
3. **Water Network:** Water mains, valves, hydrants, tower and treatment plant
4. **Sanitary Sewer Network:** Sanitary sewer mains, forcemains, manholes, lift stations, treatment plant
5. **Storm Sewer Network:** Storm sewer mains, forcemains, catch basins, ditch inlets & outfalls, catch basin leads, catch basin manholes, storm manholes, lift station.
6. **Social Housing:** Facilities.

3.2 Approach

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 Fort Frances, 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

The town has supplied condition data for all paved roads. The condition data recalculates a new performance age for each individual asset and, as such, a far more accurate prediction of future replacement can be established and applied to the future investment requirements within this AMP report.

For those assets without condition data, bridges and culverts, sanitary, water, storm and social housing assets, the deterioration review will rely on the 'straight line' amortization schedule approach provided from the accounting data. Although this approach is based on age data and useful life projections, and is not as accurate as the use of detailed condition data, it does provide a relatively reliable benchmark of future requirements.

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.

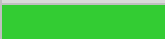




3.2.4 Asset Rating Criteria

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.

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

Grading Scale: 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.		
Star Rating	Letter Grade	Description
★★★★★	A	Excellent: 91 to 100% of need
★★★★	B	Good: 76 to 90% of need
★★★	C	Fair: 61 to 75% of need
★★	D	Poor: 46 – 60% of need
★	F	Critical: under 45% of need

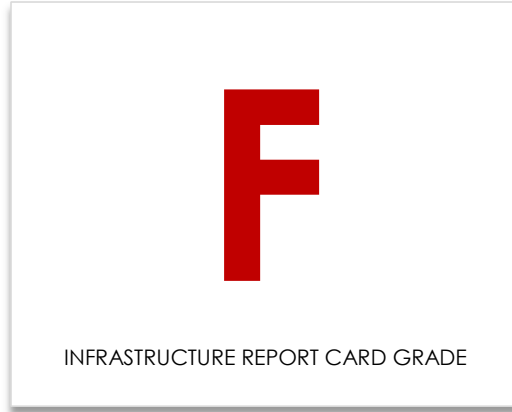
3.2.6 General Methodology and Reporting Approach

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

Note: The financial analysis in this section includes paved and surface treated roads. Gravel roads are excluded from the capital replacement analysis, as by nature, they require perpetual maintenance activities and funding. However, the gravel roads have been included in the Road Network inventory and replacement value tables. There is also further information regarding gravel roads in section 3.4 "Gravel Roads – Maintenance Requirements" of this AMP.

3.3.1 What do we own?

The entire network comprises approximately 84 centreline km of road.

Road Network Inventory		
Asset Type	Asset Component	Quantity/Units
Road Network	Paved	667,833.46m ²
	Road Base	793,833.46m ²
	Surface Treatment	126,000.00m ²
	Sidewalks	82,595.02m ²
	Unpaved	76,100.00m ²
	Curb & Gutter	101,400.86m

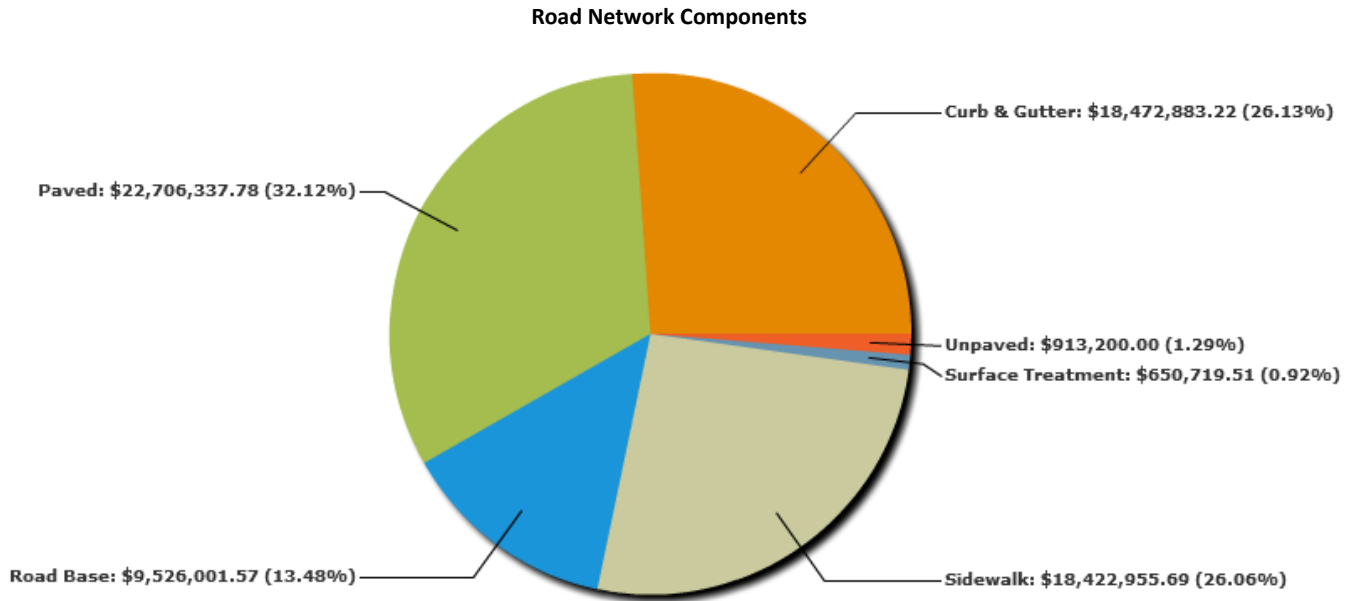
The road network data was extracted from the Tangible Capital Asset module of the CityWide software suite.

3.3.2 What is it worth?

The estimated replacement value of the road network, in 2012 dollars, is approximately \$70 million. The cost per household, excluding unpaved, for the road network is \$18,300 based on 3,813 households.

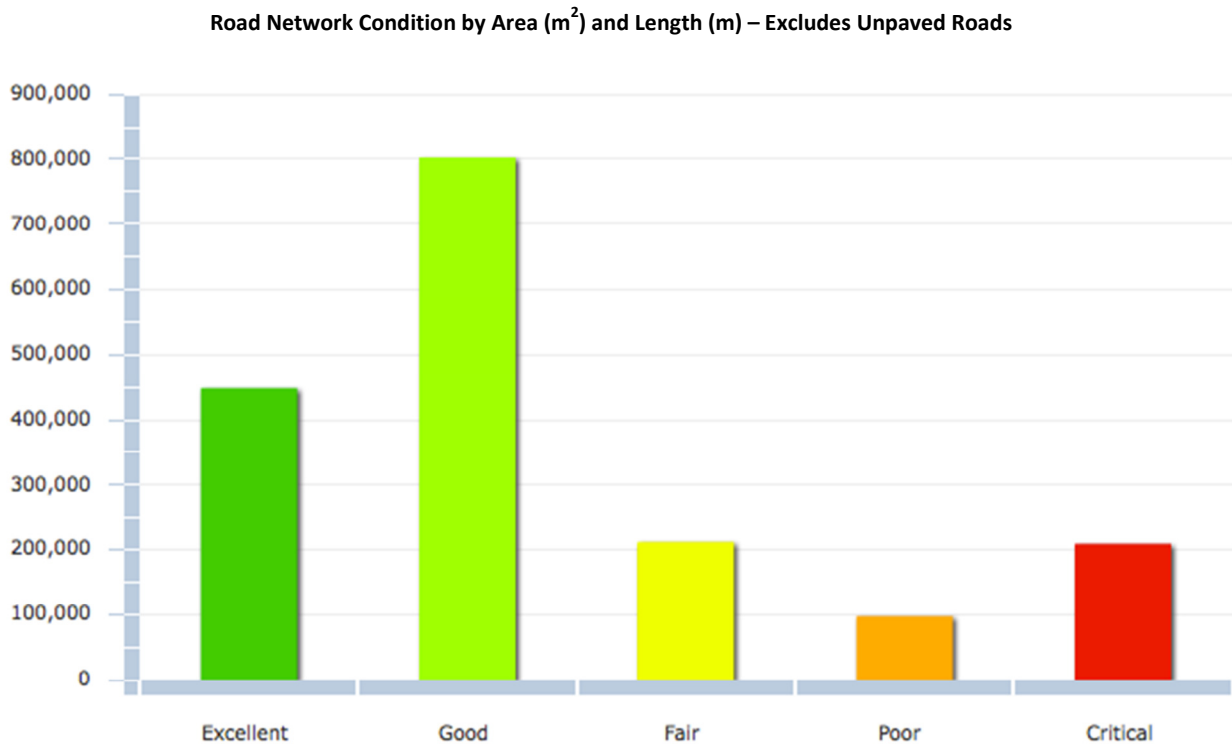
Road Network Replacement Value				
Asset Type	Asset Component	Quantity/Units	2012 Unit Replacement Cost	2012 Overall Replacement Cost
Road Network	Paved	667,833.46m ²	\$34/m ²	\$22,706,338
	Road Base	793,833.46m ²	\$12/m ²	\$9,526,002
	Surface Treatment	126,000.00m ²	\$4/m ²	\$650,720
	Sidewalks	82,595.02m ²	\$225/m ²	\$18,422,956
	Unpaved	76,100.00m ²	\$12/m ²	\$913,200
	Curb & Gutter	101,400.86m	CPI Tables	\$18,472,883
				\$70,692,098

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?

The majority, 83%, of the municipality's road network is in fair to excellent condition, with the remaining 17% in poor to critical condition. As such, the municipality 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.

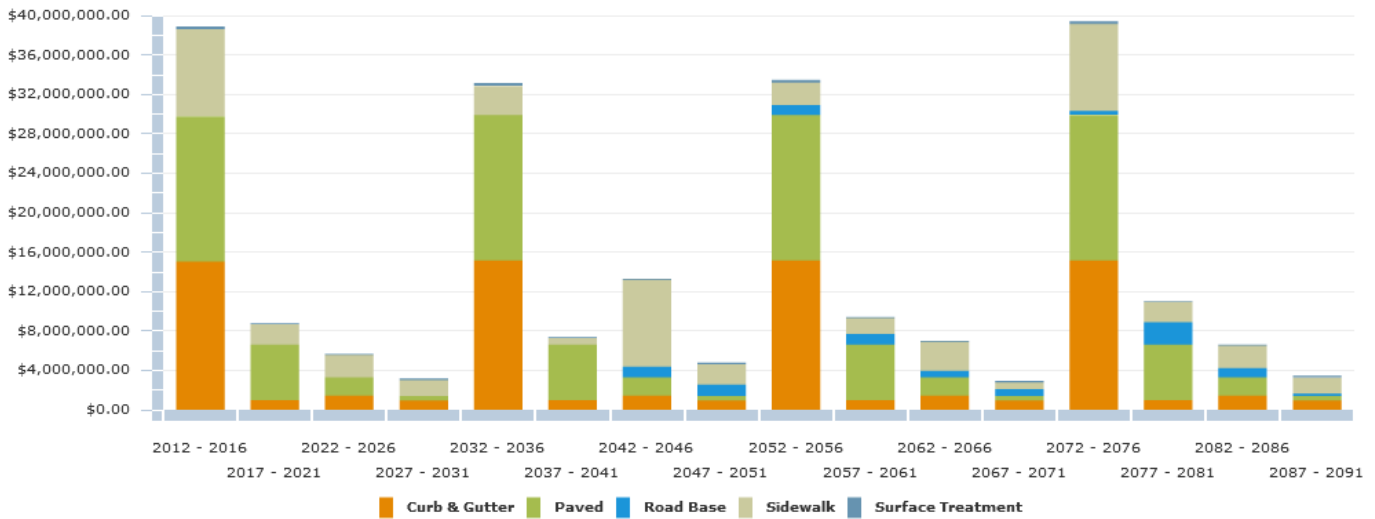
Addressing Asset Needs		
Phase	Lifecycle Activity	Asset Life Stage
Minor maintenance	Activities such as inspections, monitoring, sweeping, winter control, etc.	1 st Qtr
Major maintenance	Activities such as repairing pot holes, grinding out roadway rutting, and patching sections of road.	2 nd Qtr
Rehabilitation	Rehabilitation activities such as asphalt overlays, mill and paves, etc.	3 rd Qtr
Replacement	Full road reconstruction	4 th 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	Paved	20
	Road Base	80
	Surface Treatment	20
	Sidewalks	30
	Unpaved	80
	Curb & Gutter	20

Road Network Replacement Profile (Excludes Unpaved Roads)



3.3.6 How much money do we need?

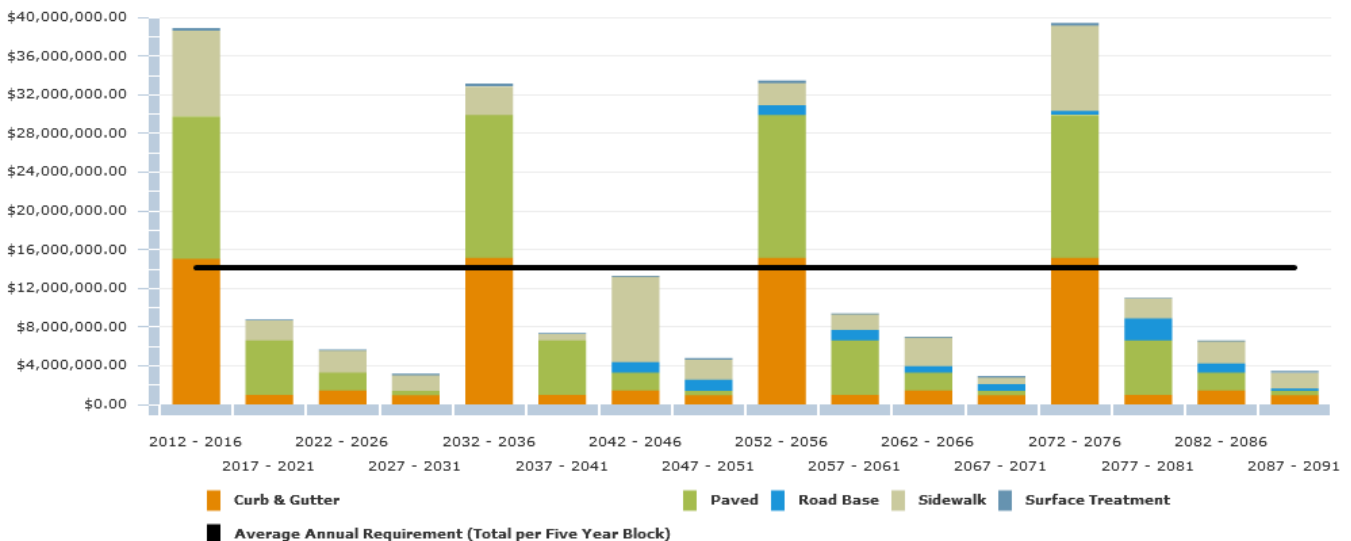
The analysis completed to determine capital revenue requirements was based on the following constraints and assumptions:

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 2012 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.

3.3.7 How do we reach sustainability?

Based upon the above parameters, the average annual revenue required to sustain Fort Frances' paved road network is approximately **\$2,825,000**. Based on Fort Frances' current annual funding of **\$497,000**, there is an annual **deficit of \$2,328,000**. As such, the municipality 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 (Excludes Unpaved Roads)



In conclusion, based on condition data for the paved roads and age based analysis for the other assets, the road network is generally in good condition. However, there are significant replacement cycles required over the next 5 years totaling approximately \$39 million. It should be noted, however, that the useful life for sidewalks and curb and gutter are projected at 30 and 20 years, while industry standards are usually closer to 50 years. Increasing the useful life will reduce the immediate requirements listed above. In addition, a study to better understand field condition of those assets should be implemented to optimize the short and long term budgets based on actual need. Also, the condition assessment data for paved roads, along with risk management strategies, should be reviewed together to aid in prioritizing overall needs. These items are discussed further in the Asset Management Strategy portion of this Asset Management Plan.

3.3.8 Recommendations

The municipality received an overall rating of 'F' 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 for the entire paved road 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 condition assessment data for paved roads, along with risk management strategies, should be reviewed together to aid in prioritizing overall needs for rehabilitation and replacement.
3. A tailored life cycle activity framework should be also be developed by the town as outlined further within the "Asset Management Strategy" section of this AMP.
4. The useful life projections used by the municipality should be reviewed for consistency with industry standards.
5. As approximately 10% of the municipality's road network is gravel roads, a detailed study should be undertaken to assess the overall maintenance costs of gravel roads and whether there is benefit to converting some gravel roads to paved , or surface treated roads, thereby reducing future costs. This is further outlined within the "Asset Management Strategy" section of this AMP.
6. 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.
7. 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.
8. The Infrastructure Report Card should be updated on an annual basis.



3.4 Gravel Roads – Maintenance Requirements

3.4.1 Introduction

Paved roads are usually designed and constructed with careful consideration given to the correct shape of the cross section. Once paving is complete the roadway will keep its general shape for the duration of its useful life. Gravel roads are quite different. Many have poor base construction, will be prone to wheel track rutting in wet weather, and traffic will continually displace gravel from the surface to the shoulder area, even the ditch, during wet and dry weather. Maintaining the shape of the road surface and shoulder is essential to ensure proper performance and to provide a sufficient level of service for the public.

Therefore, the management of gravel roads is not through major rehabilitation and replacement, but rather through good perpetual maintenance and some minor rehabilitation which depend on a few basic principles: proper techniques and cycles for grading; the use and upkeep of good surface gravel; and, dust abatement and stabilization.

3.4.2 Maintaining a Good Cross Section

In order to maintain a gravel road properly, a good cross section is required consisting of a crowned driving surface, a shoulder with correct slope, and a ditch. The crown of the road is essential for good drainage. A road with no crown, or insufficient crown, will cause water to collect on the surface during a rainfall, will soften the crust, and ultimately lead to rutting which will become severe if the subgrade also softens. Even if the subgrade remains firm, traffic will cause depressions in the road where water collects and the road will develop potholes. It is a generally accepted industry standard that 1.25cm per 12cm (one foot), approximately 4%, on the cross slope is ideal for road crown.

The road shoulder serves some key functions. It supports the edge of the travelled portion of the roadway, provides a safe area for drivers to regain control of vehicles if they are forced to leave the road, and finally, carries water further away from the road surface. The shoulder should ideally meet the edge of the roadway at the same elevation and then slope away gradually towards the ditch.

The ditch is the most important and common drainage structure for gravel roads. Every effort should be made to maintain a minimal ditch. The ditch should be kept free of obstructions such as eroded soil, vegetation or debris.

3.4.3 Grading Operations

Routine grading is the activity that ensures gravel roadways maintain a good cross section or proper profile. The three key components to good grading are: operating speed, blade angle, and blade pitch.

Excessive operating speed can cause many problems such as inconsistent profile, and blade movement or bouncing that can cut depressions and leave ridges in the road surface. It is generally accepted that grader speed should not exceed 8km per hour. The angle of the blade is also critical for good maintenance and industry standards suggest the optimal angle is between 30 and 45 degrees. Finally, the correct pitch or tilt of the blade is very important. If the blade is pitched back too far, the material will tend to build up in front of the blade and will not fall forward, which mixes the materials, and will move along and discharge at the end of the blade.

3.4.4 Good Surface Gravel

Once the correct shape is established on a roadway and drainage matters are taken care of, attention must be given to the placement of good gravel. Good surface gravel requires a percentage of stone which gives strength to support loads, particularly in wet weather. It also requires a percentage of sand size particles to fill the voids between the stones which provide stability. And finally, a percentage of plastic fines are needed to bind the material together which allows a gravel road to form a crust and shed water. Typical municipal maintenance routines will include activities to ensure a good gravel surface through both spot repairs (often annually) and also re-graveling of roadways (approximately every five years).

3.4.5 Dust Abatement and stabilization

A typical maintenance activity for gravel roads also includes dust abatement and stabilization. All gravel roads will give off dust at some point, although the amount of dust can vary greatly from region to region. The most common treatment to reduce dust is the application of Calcium Chloride, in flake or liquid form, or Magnesium Chloride, generally just in liquid form. Of course, there are other products on the market as well. Calcium and Magnesium Chloride can be very effective if used properly. They are hygroscopic products which draw moisture from the air and keep the road surface constantly damp. In addition to alleviating dust issues, the continual dampness also serves to maintain the loss of fine materials within the gravel surface, which in turn helps maintain road binding and stabilization. A good dust abatement program can actually help waterproof and bind the road, in doing so can reduce gravel loss, and therefore, reduce the frequency of grading.

3.4.6 The Cost of Maintaining Gravel Roads

We conducted an industry review to determine the standard cost for maintaining gravel roads. However, it became apparent that no industry standard exists for either the cost of maintenance or for the frequency at which the maintenance activities should be completed. Presented below, as a guideline only, are two studies on the maintenance costs for gravel roads:

3.4.7 Minnesota Study (2005)

The first study is from the Minnesota Department of Transportation (MnDOT) Local Road Research Board (LRRB), where the researchers looked at historical and estimated cost data from multiple counties in Minnesota.

The study team found that the typical maintenance schedule consisted of routine grading and re-graveling with two inches of new gravel every five years. They found that a typical road needed to be graded 21 times a year or three times a month from April – October, and the upper bound for re-graveling was five years for any road over 100 ADT; lower volume roads could possibly go longer. The calculated costs including materials, labour, and hauling totaled \$1,400 per year or \$67 per visit for the grading activity and \$13,800 for the re-gravel activity every five years. The re-gravel included an estimate gravel cost of \$7.00 per cubic yard and a 2.5" thick lift of gravel (to be compacted down to 2"). Therefore, they developed an average estimated annual maintenance cost for gravel roads at \$4,160 per mile. This converts to \$2,600 per km of roadway and if adjusted for inflation into 2012 dollars, using the Non-Residential Building Construction Price Index (NRBCPI), it would be \$3,500.

Reference: Jahren, Charles T. et. al. "Economics of Upgrading an Aggregate Road," Minnesota Department of Transportation, St. Paul, Mn, January 2005.

3.4.8 South Dakota study (2004)

This second study was conducted by South Dakota's Department of Transportation (SDDOT). The default maintenance program for gravel roads from SDDOT's report includes grading 50 times per year, re-graveling once every six years, and spot graveling once per year. The unit cost for grading was very similar to Minnesota at \$65 per mile, re-gravel at \$7,036 per mile and spot graveling or pothole repair at \$2,420 per mile, totaling to an average annual maintenance cost of \$6,843 per mile. Due to the frequency of the grading activity and the addition of the spot gravel maintenance, the SDDOT number is higher than Minnesota reported even though the re-gravel activity is reported at about half of the price in Minnesota.

This converts to \$4,277 per km of roadway and if adjusted for inflation into 2012 dollars, using the NRBCPI, it would be \$5,758.

Reference: Zimmerman, K.A. and A.S. Wolters. "Local Road Surfacing Criteria," South Dakota Department of Transportation, Pierre, SD, June 2004.

3.4.9 Ontario Municipal Benchmarking Initiative (OMBI)

One of the many metrics tracked through the Ontario Municipal Benchmarking Initiative is the "Operating costs for Unpaved (Loose top) Roads per lane Km." As referenced from the OMBI data dictionary, this includes maintenance activities such as dust suppression, loose top grading, loose top gravelling, spot base repair and wash out repair.

Of the six Ontario municipalities that included 2012 costs for this category, there is a wide variation in the reporting. The highest cost per lane km was \$14,900 while the lowest cost was \$397. The average cost was \$6,300 per lane km. Assuming two lanes per gravel road to match the studies above, the Ontario OMBI average becomes \$12,600 per km of roadway.

Summary of Costs	
Source	2012 Maintenance Cost per km (adjusted for inflation using NRBCPI)
Minnesota Study	\$3,500
South Dakota Study	\$5,758
OMBI Average (six municipalities)	\$12,600

3.4.10 Conclusion

As discussed above, there are currently no industry standards in regards to the cost of gravel road maintenance and the frequency at which the maintenance activities should be completed. Also, there is no established benchmark cost for the maintenance of a km of gravel road and the numbers presented above will vary significantly due to the level of service or maintenance that's provided (i.e., frequency of grading cycles and re-gravel cycles).

Fort Frances currently spends \$26,960 (based on 2012 actual expenditures) annually on gravel roads maintenance. With a gravel road network of approximately 8 km, the maintenance cost per km of roadway is \$3,370. This appears to be on the lower end based on the typical budget limits as shown above. Of course there are many variables in this analysis, therefore it is recommended that a detailed study be undertaken to establish different cost options associated with different levels of service and that this be included with future updates to this AMP.

3.5 Bridges & Culverts

F

INFRASTRUCTURE REPORT CARD GRADE



3.5 Bridges & Culverts

3.5.1 What do we own?

As shown in the summary table below, the municipality owns 3 bridges.

Bridges & Culverts Inventory		
Asset Type	Asset Component	Quantity/Units
Bridges & Culverts	Bridges	3

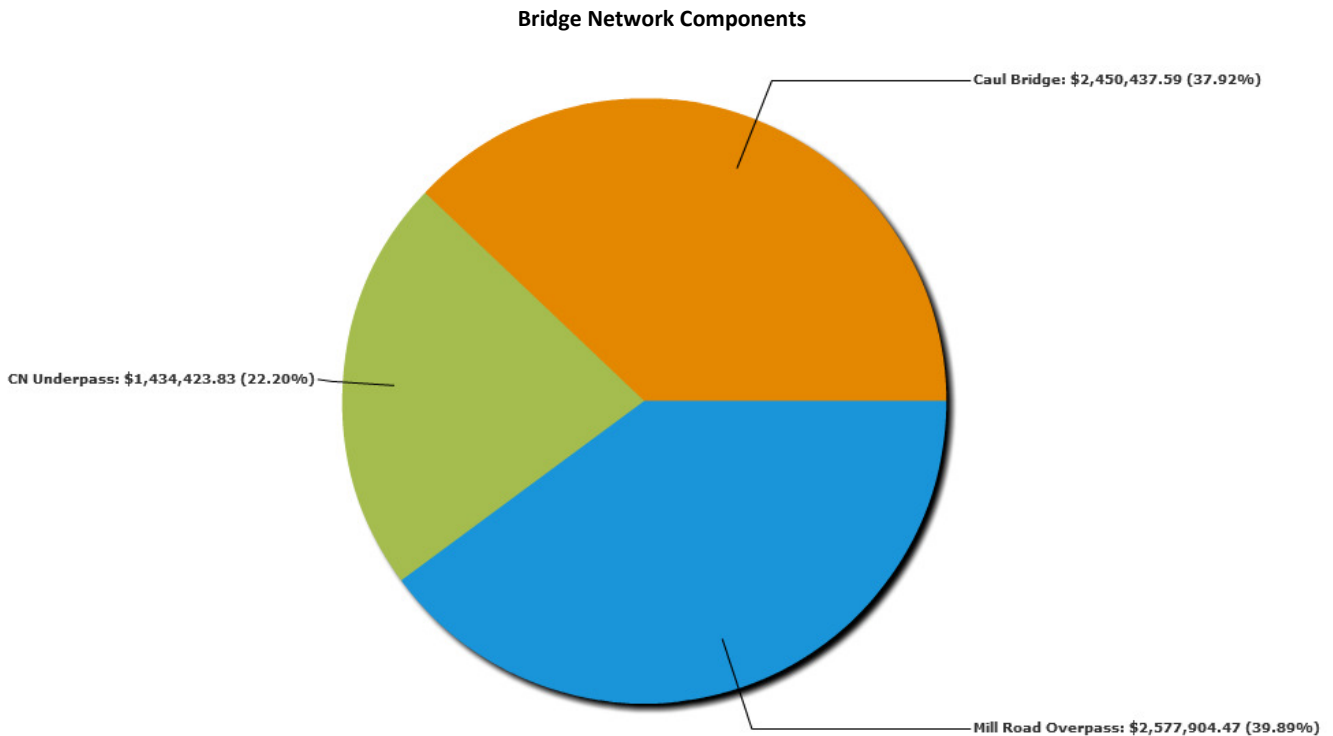
The bridges & culverts data was extracted from the Tangible Capital Asset module of the CityWide software suite.

3.5.2 What is it worth?

The estimated replacement value of the municipality's bridges & culverts, in 2012 dollars, is approximately \$6.46 million. The cost per household for bridges & culverts is \$1,695 based on 3,813 households.

Bridges & Culverts Replacement Value				
Asset Type	Asset Component	Quantity/Units	2012 Unit Replacement Cost	2012 Replacement Cost
Bridges & Culverts	Bridges	3	CPI Tables	\$6,462,766
				\$6,462,766

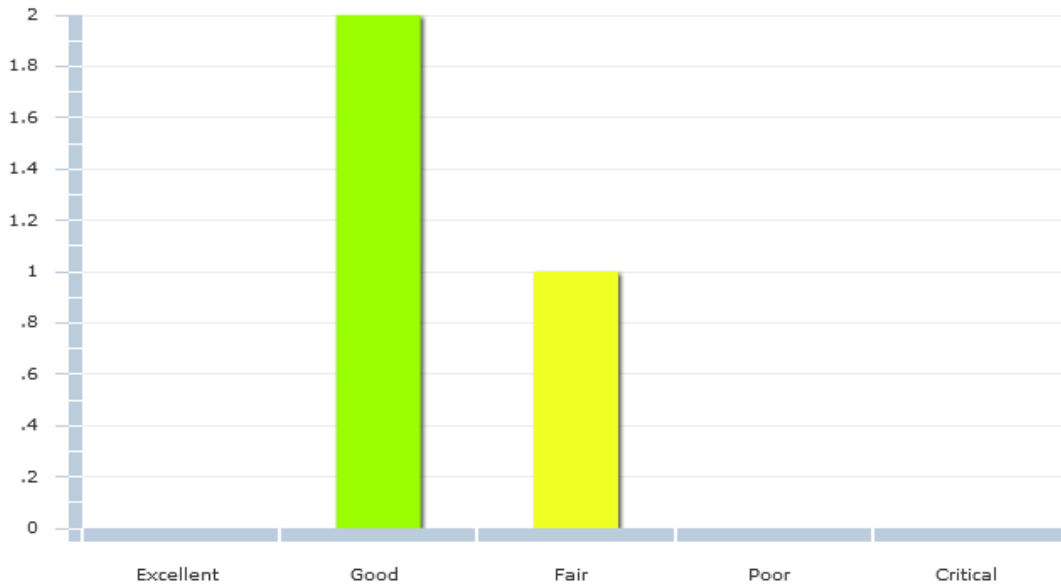
The pie chart below provides a breakdown of each of the bridges & culverts components to the overall structures value.



3.5.3 What condition is it in?

The municipality has 2 bridges in good condition (Caul and Mill Overpass), with the remaining in fair condition (CN Underpass). As such, the municipality received a Condition vs. Performance rating of 'C+'.

Bridge Condition by Quantity – Assessed Condition



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 bridge and culvert structures below. Further detail is provided in the "Asset Management Strategy" section of this AMP.

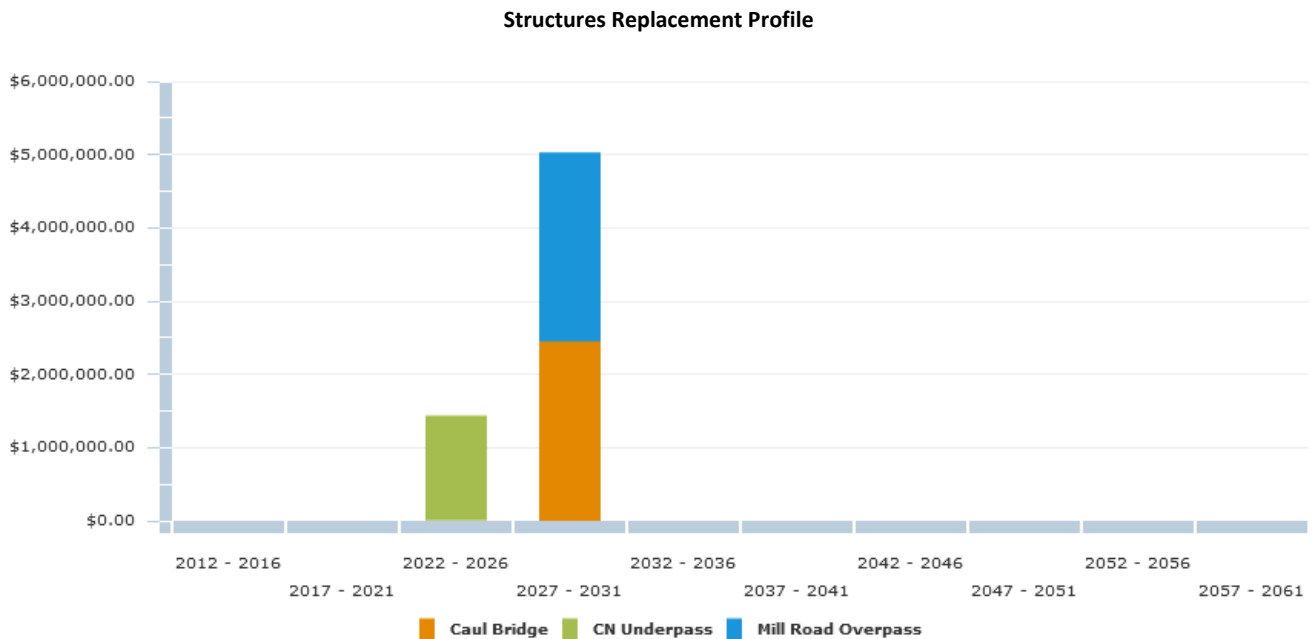
Addressing Asset Needs		
Phase	Lifecycle Activity	Asset Life Stage
Minor Maintenance	Activities such as inspections, monitoring, sweeping, winter control, etc.	1 st Qtr
Major Maintenance	Activities such as repairs to cracked or spalled concrete, damaged expansion joints, bent or damaged railings, etc.	2 nd Qtr
Rehabilitation	Rehabilitation events such as structural reinforcement of structural elements, deck replacements, etc.	3 rd Qtr
Replacement	Full structure reconstruction	4 th 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
Bridges & Culverts	Bridges	50

The following graph shows the current projection of structure replacements based on the condition of the assets.



3.5.6 How much money do we need?

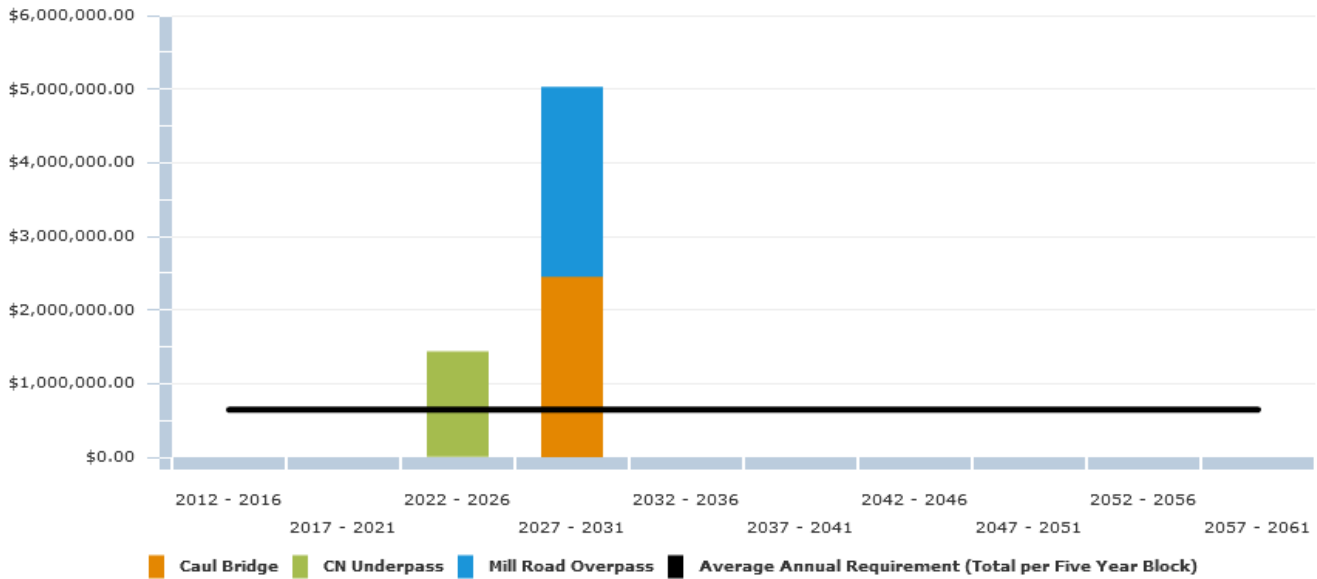
The analysis completed to determine capital revenue requirements was based on the following constraints and assumptions:

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 2012 dollars.
4. The analysis was run for a 50 year period to ensure all assets cycled 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 Fort Frances' bridges & culverts is **\$129,000**. Based on Fort Frances' current annual funding of **\$0**, there is an annual **deficit of \$129,000**. 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.

Sustainable Revenue Requirement



In conclusion, based on field condition data, of the three bridge structures within the municipality, two are in good condition and one is in fair condition. Based on this there is no immediate backlog of needs to be addressed within the next 5 years. The condition assessment data, along with risk management strategies, should be reviewed together to aid in prioritizing overall needs for rehabilitation and replacement and assist with optimizing 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 ‘F’ for its bridges & culverts, calculated from the Condition vs. Performance and the Funding vs. Need ratings. Accordingly, we recommend the following:

1. The condition assessment data, along with risk management strategies, should be reviewed together to aid in prioritizing overall needs for rehabilitation and replacement.
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.

3.6 Water Network

B

INFRASTRUCTURE REPORT CARD GRADE



3.6 Water Network

3.6.1 What do we own?

Fort Frances is responsible for the following water network inventory which includes approximately 70km of water mains.

Water Network Inventory		
Asset Type	Asset Component	Quantity
Water Network	Mains - Local (13mm)	30.32m
	Mains - Local (19mm)	63.32m
	Mains - Local (25mm)	140.76m
	Mains - Local (38mm)	268.12m
	Mains - Local (50mm)	163.79m
	Mains - Local (100mm)	226.42m
	Mains - Local (150mm)	40,779.14m
	Mains - Local (200mm)	3,357.69m
	Mains - Local (250mm)	6,275.38m
	Mains - Local (300mm)	15,857.65m
	Mains - Local (400mm)	2,522.83m
	Mains - Local (500mm)	13.12m
	Mains - Local (630mm)	199.61m
	Mains (Unknown Diameter)	265.71m
	Valves (50mm)	4
	Valves (100mm)	15
	Valves (150mm)	456
	Valves (200mm)	58
	Valves (250mm)	57
	Valves (300mm)	106
	Valves (400mm)	7
	Valves (Unknown Diameter)	2
Hydrants	397	
Treatment Plant	1	
Water Tower	1	

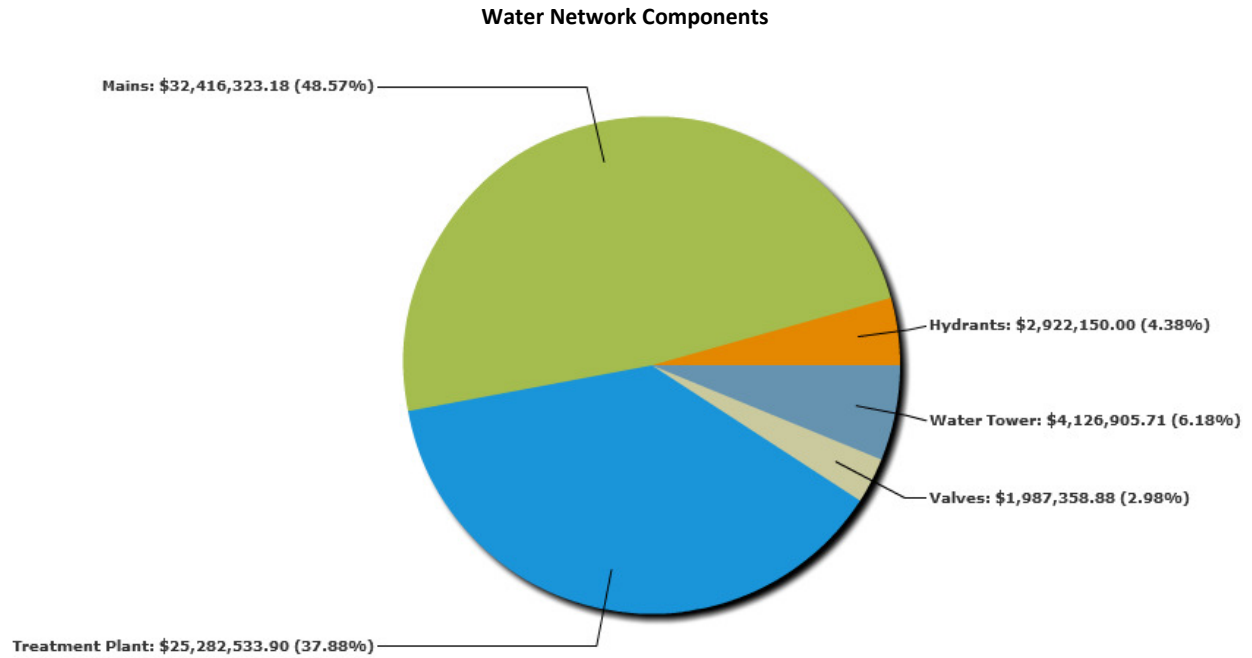
The water network data was extracted from the Tangible Capital Asset module of the CityWide software suite.

3.6.2 What is it worth?

The estimated replacement value of the water network, in 2012 dollars, is approximately \$67 million. The cost per household for the water network is \$17,116 based on 3,899 customers.

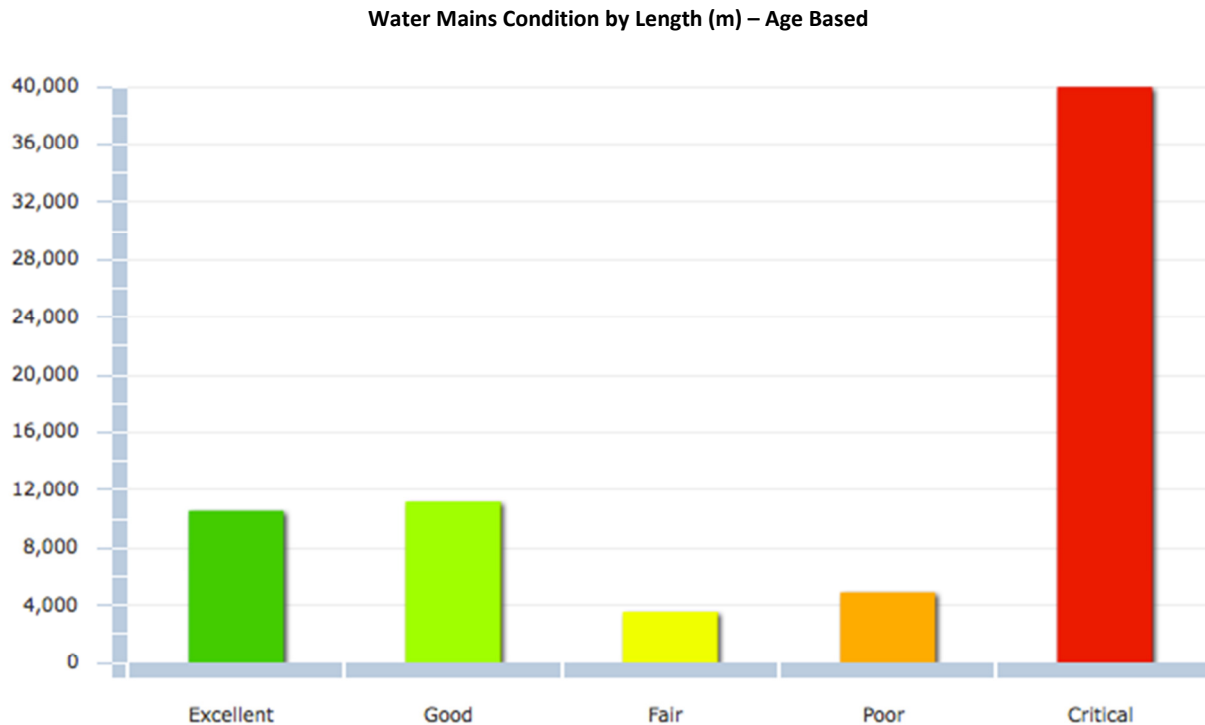
Water Network Replacement Value				
Asset Type	Asset Component	Quantity	2012 Unit Replacement Cost	2012 Overall Replacement Cost
Water Network	Mains - Local (13mm)	30.32m	CPI Tables	\$39,311
	Mains - Local (19mm)	63.32m	CPI Tables	\$172,702
	Mains - Local (25mm)	140.76m	CPI Tables	\$115,696
	Mains - Local (38mm)	268.12m	CPI Tables	\$93,193
	Mains - Local (50mm)	163.79m	CPI Tables	\$60,119
	Mains - Local (100mm)	226.42m	\$420/m	\$95,095
	Mains - Local (150mm)	40,779.14m	\$430/m	\$17,535,028
	Mains - Local (200mm)	3,357.69m	\$450/m	\$1,510,961
	Mains - Local (250mm)	6,275.38m	\$475/m	\$2,980,805
	Mains - Local (300mm)	15,857.65m	\$510/m	\$8,087,404
	Mains - Local (400mm)	2,522.83m	\$550/m	\$1,387,555
	Mains - Local (500mm)	13.12m	\$710/m	\$9,316
	Mains - Local (630mm)	199.61m	\$900/m	\$179,646
	Mains (Unknown Diameter)	265.71m	CPI Tables	\$149,492
	Valves (50mm)	4	CPI Tables	\$26,378
	Valves (100mm)	15	\$2,350	\$35,250
	Valves (150mm)	456	\$2,450	\$1,117,200
	Valves (200mm)	58	\$2,750	\$159,500
	Valves (250mm)	57	\$3,250	\$185,250
	Valves (300mm)	106	\$3,750	\$397,500
	Valves (400mm)	7	\$7,550	\$52,850
	Valves (Unknown Diameter)	2	CPI Tables	\$13,432
	Hydrants	397	\$8,050	\$2,922,150
Treatment Plant	1	CPI Tables	\$25,282,534	
Water Tower	1	CPI Tables	\$4,126,906	
				\$66,735,273

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

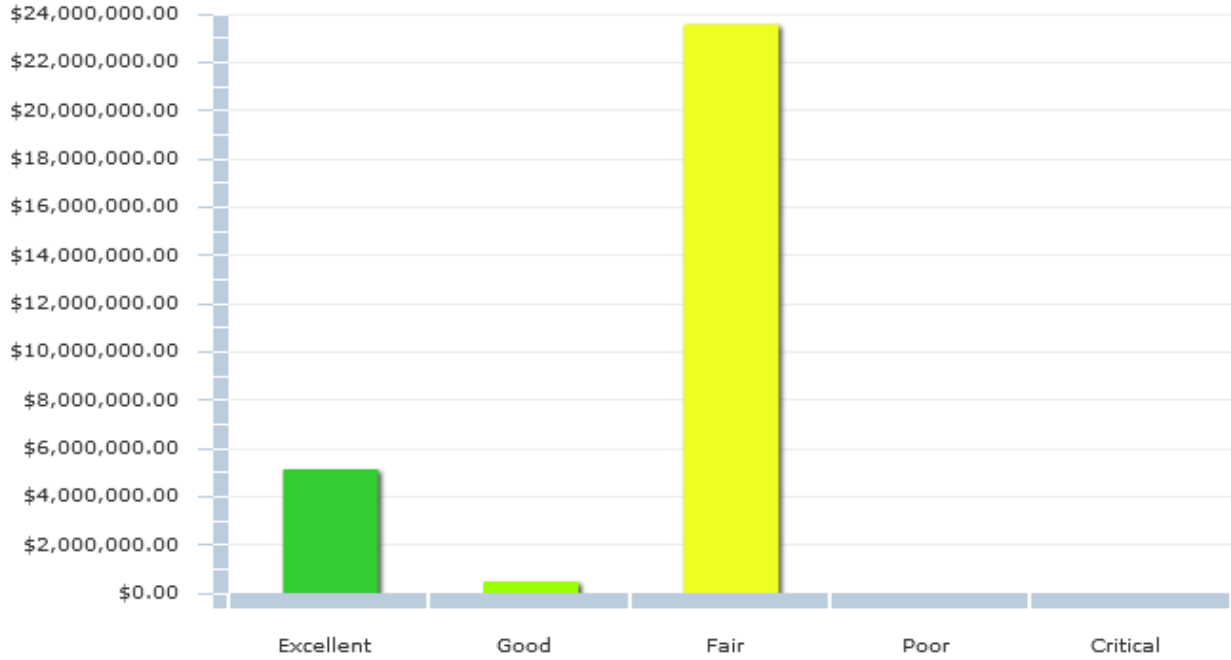


3.6.3 What condition is it in?

While the majority, 64%, of municipality's water mains are in poor to critical condition, 80% of its facilities assets, based on age, are in fair condition. As such, the municipality received a Condition vs. Performance rating of 'D+'.



Treatment Plant & Water Tower Condition by Replacement Cost (\$) – Age Based



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 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, valve exercising, 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

3.6.5 When do we need to do it?

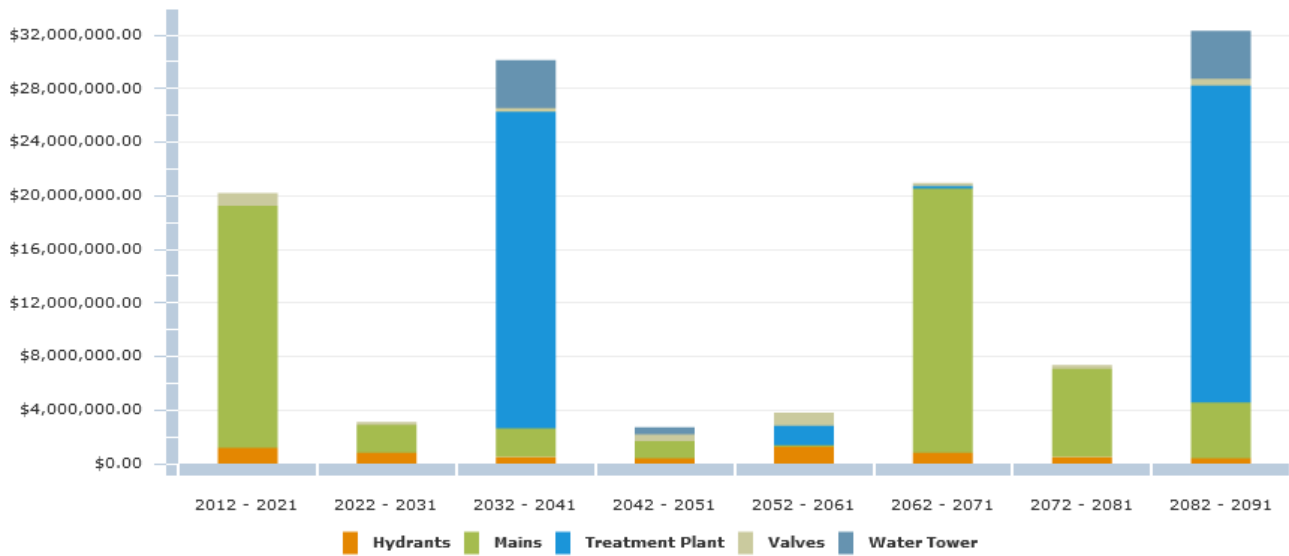
For the purpose of this report "useful life" data for each asset class was obtained from the accounting data within the CityWide software database. This proposed useful life is used to determine replacement needs of individual assets, which are calculated in the system as part of the overall financial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

Asset Useful Life in Years		
Asset Type	Asset Component	Useful Life in Years
Water Network	Mains - Local (13mm)	80
	Mains - Local (19mm)	80
	Mains - Local (25mm)	80
	Mains - Local (38mm)	80
	Mains - Local (50mm)	80
	Mains - Local (100mm)	80
	Mains - Local (150mm)	80
	Mains - Local (200mm)	80
	Mains - Local (250mm)	80
	Mains - Local (300mm)	80
	Mains - Local (400mm)	80
	Mains - Local (500mm)	80
	Mains - Local (630mm)	80
	Mains (Unknown Diameter)	80
	Valves (50mm)	40
	Valves (100mm)	40
	Valves (150mm)	40
	Valves (200mm)	40
	Valves (250mm)	40
	Valves (300mm)	40
	Valves (400mm)	40
Valves (Unknown Diameter)	40	
Hydrants	40	
Treatment Plant	50	
Water Tower	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 age and condition, therefore, future replacement requirements.

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

Water Network Replacement Profile – Age Based



3.6.6 How much money do we need?

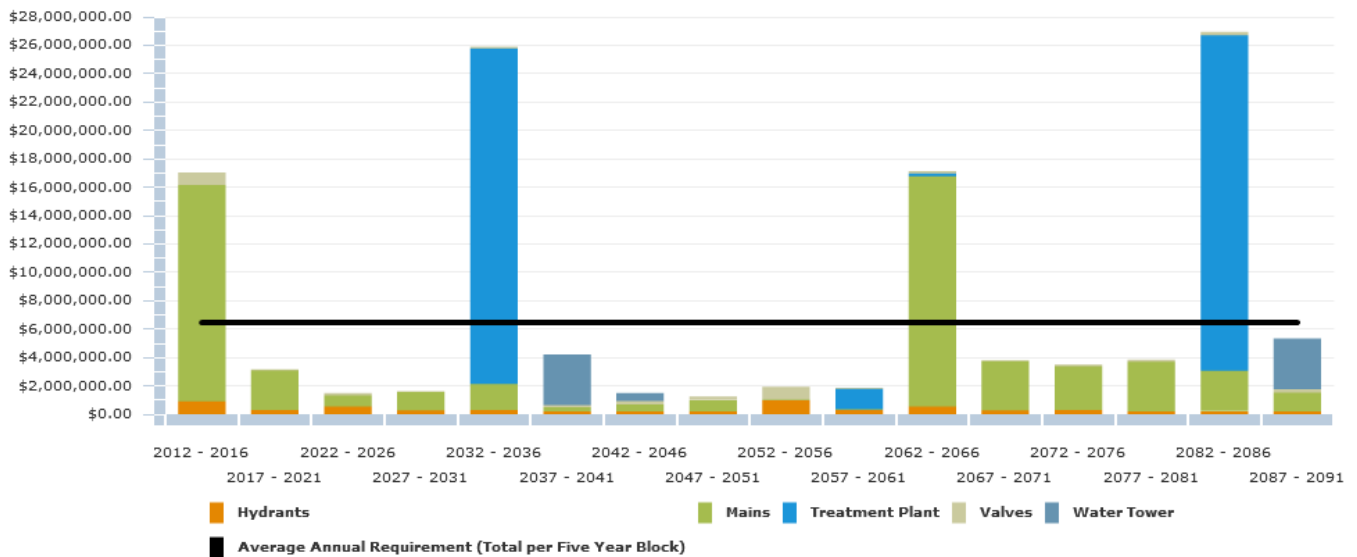
The analysis completed to determine capital revenue requirements was based on the following assumptions:

1. Replacement costs are based upon the unit costs identified within the “What is it worth” section above.
2. The timing for individual 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 2012 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 Fort Frances' water network is approximately **\$1,293,000**. Based on Fort Frances' current annual funding of **\$1,377,000**, there is a **surplus of \$84,000**. As such, the municipality received a Funding vs. Need rating of 'A'. The following graph presents five year blocks of expenditure requirements against the sustainable funding threshold line.

Sustainable Revenue Requirements – Age Based



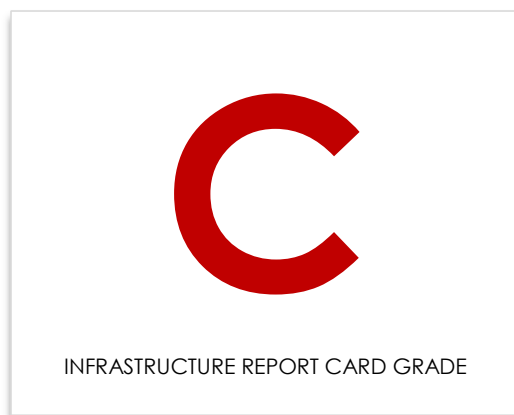
In conclusion, 64% of Fort Frances' water distribution network is in poor to critical condition while the facilities are in excellent-good (Water Tower) and fair condition for the Treatment plant based on age data only. This has generated a significant backlog of needs to be addressed over the next 5 years totaling approximately \$17 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.

3.6.8 Recommendations

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

1. A more detailed study to define the current condition of the water network should be undertaken as described further within the "Asset Management Strategy" section of this AMP.
2. Once the above study is complete, a new performance age should be applied to each water main 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.

3.7 Sanitary Sewer Network



3.7 Sanitary Sewer Network

3.7.1 What do we own?

The inventory components of the sanitary sewer network are outlined in the table below. The entire Network consists of approximately 57km of sewer main.

Sanitary Sewer Inventory		
Asset Type	Asset Component	Quantity
Sanitary Sewer Network	Mains - Local (100mm)	128.09m
	Mains - Local (150mm)	28.85m
	Mains - Local (200mm)	5,825.73m
	Mains - Local (225mm)	6,515.64m
	Mains - Local (230mm)	2,639.66m
	Mains - Local (250mm)	12,739.61m
	Mains - Local (300mm)	14,311.72m
	Mains - Local (350mm)	2,416.67m
	Mains - Local (375mm)	2,018.16m
	Mains - Local (380mm)	303.68m
	Mains - Local (400mm)	625.02m
	Mains - Local (450mm)	1,453.99m
	Mains - Local (500mm)	651.79m
	Mains - Local (600mm)	429.66m
	Mains - Local (750mm)	1,903.14m
	Mains - Local (900mm)	1,331.02m
	Mains (Unknown Diameter)	188.68m
	Forcemains (100mm)	228.96m
	Forcemains (200mm)	283.19m
	Forcemains (300mm)	725.08m
Forcemains (400mm)	1,894.98m	
Forcemains (450mm)	278.13m	
Manholes	625	
Valves	5	
Treatment Plant	1	
Lift Stations	6	

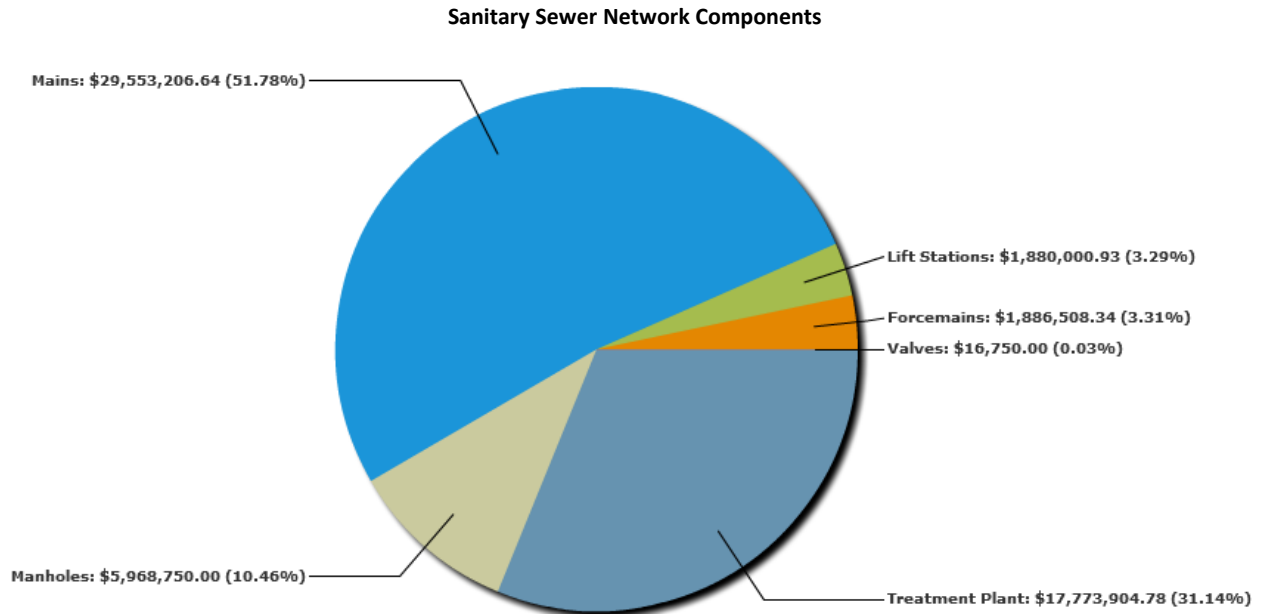
The Sanitary Sewer Network data was extracted from the Tangible Capital Asset module of the CityWide software application.

3.7.2 What is it worth?

The estimated replacement value of the sanitary sewer network, in 2012 dollars, is approximately \$57 million. The cost per household for the sanitary network is \$14,639 based on 3,899 customers.

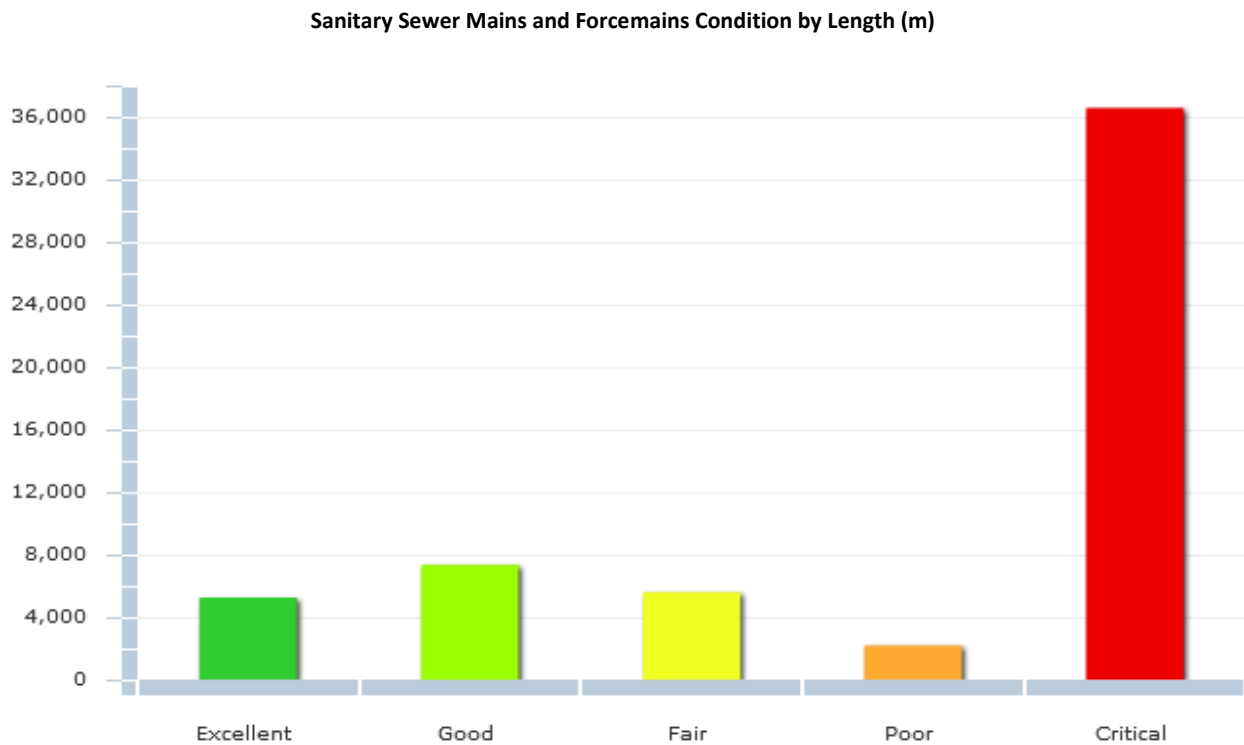
Sanitary Sewer Replacement Value				
Asset Type	Asset Component	Quantity	2012 Unit Replacement Cost	2012 Overall Replacement Cost
Sanitary Sewer Network	Mains - Local (100mm)	128.09m	\$470/m	\$60,203
	Mains - Local (150mm)	28.85m	\$480/m	\$13,848
	Mains - Local (200mm)	5,825.73m	\$500/m	\$2,912,865
	Mains - Local (225mm)	6,515.64m	\$510/m	\$3,322,976
	Mains - Local (230mm)	2,639.66m	\$510/m	\$1,346,227
	Mains - Local (250mm)	12,739.61m	\$520/m	\$6,624,597
	Mains - Local (300mm)	14,311.72m	\$555/m	\$7,943,005
	Mains - Local (350mm)	2,416.67m	\$558/m	\$1,348,502
	Mains - Local (375mm)	2,018.16m	\$560/m	\$1,130,170
	Mains - Local (380mm)	303.68m	\$564/m	\$171,276
	Mains - Local (400mm)	625.02m	\$568/m	\$355,011
	Mains - Local (450mm)	1,453.99m	\$570/m	\$828,774
	Mains - Local (500mm)	651.79m	\$600/m	\$391,074
	Mains - Local (600mm)	429.66m	\$620/m	\$266,389
	Mains - Local (750mm)	1,903.14m	\$760/m	\$1,446,386
	Mains - Local (900mm)	1,331.02m	\$900/m	\$1,197,918
	Mains (Unknown Diameter)	188.68m	CPI Tables	\$193,986
	Forcemains (100mm)	228.96m	\$470/m	\$107,611
	Forcemains (200mm)	283.19m	\$500/m	\$141,595
	Forcemains (300mm)	725.08m	\$555/m	\$402,419
	Forcemains (400mm)	1,894.98m	\$568/m	\$1,076,349
	Forcemains (450mm)	278.13m	\$570/m	\$158,534
	Manholes	625	\$9,550	\$5,968,750
Valves	5	\$3,350	\$16,750	
Treatment Plant	1	CPI Tables	\$17,773,905	
Lift Stations	6	CPI Tables	\$1,880,001	
				\$57,079,121

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

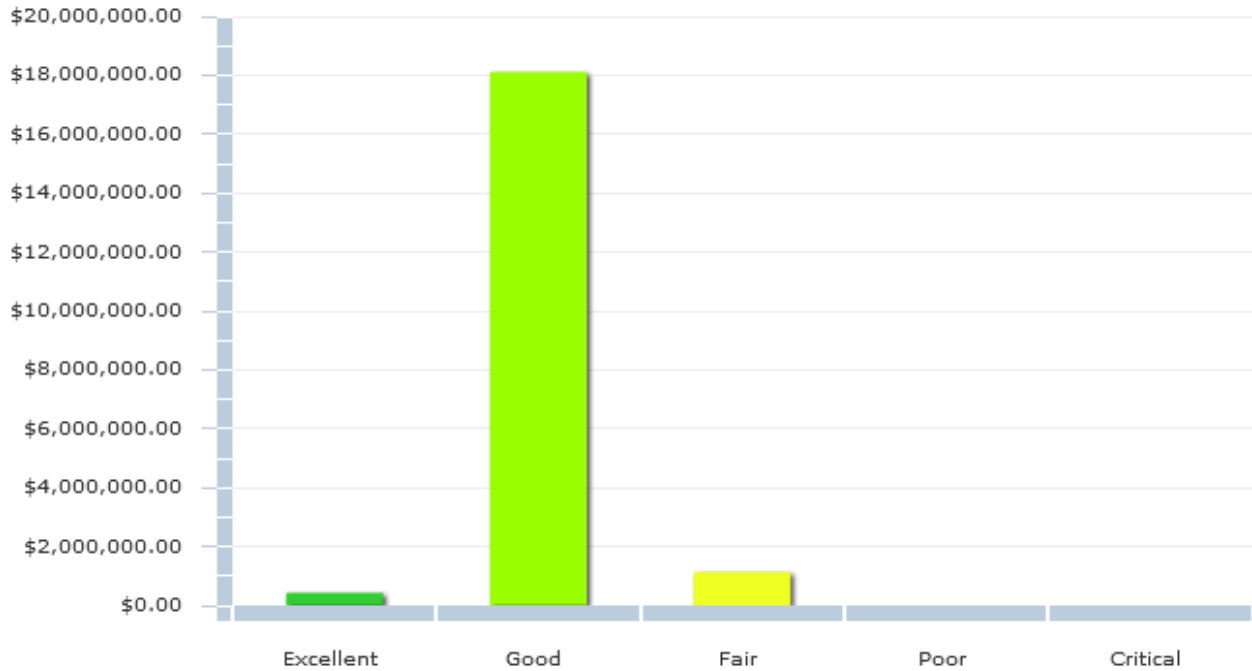


3.7.3 What condition is it in?

More than 70% of the town's sanitary sewer mains are in poor to critical condition, while 100% of its facilities assets based on age are in fair to excellent condition. As such, the municipality received a Condition vs. Performance rating of 'D+'.



Treatment Plant & Lift Stations Condition by Replacement Cost (\$) – Age Based



3.7.4 What do we need to do to it?

There are generally four distinct phases in an assets 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 st Qtr
Major Maintenance	Activities such as repairing manholes and replacing individual small sections of pipe.	2 nd Qtr
Rehabilitation	Rehabilitation events such as structural lining of pipes are extremely cost effective and provide an additional 75 plus years of life.	3 rd Qtr
Replacement	Pipe replacements	4 th Qtr

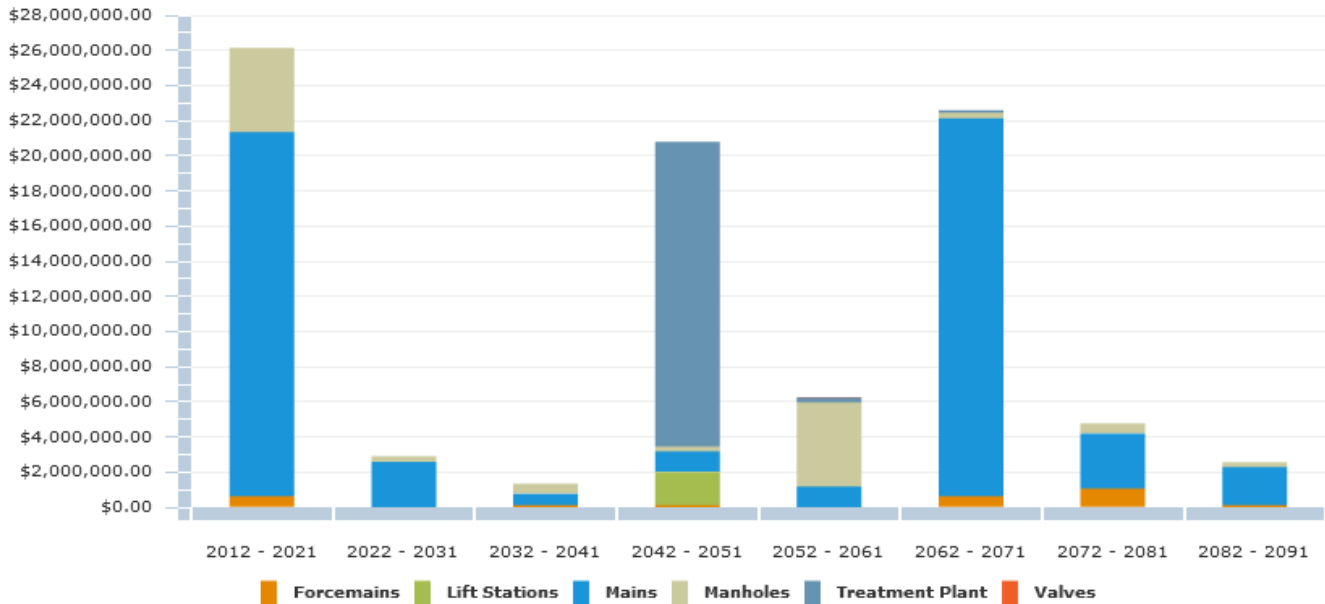
3.7.5 When do we need to do it?

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
Sanitary Sewer Network	Mains - Local (100mm)	80
	Mains - Local (150mm)	80
	Mains - Local (200mm)	80
	Mains - Local (225mm)	80
	Mains - Local (230mm)	80
	Mains - Local (250mm)	80
	Mains - Local (300mm)	80
	Mains - Local (350mm)	80
	Mains - Local (375mm)	80
	Mains - Local (380mm)	80
	Mains - Local (400mm)	80
	Mains - Local (450mm)	80
	Mains - Local (500mm)	80
	Mains - Local (600mm)	80
	Mains - Local (750mm)	80
	Mains - Local (900mm)	80
	Mains (Unknown Diameter)	80
	Forcemains (100mm)	80
	Forcemains (200mm)	80
	Forcemains (300mm)	80
	Forcemains (400mm)	80
	Forcemains (450mm)	80
Manholes	40	
Valves	40	
Treatment Plant	50	
Lift Stations	50	

As additional 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 sanitary sewer main replacements based on the age of the asset only.

Sanitary Sewer Mains & Force mains Replacement Profile



3.7.6 How much money do we need?

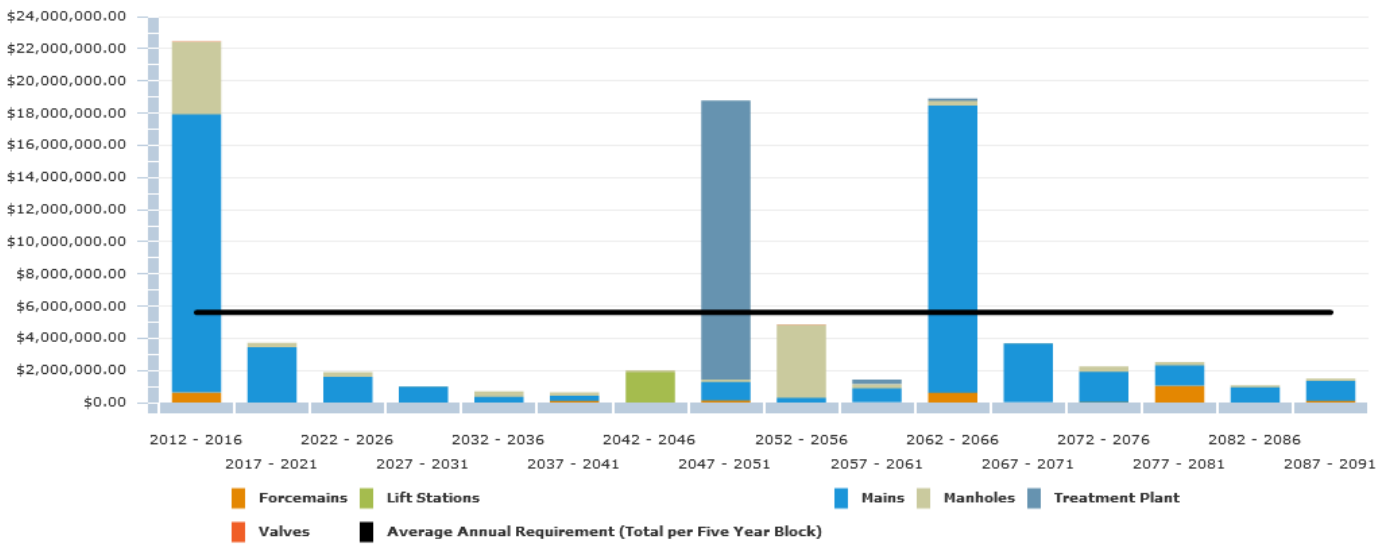
The analysis completed to determine capital revenue requirements was based on the following assumptions:

1. Replacement costs are based upon the unit costs identified within the “What is it worth” section above.
2. The timing for individual 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 2012 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.

3.7.7 How do we reach sustainability?

Based upon the above assumptions, the average annual revenue required to sustain Fort Frances' sanitary sewer network is approximately **\$1,121,000**. Based on Fort Frances' current annual funding of **\$897,000**, there is an annual **deficit of \$224,000**. As such, the municipality received a Funding vs. Need rating of 'B'. The following graph presents five year blocks of expenditure requirements against the sustainable funding threshold line.

Sustainable Revenue Requirements



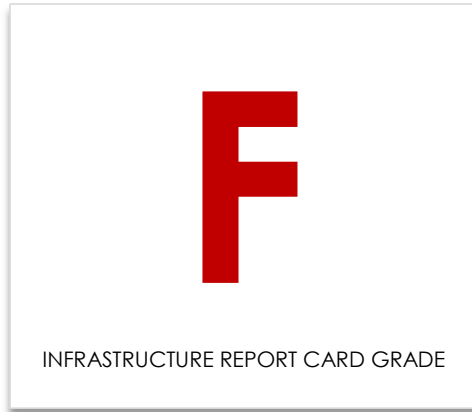
In conclusion, the sanitary sewer mains and forcemains, from a combination of CCTV inspections and age based analysis, are generally in poor to critical condition. However, the facilities are in fair to excellent condition. This has generated a backlog of needs to be addressed within the next 5 years totaling approximately \$22.4 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.

3.7.8 Recommendations

The municipality received an overall rating of ‘C’ for its sanitary 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 sanitary sewer network to gain a better understanding of current condition and performance as outlined further within the “Asset Management Strategy” section of this AMP. The town is currently doing 6km per year of CCTV camera inspections for the sanitary mains and forcemain.
2. Also, a detailed study to define the current condition of the sanitary facilities and their components (structural, architectural, electrical, mechanical, process, etc.) should be undertaken, as collectively they account for 45% of the sanitary infrastructure’s value.
3. Once the above studies are 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.

3.8 Storm Sewer Network



3.8 Storm Sewer Network

3.8.1 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 37.7 km of sewer mains.

Storm Sewer Network Inventory (Detailed)		
Asset Type	Asset Component	Quantity
Storm Sewer Network	Mains - Local (150mm)	1.81m
	Mains - Local (200mm)	209.58m
	Mains - Local (250mm)	550.19m
	Mains - Local (300mm)	4,245.39m
	Mains - Local (375mm)	3,190.34m
	Mains - Local (400mm)	434.62m
	Mains - Local (450mm)	6,205.12m
	Mains - Local (500mm)	426.57m
	Mains - Local (525mm)	3,398.37m
	Mains - Local (550mm)	192.48m
	Mains - Local (600mm)	4,826.58m
	Mains - Local (675mm)	9.05m
	Mains - Local (700mm)	387.92m
	Mains - Local (750mm)	2,369.73m
	Mains - Local (900mm)	2,057.33m
	Mains - Local (1000mm)	186.60m
	Mains - Local (1050mm)	1,007.83m
	Mains - Local (1075mm)	184.07m
	Mains - Local (1150mm)	99.94m
	Mains - Local (1200mm)	5,094.81m
	Mains - Local (1375mm)	1,730.37m
	Mains - Local (1400mm)	292.96m
	Mains - Local (1500mm)	191.47m
	Mains - Local (1675mm)	223.49m
	Mains - Local (1800mm)	31.81m
	Mains (Unknown Diameter)	204.35m
	Forcemain (200mm)	37.00m
	Catch Basin Leads (150mm)	174.26m
	Catch Basin Leads (200mm)	668.84m
	Catch Basin Leads (250mm)	1,363.26m
	Catch Basin Leads (300mm)	6,244.44m
	Catch Basin Leads (350mm)	263.42m
	Catch Basin Leads (375mm)	72.42m
Catch Basin Leads (400mm)	108.77m	
Catch Basin Leads (450mm)	108.75m	

Catch Basin Leads (500mm)	4.84m
Catch Basin Leads (525mm)	9.12m
Catch Basin Leads (550mm)	54.93m
Catch Basin Leads (600mm)	211.40m
Catch Basin Leads (750mm)	11.57m
Catch Basin Leads (900mm)	147.64m
Catch Basin Leads (1000mm)	1.45m
Catch Basin Leads (1200mm)	8.50m
Catch Basin Leads (Unknown)	254.46m
Ditch Inlets (100mm)	16.55m
Ditch Inlets (200mm)	7.73m
Ditch Inlets (300mm)	72.38m
Ditch Inlets (375mm)	33.72m
Ditch Inlets (400mm)	49.28m
Ditch Inlets (450mm)	15.48m
Ditch Inlets (500mm)	36.97m
Ditch Inlets (600mm)	116.07m
Ditch Inlets (750mm)	8.13m
Ditch Inlets (900mm)	16.89m
Ditch Inlets (1200mm)	21.39m
Ditch Inlets (Unknown)	153.54m
Outfalls (150mm)	47.99m
Outfalls (300mm)	456.40m
Outfalls (375mm)	49.30m
Outfalls (400mm)	13.30m
Outfalls (450mm)	67.71m
Outfalls (525mm)	13.08m
Outfalls (600mm)	395.36m
Outfalls (750mm)	89.61m
Outfalls (900mm)	13.51m
Outfalls (1050mm)	8.57m
Outfalls (1200mm)	146.77m
Outfalls (1375mm)	97.73m
Outfalls (1675mm)	69.56m
Outfalls (1800mm)	36.19m
Outfalls (Unknown)	361.60m
Catch Basins	874
Catch Basin Manholes	376
Storm Manholes	308
Lift Station	1

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

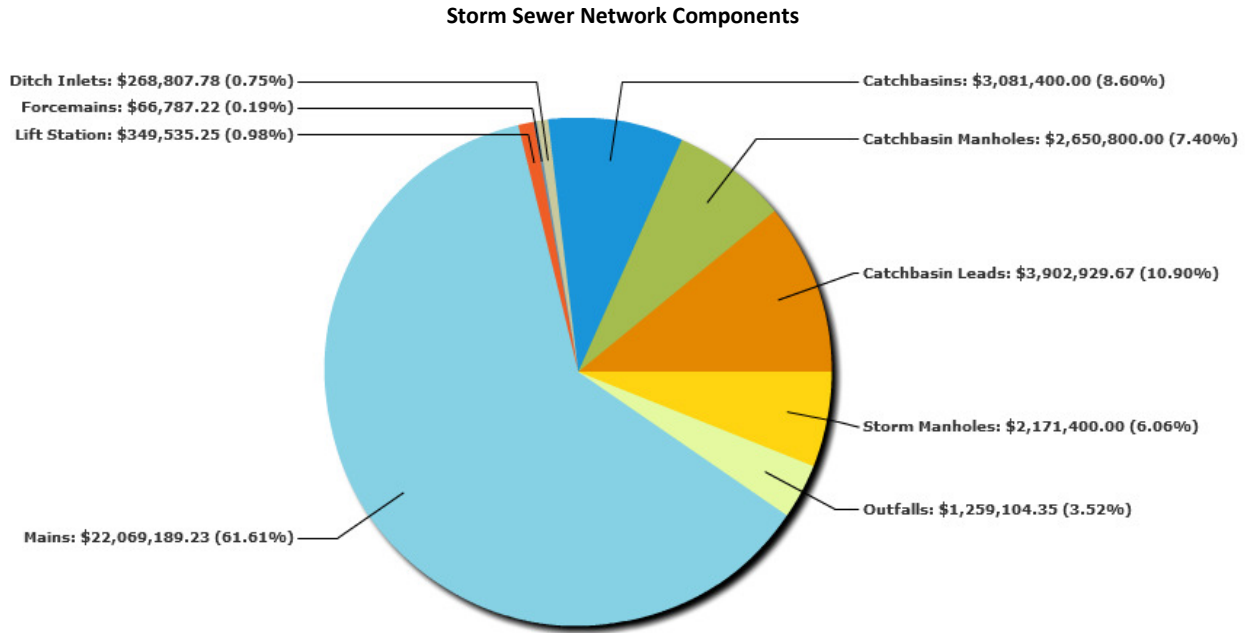
3.8.2 What is it worth?

The estimated replacement value of the storm sewer network, in 2012 dollars, is approximately \$36 million. The cost per household for the storm sewer network is \$9,394 based on 3,813 households.

Storm Replacement Value				
Asset Type	Asset Component	Quantity	2012 Unit Replacement Cost	2012 Overall Replacement Cost
Storm Sewer Network	Mains - Local (150mm)	1.81m	\$300/m	\$543
	Mains - Local (200mm)	209.58m	\$325/m	\$68,114
	Mains - Local (250mm)	550.19m	\$350/m	\$192,567
	Mains - Local (300mm)	4,245.39m	\$400/m	\$1,698,156
	Mains - Local (375mm)	3,190.34m	\$550/m	\$1,757,198
	Mains - Local (400mm)	434.62m	\$600/m	\$260,772
	Mains - Local (450mm)	6,205.12m	\$625/m	\$3,878,200
	Mains - Local (500mm)	426.57m	\$700/m	\$298,599
	Mains - Local (525mm)	3,398.37m	\$750/m	\$2,548,778
	Mains - Local (550mm)	192.48m	CPI Tables	\$144,360
	Mains - Local (600mm)	4,826.58m	CPI Tables	\$2,013,315
	Mains - Local (675mm)	9.05m	CPI Tables	\$4,130
	Mains - Local (700mm)	387.92m	CPI Tables	\$160,346
	Mains - Local (750mm)	2,369.73m	CPI Tables	\$1,095,884
	Mains - Local (900mm)	2,057.33m	CPI Tables	\$1,031,393
	Mains - Local (1000mm)	186.60m	CPI Tables	\$125,381
	Mains - Local (1050mm)	1,007.83m	CPI Tables	\$620,221
	Mains - Local (1075mm)	184.07m	CPI Tables	\$97,200
	Mains - Local (1150mm)	99.94m	CPI Tables	\$57,490
	Mains - Local (1200mm)	5,094.81m	CPI Tables	\$3,592,295
	Mains - Local (1375mm)	1,730.37m	CPI Tables	\$1,550,730
	Mains - Local (1400mm)	292.96m	CPI Tables	\$244,861
	Mains - Local (1500mm)	191.47m	CPI Tables	\$131,638
	Mains - Local (1675mm)	223.49m	CPI Tables	\$367,568
	Mains - Local (1800mm)	31.81m	CPI Tables	\$47,715
	Mains (Unknown Diameter)	204.35m	CPI Tables	\$81,736
	Forcemains (200mm)	37.00m	\$1,805/m	\$66,787
	Catch Basin Leads (150mm)	174.26m	\$300/m	\$52,278
	Catch Basin Leads (200mm)	668.84m	\$325/m	\$222,088
	Catch Basin Leads (250mm)	1,363.26m	\$350/m	\$477,141
	Catch Basin Leads (300mm)	6,244.44m	\$400/m	\$2,497,776
	Catch Basin Leads (350mm)	263.42m	\$550/m	\$125,125
	Catch Basin Leads (375mm)	72.42m	\$550/m	\$39,831
Catch Basin Leads (400mm)	108.77m	\$600/m	\$65,262	
Catch Basin Leads (450mm)	108.75m	\$625/m	\$67,969	

Catch Basin Leads (500mm)	4.84m	\$700/m	\$3,388
Catch Basin Leads (525mm)	9.12m	\$750/m	\$6,840
Catch Basin Leads (550mm)	54.93m	CPI Tables	\$41,198
Catch Basin Leads (600mm)	211.40m	CPI Tables	\$99,221
Catch Basin Leads (750mm)	11.57m	CPI Tables	\$10,718
Catch Basin Leads (900mm)	147.64m	CPI Tables	\$84,458
Catch Basin Leads (1000mm)	1.45m	CPI Tables	\$659
Catch Basin Leads (1200mm)	8.50m	CPI Tables	\$5,453
Catch Basin Leads (Unknown)	254.46m	CPI Tables	\$103,527
Ditch Inlets (100mm)	16.55m	\$300/m	\$4,965
Ditch Inlets (200mm)	7.73m	\$325/m	\$2,512
Ditch Inlets (300mm)	72.38m	\$400/m	\$28,952
Ditch Inlets (375mm)	33.72m	\$550/m	\$18,546
Ditch Inlets (400mm)	49.28m	\$600/m	\$29,568
Ditch Inlets (450mm)	15.48m	\$625/m	\$9,675
Ditch Inlets (500mm)	36.97m	\$700/m	\$25,879
Ditch Inlets (600mm)	116.07m	CPI Tables	\$46,473
Ditch Inlets (750mm)	8.13m	CPI Tables	\$7,317
Ditch Inlets (900mm)	16.89m	CPI Tables	\$9,976
Ditch Inlets (1200mm)	21.39m	CPI Tables	\$23,529
Ditch Inlets (Unknown)	153.54m	CPI Tables	\$61,416
Outfalls (150mm)	47.99m	\$300/m	\$14,397
Outfalls (300mm)	456.40m	\$400/m	\$182,560
Outfalls (375mm)	49.30m	\$550/m	\$27,115
Outfalls (400mm)	13.30m	\$600/m	\$7,980
Outfalls (450mm)	67.71m	\$625/m	\$42,319
Outfalls (525mm)	13.08m	\$750/m	\$9,810
Outfalls (600mm)	395.36m	CPI Tables	\$300,474
Outfalls (750mm)	89.61m	CPI Tables	\$80,649
Outfalls (900mm)	13.51m	CPI Tables	\$12,159
Outfalls (1050mm)	8.57m	CPI Tables	\$9,427
Outfalls (1200mm)	146.77m	CPI Tables	\$161,447
Outfalls (1375mm)	97.73m	CPI Tables	\$107,503
Outfalls (1675mm)	69.56m	CPI Tables	\$104,340
Outfalls (1800mm)	36.19m	CPI Tables	\$54,285
Outfalls (Unknown)	361.60m	CPI Tables	\$144,640
Catch Basins	874	\$3,550	\$3,081,400
Catch Basin Manholes	376	\$7,050	\$2,650,800
Storm Manholes	308	\$7,050	\$2,171,400
Lift Station	1	CPI Tables	\$349,535
			\$35,819,957

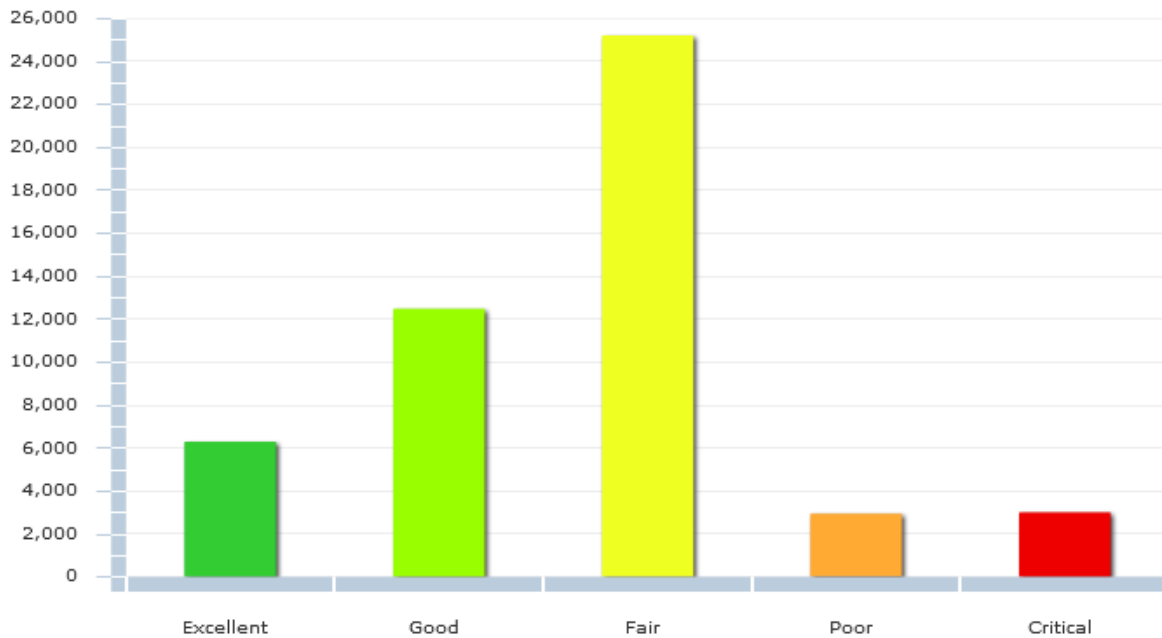
The pie chart below provides a breakdown of each of the network components to the overall system value.



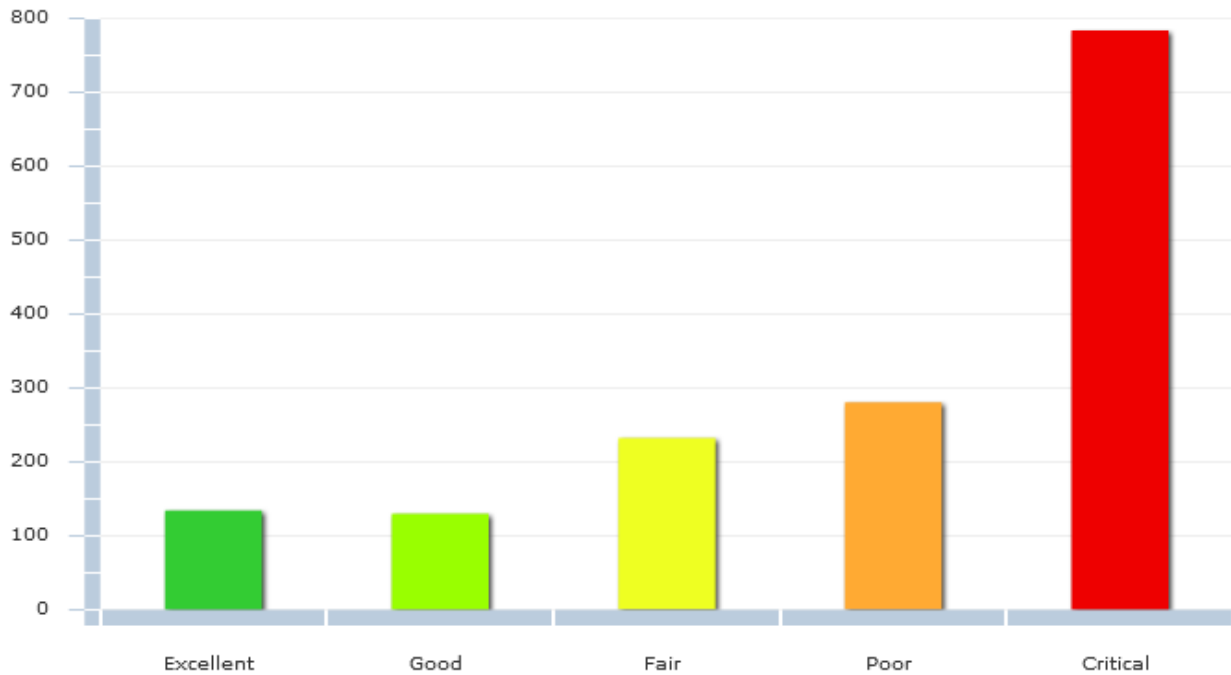
3.8.3 What condition is it in?

88% of the town's linear assets are in fair to excellent condition and 68% of appurtenances, are in poor to critical condition. As such, the municipality received a Condition vs. Performance rating of 'C'.

Storm Sewer Mains, Forcemains, Catch Basin Leads, Inlets, and Outfalls Condition by Length (m)



Storm Sewer Catch Basins, Catch Basin Manholes, Storm Manholes, Lift Station Condition by Quantity (m)



3.8.4 What do we need to do to it?

There are generally four distinct phases in an assets 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 st Qtr
Major Maintenance	Activities such as repairing manholes and replacing individual small sections of pipe.	2 nd Qtr
Rehabilitation	Rehabilitation events such as structural lining of pipes are extremely cost effective and provide an additional 75 plus years of life.	3 rd Qtr
Replacement	Pipe replacements	4 th Qtr

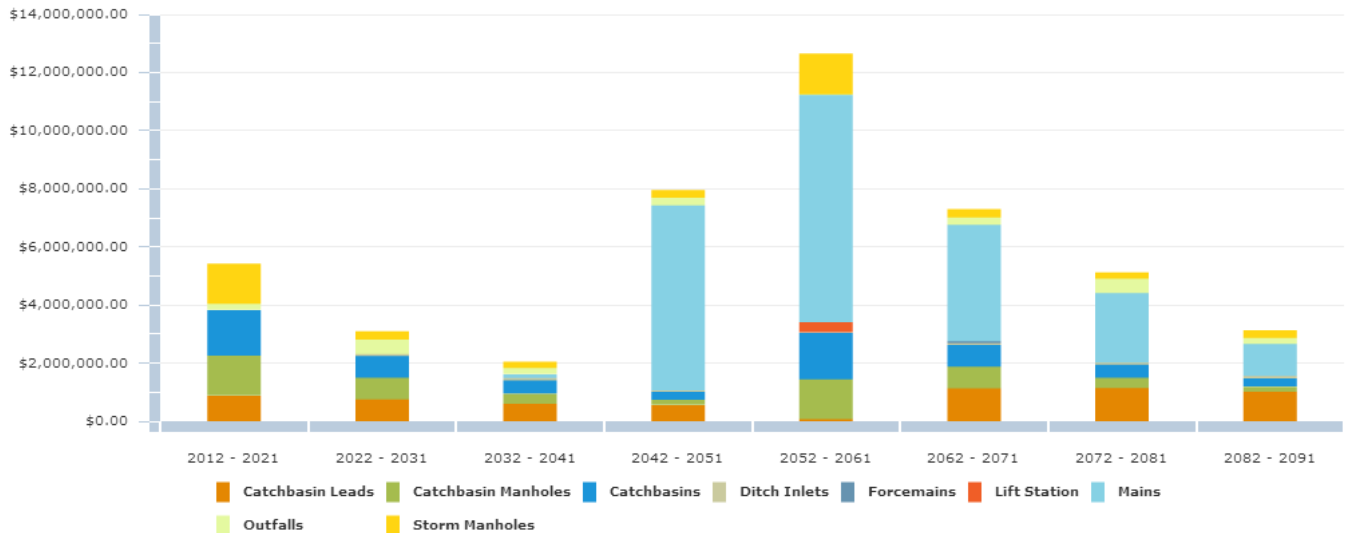
3.8.5 When do we need to do it?

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	Mains	80
	Forcemain	50
	Catch Basins	40
	Catch Basin Leads	50
	Catch Basin Manholes	40
	Storm Manholes	40
	Ditch Inlets	50
	Ouffalls	50
	Lift Station	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



3.8.6 How much money do we need?

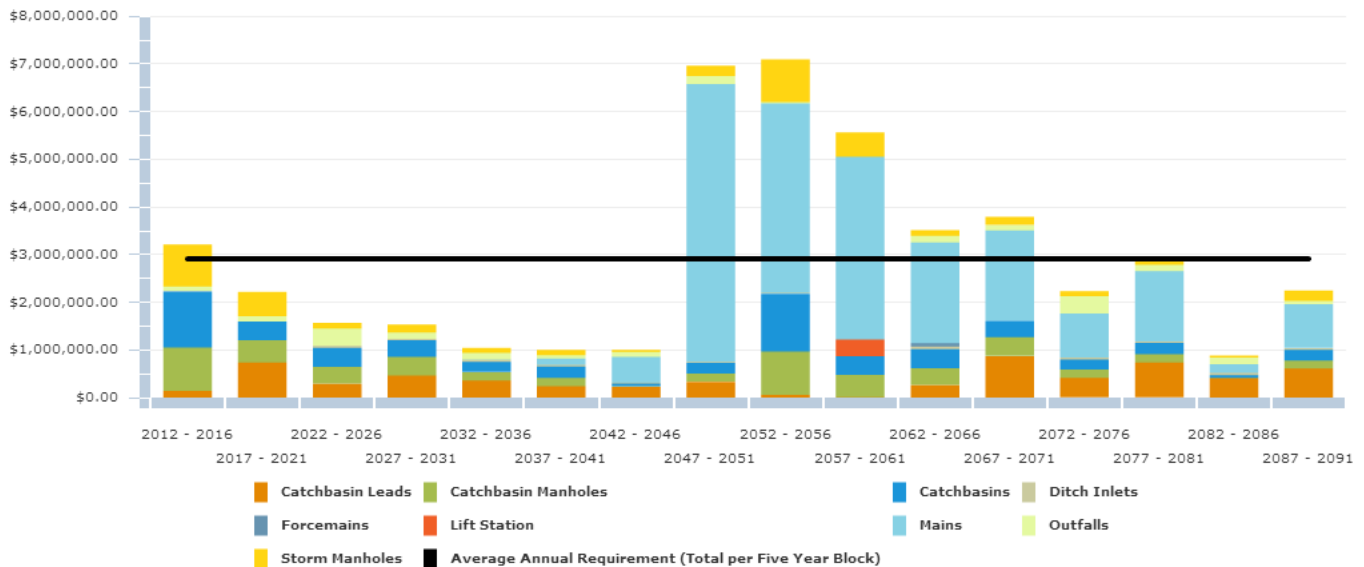
The analysis completed to determine capital revenue requirements was based on the following assumptions:

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 2012 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.

3.8.7 How do we reach sustainability?

Based upon the above assumptions, the average annual revenue required to sustain Fort Frances' storm sewer network is approximately **\$581,500**. Based on Fort Frances' current annual funding of **\$0**, there is an annual **deficit of \$581,500**. As such, the municipality received a Funding vs. Need rating of 'F'.

Storm Sewer Network Replacement Profile



In conclusion, Fort Frances' storm sewer collection network, based on age data only, is generally in poor to critical condition, with a backlog of needs to be addressed within the next 5 years totaling \$3 million. Future funds should be directed towards a condition assessment program to gain a better understanding of current performance. A condition assessment program will aid in prioritizing overall needs for rehabilitation and replacement and will assist with optimizing the long term budget. Further detail is outlined within the "asset management strategy" section of this AMP.

3.8.8 Recommendations

The municipality received an overall rating of 'F' 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. 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.
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.

3.9 Social Housing

D

INFRASTRUCTURE REPORT CARD GRADE



3.9 Social Housing

3.9.1 What do we own?

The inventory components for Social Housing are outlined in the table below.

Social Housing Inventory		
Asset Type	Asset Component	Quantity
Social Housing	Social Housing	10 Units

The social housing data was extracted from the Tangible Capital Asset module of the CityWide software suite.

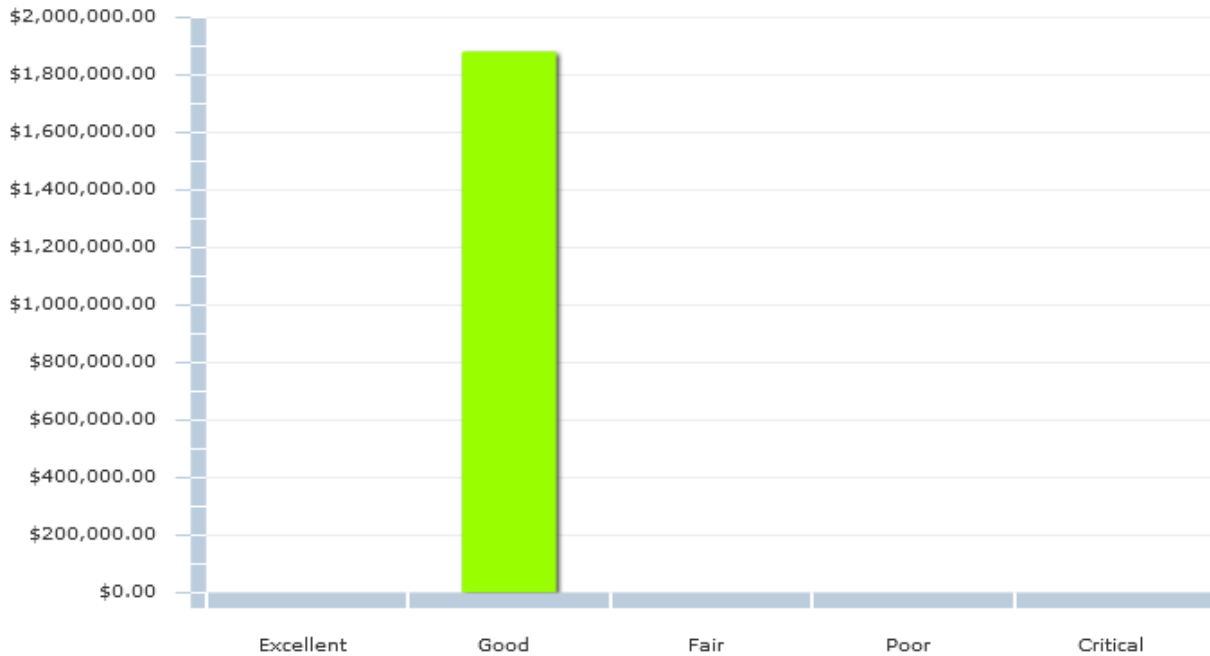
3.9.2 What is it worth?

The estimated replacement value of the town's social housing, in 2012 dollars, is approximately \$2 million.

Social Housing Replacement Value				
Asset Type	Asset Component	Quantity	2012 Unit Replacement Cost	2012 Overall Replacement Cost
Social Housing	Social Housing	10.00	CPI Tables	\$1,880,107
				\$1,880,107

3.9.3 What condition is it in?

Based on replacement cost, the municipality's entire social housing infrastructure is in good condition. As such, the municipality received a Condition vs. Performance rating of 'B'.



3.9.4 What do we need to do to it?

There are generally four distinct phases in an assets life cycle. These are presented at a high level for the social housing infrastructure below. Further detail is provided in the "Asset Management Strategy" section of this AMP.

Addressing Asset Needs		
Phase	Lifecycle Activity	Asset Age
Minor Maintenance	Planned activities such as inspections, monitoring, etc.	1st Qtr
Major Maintenance	Maintenance and repair activities, generally unplanned, however, anticipated activities that are included in the annual operating budget.	2nd Qtr
Rehabilitation	Major activities such as the upgrade or replacement of smaller individual facility components (e.g. windows)	3rd Qtr
Replacement	Complete replacement of asset components or a facility itself.	4th Qtr

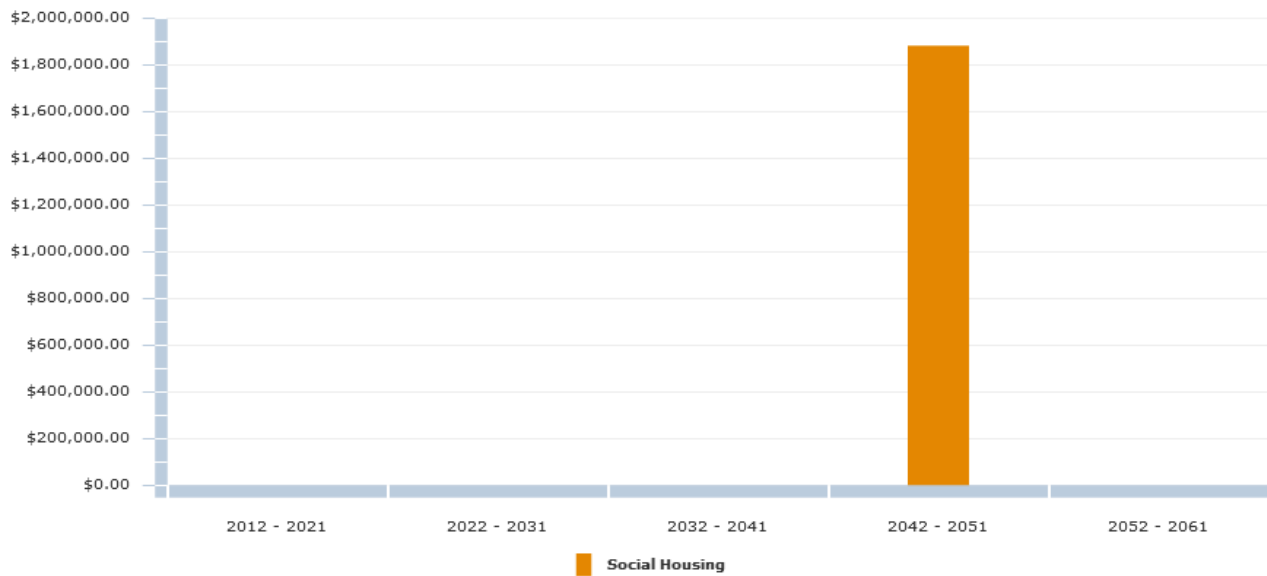
3.9.5 When do we need to do it?

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
Social Housing	Social Housing	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 social housing replacements based on the age of the asset only.

Social Housing Replacement Profile



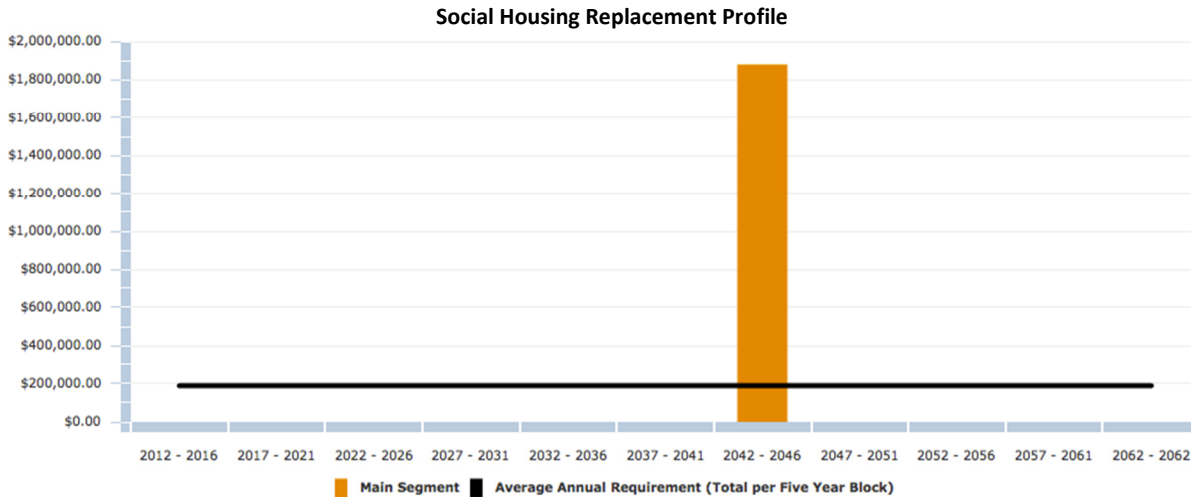
3.9.6 How much money do we need?

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 asset 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 2012 dollars.
4. The analysis was run for a 50 year period to ensure all assets went through one iteration of replacement, therefore providing a sustainable projection.

3.9.7 How do we reach sustainability?

Based upon the above assumptions, the average annual revenue required to sustain Fort Frances' social housing is approximately **\$38,000**. Based on Fort Frances' current annual funding of **\$0**, there is an annual **deficit of \$38,000**. As such, the municipality received a Funding vs. Need rating of 'F'.



In conclusion, Fort Frances' social housing facilities, based on age data only, are in good condition with no immediate asset replacements required. However, a breakdown of inventory at the component level and an associated condition assessment program should be established to aid in prioritizing overall needs for rehabilitation and replacement and to assist with optimizing the long term budget. Further detail is outlined within the "asset management strategy" section of this AMP.

3.8.8 Recommendations

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

1. An inventory at the component level and an associated 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 budget as outlined further within the "Asset Management Strategy" section of this AMP.
2. 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.
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.

4.0 Infrastructure Report Card

CUMULATIVE GPA

D+

Infrastructure Report Card The Town of Fort Frances

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	C+	F	F	The majority, 83%, of the municipality's road network is in fair to excellent condition, with the remaining 17% in poor to critical condition. As such, the municipality received a Condition vs. Performance rating of 'C+'. Based upon the above parameters, the average annual revenue required to sustain Fort Frances' paved road network is approximately \$2,825,000 . Based on Fort Frances' current annual funding of \$497,000 , there is an annual deficit of \$2,328,000 .
Bridges & Culverts	C+	F	F	The municipality has 2 bridges in good condition (Caul and Mill Overpass), with the remaining in fair condition (CN Underpass). As such, the municipality received a Condition vs. Performance rating of 'C+'. Based upon the above assumptions, the average annual revenue required to sustain Fort Frances' bridges & culverts is \$129,000 . Based on Fort Frances' current annual funding of \$0 , there is an annual deficit of \$129,000 .
Water Network	D+	A	B	While the majority, 64%, of municipality's water mains are in poor to critical condition, 80% of its facilities assets based on age are in fair condition. As such, the municipality received a Condition vs. Performance rating of 'D+'. Based upon the above assumptions, the average annual revenue required to sustain Fort Frances' water network is approximately \$1,293,000 . Based on Fort Frances' current annual funding of \$1,377,000 , there is a surplus of \$84,000 .
Sanitary Sewer Network	D+	B	C	More than 70% of the town's sanitary sewer mains are in poor to critical condition, while 100% of its facilities assets based on age are in fair to excellent condition. As such, the municipality received a Condition vs. Performance rating of 'D+'. Based upon the above assumptions, the average annual revenue required to sustain Fort Frances' sanitary sewer network is approximately \$1,121,000 . Based on Fort Frances' current annual funding of \$897,000 , there is an annual deficit of \$224,000 .
Storm Sewer Network	C	F	F	88% of the town's linear assets are in fair to excellent condition and 68% of appurtenances, are in poor to critical condition. As such, the municipality received a Condition vs. Performance rating of 'C'. Based upon the above assumptions, the average annual revenue required to sustain Fort Frances' storm sewer network is approximately \$581,500 . Based on Fort Frances' current annual funding of \$0 , there is an annual deficit of \$581,500 .
Social Housing	B	F	D	Based on replacement cost, the municipality's entire social housing infrastructure is in good condition. As such, the municipality received a Condition vs. Performance rating of 'B'. Based upon the above assumptions, the average annual revenue required to sustain Fort Frances' social housing is approximately \$38,000 . Based on Fort Frances' current annual funding of \$0 , there is an annual deficit of \$38,000 .

5.0 Desired Levels of Service

Desired levels of service are high level indicators, comprising many factors, as listed below, that 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 municipality 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 municipality 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 municipality can determine future desired levels of service for each infrastructure class.

5.1 Key factors that influence a level of service:

- 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.

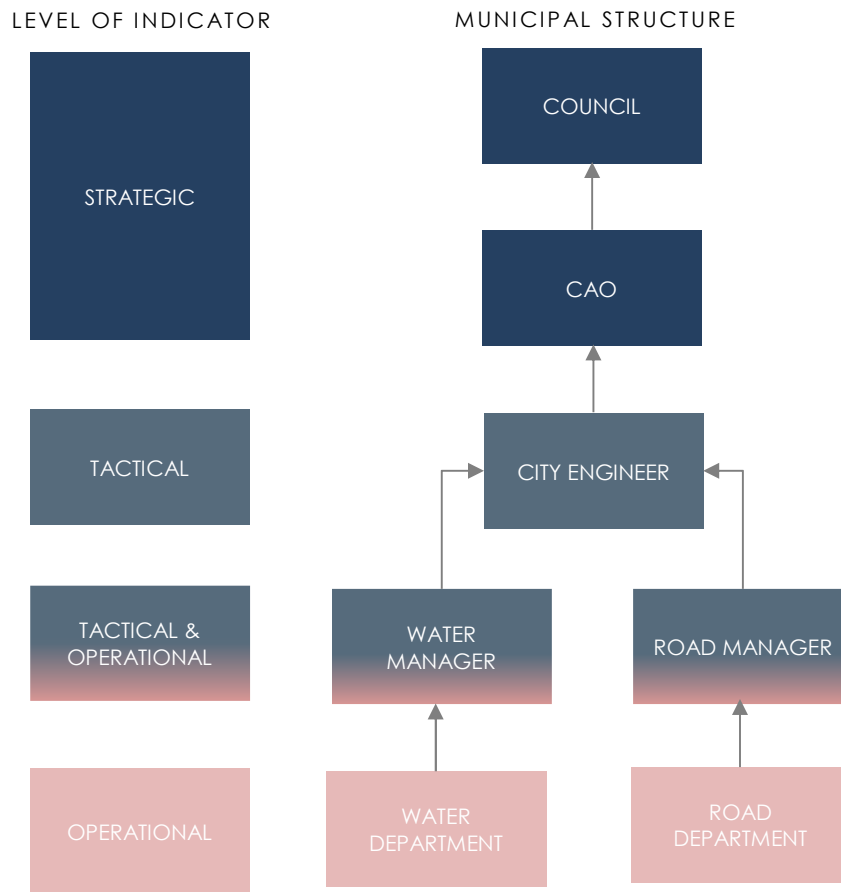
5.2 Key Performance Indicators

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.



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 84 centreline km of road, of which approximately 8km are gravel and 76km are paved roads. The transport network also includes 3 bridges, sidewalks, and the associated curbs and lane markings.

Together, the above infrastructure enables the municipality 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)

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

5.4 Water / Sanitary / Storm Networks

5.4.1 Service Description

The town's water distribution network comprises 70km of water main, valves, hydrants, tower and treatment plant. The waste water network comprises 57 km of sanitary sewer main, 625 manholes, 6 lift stations and a treatment plant. The storm water network comprises 37km of storm main, catch basins, catch basin leads, catch basin manholes, storm manholes, ditch inlets and outfalls and 1 lift station.

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)

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

5.5 Social Housing

5.5.1 Service Description

The Town's social housing infrastructure enables the town to provide subsidized housing to the members of the community who demonstrate financial or other special needs.

5.5.2 Scope of Services

- **Housing** – providing an adequate quality of life for residents

5.5.3 Performance Indicators (reported annually)

Performance Indicators (reported annually)	
Strategic Indicators	<ul style="list-style-type: none"> ■ percentage of total reinvestment compared to asset replacement value ■ completion of strategic plan objectives (related to housing)
Financial Indicators	<ul style="list-style-type: none"> ■ annual revenues compared to annual expenditures ■ annual replacement value depreciation compared to annual expenditures ■ cost per capita for supplying housing service ■ repair and maintenance cost per square metre ■ Energy, utility and water cost per square metre
Tactical Indicators	<ul style="list-style-type: none"> ■ percentage of component value replaced ■ overall facility condition index as a percentage of desired condition index ■ annual adjustment in condition indexes ■ annual percentage of new housing units ■ percent of housing units (or facilities) rated poor or critical ■ percentage of housing replacement value spent on operations and maintenance ■ housing units per capita
Operational Indicators	<ul style="list-style-type: none"> ■ percentage of facilities inspected within the last 5 years ■ Number of applicants on wait-list ■ time of applicants on wait-list ■ number/type of service requests ■ percentage of customer requests responded to within 24 hours

6.0 Asset Management Strategy

6.1 Objective

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 municipality'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

The municipality 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 & culverts 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 municipality 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 municipality 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

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 municipality.

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 municipality approximately \$7,600 for the 76 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 municipality 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 municipality, there are 3 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 municipality'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 municipality'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 metres 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 Fort Frances' 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)	57,000m	\$570,000
	Zoom	\$300 (per mh)	625 manholes	\$187,500
Storm	Full CCTV	\$10 (per m)	37,000m	\$370,000
	Zoom	\$300 (Per mh)	376 (CBMH) and 307 (STMH)	\$204,900

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.

6.3.5 Facility Inspections (Housing)

The most popular and practical type of facility assessment involves qualified groups of trained industry professionals (engineers or architects) performing an analysis of the condition of a group of facilities, and their components, that may vary in terms of age, design, construction methods, and materials. This analysis can be done by walk-through inspection, mathematical modeling, or a combination of both. But the most accurate way of determining the condition requires a walk-through to collect baseline data. The following 5 asset classifications are typically inspected:

- **Site Components** – property around the facility and includes the outdoor components such as utilities, signs, stairways, walkways, parking lots, fencing, courtyards and landscaping.
- **Structural Components** – physical components such as the foundations, walls, doors, windows, roofs.
- **Electrical Components** – all components that use or conduct electricity such as wiring, lighting, electric heaters, and fire alarm systems
- **Mechanical Components** – components that convey and utilize all non-electrical utilities within a facility such as gas pipes, furnaces, boilers, plumbing, ventilation, and fire extinguishing systems
- **Vertical movement** – components used for moving people between floors of buildings such as elevators, escalators and stair lifts.

The data collection on the above components typically includes: type and category of component; estimated age; current condition; estimated repair, rehabilitation or replacement date; and estimated cost for the repair, rehabilitation or replacement.

Once collected this type of information can be uploaded into the CityWide software database in order for short and long term repair, rehabilitation and replacement reports to be generated to assist with programming the short and long term maintenance and capital budgets.

In addition, reports can be generated for each facility that accumulate all current repair, rehabilitation and replacement requirements and generate a facility condition index (FCI) for the overall facility. This

allows senior management to assess the overall state of the housing portfolio and determine which facilities have the greatest overall needs.

The FCI of a facility is represented as a percentage and is calculated by taking the total renewal costs of components in a given year and dividing that figure by the total replacement value of the facility itself. A high FCI value reflects a high renewal requirement and therefore a poor condition facility.

A facility with an FCI of less than 5% is in good condition, between 5% and 10% is in fair condition, between 10% and 30% poor condition, and over 30% is considered critical condition.

$$FCI = \frac{\text{Renewal Requirement in a Given Year}}{\text{Replacement Value of an Asset}}$$

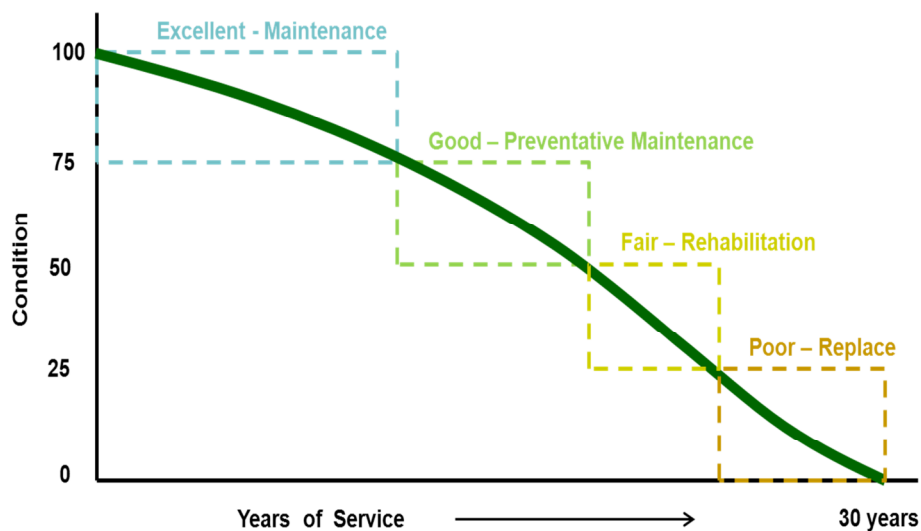
6.4 AM Strategy – Life Cycle Analysis Framework

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 municipality 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 municipality may wish to run the same analysis with a detailed review of municipality 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	<ul style="list-style-type: none"> ■ maintenance only
Good Condition (Preventative maintenance phase)	75 - 51	<ul style="list-style-type: none"> ■ crack sealing ■ emulsions
Fair Condition (Rehabilitation phase)	50 -26	<ul style="list-style-type: none"> ■ resurface - mill & pave ■ resurface - asphalt overlay ■ single & double surface treatment (for rural roads)
Poor Condition (Reconstruction phase)	25 - 1	<ul style="list-style-type: none"> ■ reconstruct - pulverize and pave ■ reconstruct - full surface and base reconstruction
Critical Condition (Reconstruction phase)	0	<ul style="list-style-type: none"> ■ 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 municipality may wish to review the above condition ranges and thresholds for when certain types of work activity occur, and adjust to better suit the municipality'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 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	Added Life (Years)	Condition Range	Cost Of Activity/Added Life
Urban Reconstruction	\$205/sq.m	30	25 - 0	\$6.83
Urban Resurfacing	\$84/sq.m	15	50 - 26	\$5.60
Rural Reconstruction	\$135/sq.m	30	25 - 0	\$4.50
Rural Resurfacing	\$40/sq.m	15	50 - 26	\$2.67
Double Surface Treatment	\$25/sq.m	10	50 - 26	\$2.50
Routing & Crack Sealing	\$2/m	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 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 municipality 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 municipality 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.

6.4.2 Gravel Roads

The life cycle activities required for these roads are quite different from paved roads. Gravel roads require a cycle of perpetual maintenance, including general re-grading, reshaping of the crown and cross section, gravel spot and section replacement, dust abatement and ditch clearing and cleaning.

Gravel roads can require frequent maintenance, especially after wet periods and when accommodating increased traffic. Wheel motion shoves material to the outside (as well as in-between travelled lanes), leading to rutting, reduced water-runoff, and eventual road destruction if unchecked. This deterioration process is prevented if interrupted early enough, simple re-grading is sufficient, with material being pushed back into the proper profile.

As a high proportion of gravel roads can have a significant impact on the maintenance budget, it is recommended that with further updates of this asset management plan the municipality study the traffic volumes and maintenance requirements in more detail for its gravel road network.

Similar studies elsewhere have found converting certain roadways to paved roads can be very cost beneficial especially if frequent maintenance is required due to higher traffic volumes. Roads within the gravel network should be ranked and rated using the following criteria:

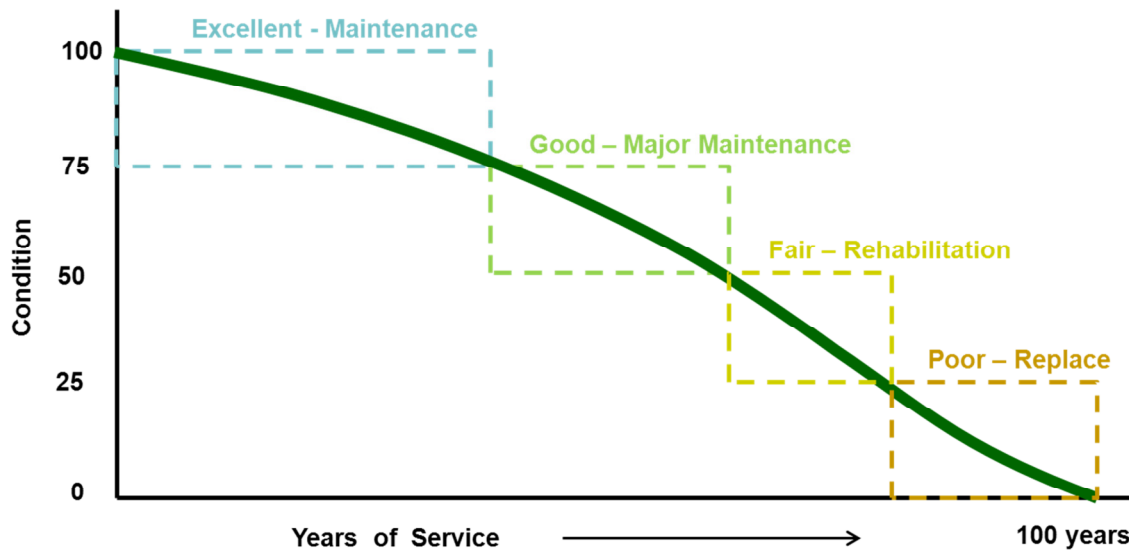
- Usage - traffic volumes and type of traffic
- Functional importance of the roadway
- Known safety issues
- Frequency of maintenance and overall expenditures required

Through the above type of analysis, a program could be introduced to convert certain gravel roadways into paved roads, reducing overall costs, and be brought forward into the long range budget.

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 municipality may wish to run the same analysis with a detailed review of municipality 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:

Asset Condition and Related Work Activity: Sewer 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	■ mahhole 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 municipality may wish to review the above condition ranges and thresholds for when certain types of work activity occur, and adjust to better suit the municipality'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.

Sewer Main Lifecycle Activity Options				
Category	Cost (per m)	Added Life	Condition Range	1 year Added Life Cost (Cost / Added Life)
Structural Rehab (m)				
0 - 325mm	\$174.69	75	26-50	\$2.33
325 - 625mm	\$283.92	75	26-50	\$3.79
625 - 925mm	\$1,857.11	75	26-50	\$24.76
> 925mm	\$1,771.34	75	26-50	\$23.62
Replacement (m)				
0 - 325mm	\$475.00	100	25-0	\$4.75
325 - 625mm	\$725.00	100	25-0	\$7.25
625 - 925mm	\$900.00	100	25-0	\$9.00
> 925mm	\$1,475.00	100	25-0	\$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 Fort Frances, this diameter range would account for over 95% of sanitary sewer mains and 50% 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 municipality 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.

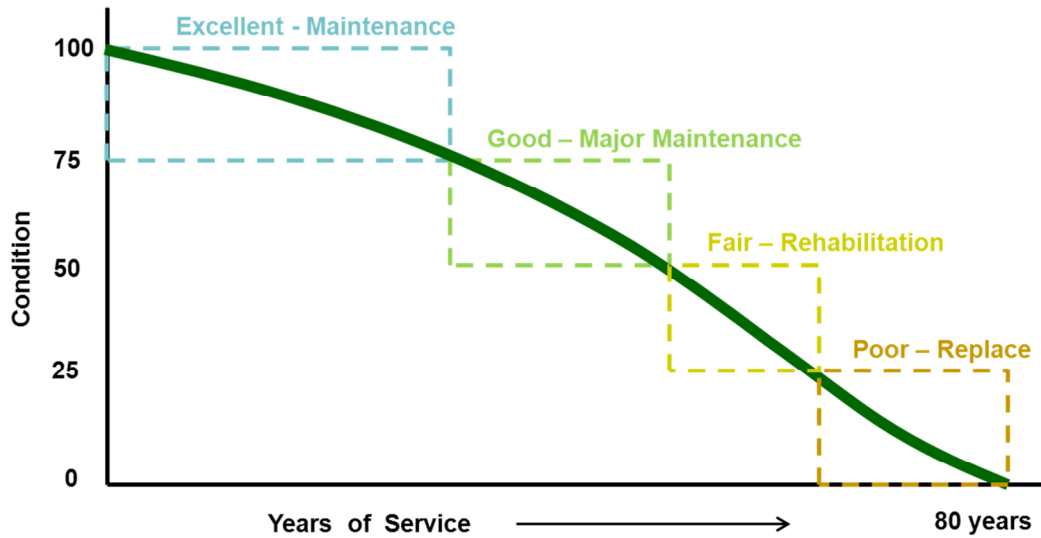
6.4.4 Bridges & Culverts (greater than 3m span)

The best approach to develop a 10 year needs list for the municipality'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.

6.4.5 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 – 150mm	\$209.70	50	26-50	\$4.19
150 – 300mm	\$315.00	50	26-50	\$6.30
300 – 400mm	\$630.00	50	26-50	\$12.60
400-700mm	\$1,500.00	50	26-50	\$30.00
>700mm	\$2,000.00	50	26-50	\$40.00
Replacement (m)				
0 – 150mm	\$233.00	80	25-0	\$2.91
150 – 300mm	\$350.00	80	25-0	\$4.38
300 – 400mm	\$700.00	80	25-0	\$8.75
400-700mm	\$1,500.00	80	25-0	\$18.75
>700mm	\$2,000.00	80	25-0	\$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 municipality only utilize water main structural lining when the road above requires rehab or no work.

6.4.6 Housing

The best approach to develop a 10 year needs list for the municipality's housing portfolio would be to have the engineers or architects who perform the facility inspections to also develop a complete portfolio maintenance requirements report and rehabilitation and replacement requirements report (completed) and also identify additional detailed inspections and follow up studies as required. This may be performed as a separate assignment once all individual facility audits / inspections are complete. Of course, if the inspection data is housed or uploaded into the CityWide software, then these reports can be produced automatically from the system.

The above reports could be considered the beginning of a 10 year maintenance and capital plan, however, within the facilities industry there are other key factors that should be considered to determine over all priorities and future expenditures. Some examples would be functional / legislative requirements, energy conservation programs and upgrades, customer complaints and health and safety concerns, and also customer expectations balanced with willingness to pay initiatives.

Legislative requirements

The most influential piece of legislation is the *Housing Services Act* (HSA) which came into effect on January 1, 2012, and replaced the *Social Housing Reform Act* (SHRA). The *Housing Services Act* provides a new legislative framework for the delivery of housing programs in Ontario. Other acts to consider as part of the 10 year plan would be:

- *Accessibility for Ontarians with Disabilities Act* By January 2012, all non-profit housing providers in Ontario were required to comply with the customer service standard under the *Accessibility for Ontarians with Disabilities Act, 2005* (AODA). This means that each organization will have to establish policies, practices and procedures on providing goods and services to people with disabilities.

- *The Building Code Act (BCA) and the Ontario Building Code (OBC) govern the construction, demolition, and renovation of buildings by setting certain minimum performance and safety standards.*
- *The Clean Water Act is of special interest to rural providers who rely on wells. Rural providers who use wells are required to complete weekly testing of their water supply and the results are to be registered with the Ministry of Health.*
- *The Electricity Act is the major piece of legislation regulating Ontario's electricity market. In particular, sections 53.7 to 53.21 of the Act lay the foundation for the province's Smart Meters initiative and authorize many of the specific regulations which directly impact on service managers and housing providers*

The initial 10 year requirements listings produced from the facility audits / inspections should be reviewed to ensure capital replacements and upgrades are compliant with industry standards and legislation and project prioritisations and estimates should be adjusted accordingly.

Energy Conservation

There are significant savings to be achieved by housing providers through the implementation of energy conservation programs and the associated industry incentives available upon the market. Some examples would be:

Mechanical & Structural components

- Improve mechanical systems by replacing old inefficient systems (e.g HVAC, boilers) with new high efficiency systems; investigate if incentives for these improvements are available from utilities, federal government, etc.
- Investigate the tightness and insulation of the building envelope in all properties and develop programs for improvement
- Reduce solar gain through windows with awnings or landscaping.
- Replace/upgrade all toilets with high efficiency toilets

Electrical components

- Install occupancy sensors
- Implement energy efficiency lighting using compact fluorescent light bulbs and install timers where appropriate to control outside lights
- Install fully programmable thermostats within all housing units

Energy conservation should be studied in detail for the entire housing portfolio and upgrade and replacement programs should be implemented through the capital program as part of the 10 year plan.

Customer expectation and affordability or willingness to pay

As discussed within the "Desired Levels of Service" section of this AMP, levels of service are directly related to the expectations of the customer and also their ability to pay for a level of service. Housing is one infrastructure service where customer surveys can be conducted to gain a better sense of what customer expectations are and to assist in the establishment of a standard level of provision or service. Information could be collected on: safety; security; esthetics; environment; comfort; affordability; cleanliness; functional use of space; etc. This would require a much more detailed review, however, the establishment of a level of service based on customer needs and expectations, while still balancing affordability, would directly affect the prioritisation of programs and projects brought forward into the 10 year facility budget.

It is recommended that the municipality develop a life cycle framework for the facility portfolio based on a detailed review of the above factors and that the results are brought forward into future iterations of this AMP.

6.5 Growth and Demand

Typically a municipality 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 municipality 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:

		High						
Consequence of Failure	5	64 Assets 195,013.01 m2, m, units \$9,175,648.59	85 Assets 386,136.874 m, m2 \$13,165,986.44	21 Assets 71,701.128173183 m, m2 \$2,619,567.83	23 Assets 10,846.05 m, units, m2 \$4,387,259.45	52 Assets 10,258.87 m, m2 \$3,815,552.45		
	4	23 Assets 3,452.54 m \$2,013,079.48	7 Assets 242.920012168 m, units \$2,022,852.35	15 Assets 1,004.78727093 m \$663,339.56	48 Assets 3,196.511356372 m \$1,967,830.82	122 Assets 11,279.779279139 m, units \$7,970,069.22		
	3	93 Assets 6,677.729840531 m, m2 \$3,629,065.29	70 Assets 14,417.484595231 m, m2 \$3,458,370.86	56 Assets 25,967.777710861 m, m2 \$1,700,547.67	101 Assets 28,855.665392216 m, m2 \$2,969,642.53	311 Assets 101,761.245903004 m, m2 \$15,908,902.17		
	2	259 Assets 11,464.741707188 m \$5,262,452.16	334 Assets 16,318.98834515 m \$7,582,321.14	260 Assets 8,250.944043256 m \$3,869,211.86	306 Assets 10,883.215896251 m \$5,171,390.95	614 Assets 49,197.437068195 m \$23,171,401.05		
	1	31 Assets 691.76505073 m \$340,402.56	28 Assets 561.45882719 m \$389,026.26	30 Assets 640.41767043 m \$457,350.32	26 Assets 410.85479843 m \$191,389.27	59 Assets 1,610.24349319 m \$807,643.08		
		Low	1	2	3	4	5	High
		Probability of Failure						

All of the municipality'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 municipality 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 \$500k	Score of 2
\$501 to \$1 million	Score of 3
\$1 million to \$2 million	Score of 4
\$2 million 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
Gravel	Score of 1
Surface Treated	Score of 3
Paved	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.

Consequence of Failure: Sanitary Sewer	
Pipe Diameter	Consequence of failure
Less than 150mm	Score of 1
151-250mm	Score of 2
251-350mm	Score of 3
351-600mm	Score of 4
601mm 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.

Consequence of Failure: Water	
Pipe Diameter	Consequence of Failure
Less than 100mm	Score of 1
101 – 200mm	Score of 2
201 – 300mm	Score of 3
301 – 400mm	Score of 4
401 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.

Consequence of Failure: Storm Sewer	
Replacement Value	Consequence of failure
Less than 200mm	Score of 1
201 – 500mm	Score of 2
501 – 800mm	Score of 3
801 – 1200mm	Score of 4
1,201mm and over	Score of 5

Social Housing (based on component valuation):

The consequence of failure score for this initial AMP is based upon the replacement value of the facility component. The higher the value, probably the larger and more important the component to the overall function of the facility and therefore probably the higher the consequential risk of failure:

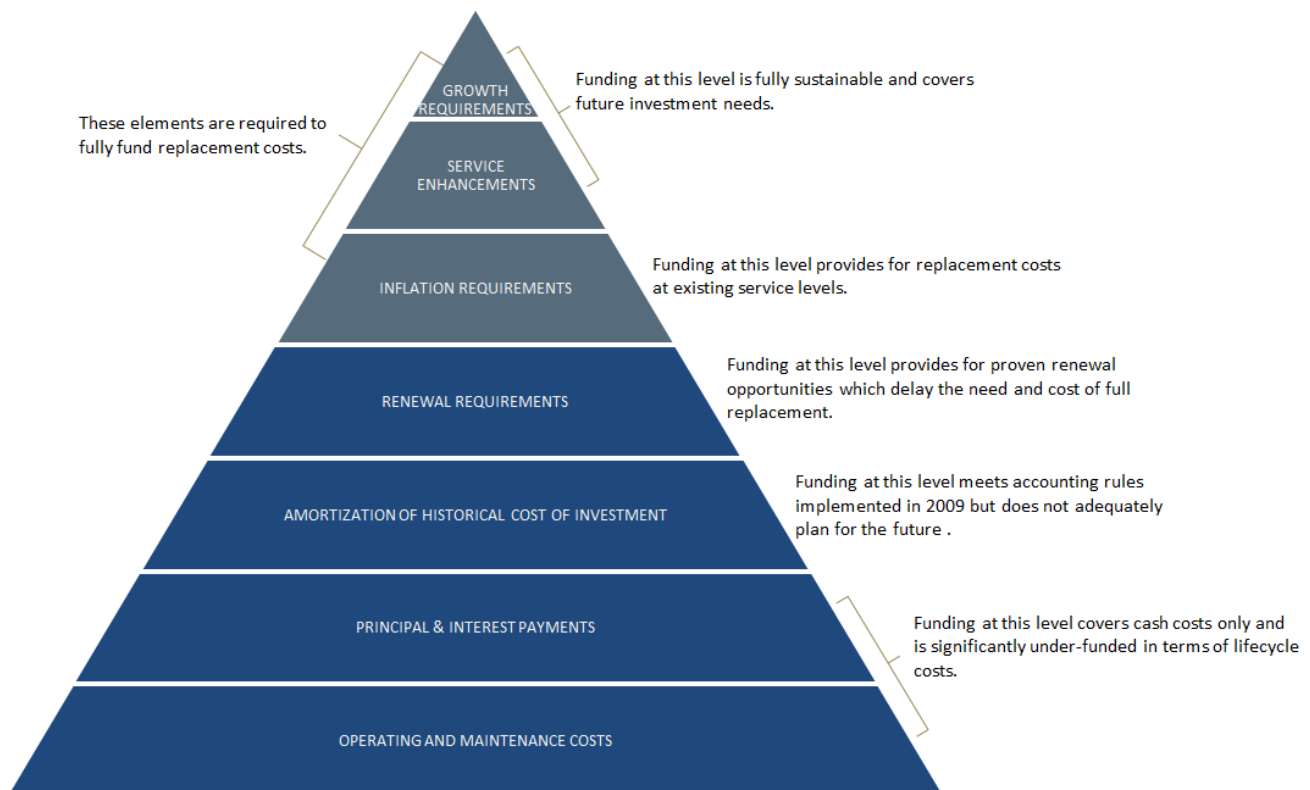
Consequence of Failure: Social Housing	
Replacement Value	Consequence of failure
Up to \$50k	Score of 1
\$51k to \$100k	Score of 2
\$101k to \$500k	Score of 3
\$501k to \$2 million	Score of 4
Over \$2 million	Score of 5

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 Fort Frances 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 (no additional debt required for this AMP)
 - development charges (not applicable)

- 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 municipality'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 Fort Frances' AMP

7.2.1 Funding objective

We have developed scenarios that would enable Fort Frances to achieve full funding within 5 to 10 years for the following assets:

- a) **Tax funded assets:** Road Network; Bridges & Culverts; Storm Sewer Network; Social Housing
- 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

7.3.1 Current funding position

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

Asset Category	Average Annual Investment Required	2013 Annual Funding Available				Annual Deficit/Surplus
		Taxes	Gas Tax	Other	Total Funding Available	
Road Network	2,825,000	0	497,000	0	497,000	2,328,000
Bridges & Culverts	129,000	0	0	0	0	129,000
Storm Sewer Network	581,500	0	0	0	0	581,500
Social Housing	38,000	0	0	0	0	38,000
Total	3,573,500	0	497,000	0	497,000	3,076,500

7.3.2 Recommendations for full funding

The average annual investment requirement for paved roads, bridges & culverts, storm sewers, and social housing is \$3,573,500. Annual revenue currently allocated to these assets for capital purposes is \$497,000 leaving an annual deficit of \$3,076,500. To put it another way, these infrastructure categories are currently funded at 13.9% of their long-term requirements. Note the current revenue of \$497,000 will be reduced to \$460,000 for 2014 (Federal Gas Tax).

In 2013, Fort Frances has annual tax revenues of \$11,551,000. As illustrated in table 2, without consideration of any other sources of revenue, full funding would require the following tax increase over time:

Asset Category	Tax Increase Required for Full Funding
Road Network	20.2%
Bridges & Culverts	1.1%
Storm Sewer Network	5.0%
Social Housing	0.3%
Total	26.6%

As illustrated in table 9, Fort Frances's debt payments for these asset categories will be decreasing by \$449,000 from 2013 to 2017 (5 years). Although not illustrated, debt payments will also decrease by \$449,000 from 2013 to 2022 (10 years). Our recommendations include capturing those decreases in cost and allocating them to the infrastructure deficit outlined above.

Table 3 outlines this concept and presents a number of options:

	Without Reallocation of Decreasing Debt Costs		With Reallocation of Decreasing Debt Costs	
	5 Years	10 Years	5 Years	10 Years
Infrastructure Deficit as Outlined in Table 1	3,076,500	3,076,500	3,076,500	3,076,500
Change in Debt Costs	N/A	N/A	-449,000	-449,000
Resulting Infrastructure Deficit	3,157,000	3,157,000	2,627,500	2,627,500
Resulting Tax Increase Required:				
Total Over Time	26.6%	26.6%	22.7%	22.7%
Annually	5.3%	2.7%	4.5%	2.3%

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

- e) when realized, reallocating the debt cost reductions of \$449,000 to the infrastructure deficit as outlined above.
- f) increasing tax revenues by 2.3% 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.
- g) allocating the \$497,000 of gas tax revenue to the paved roads category. Note: Gas Tax revenue will be decreasing to \$460,000 beginning in 2014.
- h) 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 funding cannot be incorporated into the AMP unless there are firm commitments in place.
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 2013, age based data shows a pent up investment demand of \$37,233,000 for paved roads, \$1,434,000 for bridges & culverts, \$1,902,000 for storm sewers, and \$0 for social housing. 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, Fort Frances'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	2013 Annual Funding Available				Annual Deficit/Surplus
		Rates	Less: Allocated to Operations	Other	Total Funding Available	
Sanitary Sewer Network	1,121,000	2,195,000	-1,298,000	0	897,000	224,000
Water Network	1,293,000	2,777,000	-1,400,000	0	1,377,000	84,000
Total	2,414,000	4,972,000	-2,698,000	0	2,274,000	140,000

7.4.2 Recommendations for full funding

The average annual investment requirement for sanitary services and water services is \$2,414,000. Annual revenue currently allocated to these assets for capital purposes is \$2,274,000 leaving an annual deficit of \$140,000. To put it another way, these infrastructure categories are currently funded at 94% of their long-term requirements.

In 2013, Fort Frances has annual sanitary revenues of \$2,195,000 and annual water revenues of \$2,777,000. As illustrated in table 5, without consideration of any other sources of revenue, full funding would require the following changes over time:

Asset Category	Rate Changes Required for Full Funding
Sanitary Sewer Network	10.2%
Water Network	-3.0%

As illustrated in table 9, Fort Frances's debt payments for sanitary services will be decreasing by \$34,000 from 2013 to 2017 (5 years). Although not illustrated, debt payments for sanitary services will also be decreasing by \$34,000 from 2013 to 2022 (10 years). For water services, the amounts are \$0 and \$0

respectively. Our recommendations include capturing those decreases in cost and allocating them to the applicable infrastructure deficit.

Tables 6a and 6b outline the above concept and present a number of options:

Table 6a. Without Change in Debt Costs				
	Sanitary Sewer Network		Water Network	
	5 Years	10 Years	5 Years	10 Years
Infrastructure Deficit/(Surplus) as Outlined in Table 4	224,000	224,000	-84,000	-84,000
Change in Debt Costs	N/a	n/a	N/A	n/a
Resulting Infrastructure Deficit	224,000	224,000	-84,000	-84,000
Resulting Rate Increase Required:				
Total Over Time	10.2%	10.2%	See Note Below	See Note Below
Annually	2.0%	1.0%	N/A	N/A

Table 6b. With Change in Debt Costs				
	Sanitary Sewer Network		Water Network	
	5 Years	10 Years	5 Years	10 Years
Infrastructure Deficit/(Surplus) as Outlined in Table 4	224,000	224,000	-84,000	-84,000
Change in Debt Costs	-34,000	-34,000	0	0
Resulting Infrastructure Deficit	190,000	190,000	-84,000	-84,000
Resulting Rate Increase Required:				
Total Over Time	8.7%	8.7%	See Note Below	See Note Below
Annually	1.74%	0.87%	N/A	N/A

At least three factors need to be quantified before implementing any reduction to water services revenue:

- 4) Age based data shows a pent up investment demand of \$11,257,200 for water services. Prioritizing future projects will require the age based data to be replaced by condition based data. The results of the condition based analysis may identify different pent up investment requirements.
- 5) As a result, rates should not be decreased until a detailed work plan is developed for these projects based on their actual condition. A corresponding financial plan can then be developed taking into account that there are \$4,849,000 of reserves available for water infrastructure (as noted in table 10).
- 6) 50% of water revenues are currently allocated to operations as opposed to capital. Overall rates should not be decreased until longer term operational requirements are determined and taken into account. This will avoid the complications of lowering rates for capital purposes and then possibly increasing them for operational requirements.

We recommend that the required work for a) and b) above be completed in order to determine what rate reductions can be achieved for water services and over what period those reductions can be implemented.

Considering all of the above information, we recommend the following:

- iii. for water services:
 - the required work for a) and b) above be completed in order to determine what water services rate reductions, if any, can be achieved and over what period those reductions can be implemented.
 - ensuring that any reductions implemented in the future take into account applicable inflation indexes for the intervening period of time.
 - ensuring that, once rates are reduced to the level required for full funding, subsequent rates are adjusted by the applicable inflation index on an annual basis.
- iv. For sanitary services:
 - when realized, reallocating the debt cost reductions of \$34,000 for sanitary services to the applicable infrastructure deficit.
 - increasing rate revenues by 1.74% for sanitary services each year for the next 5 years solely for the purpose of phasing in full funding to the sanitary services.
 - 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 funding cannot be incorporated into an AMP unless there are firm commitments in place.
2. 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 2013, age based data shows a pent up investment demand of \$17,609,011 for sanitary services and \$11,257,200 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

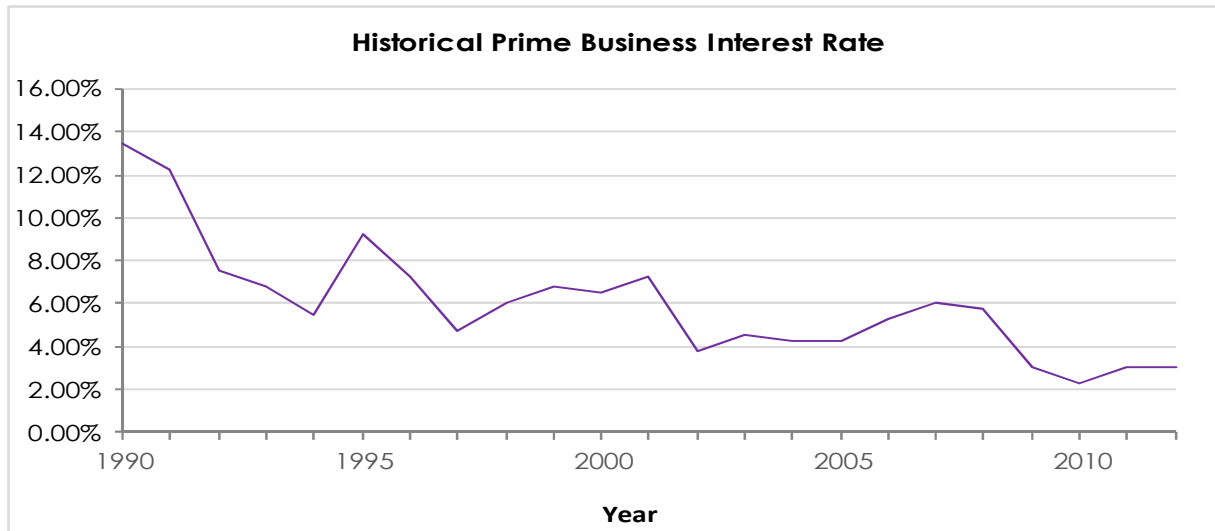
For reference purposes, table 7 outlines the premium paid on a project if financed by debt. For example, a \$1M project financed at 3.0%¹ over 15 years would result in a 26% premium or \$260,000 of increased costs due to interest payments. For simplicity, the table does not take into account the time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

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

¹ Current municipal Infrastructure Ontario rates for 15 year money is 3.2%.

0.5%	2%	3%	4%	5%	7%	8%
0.0%	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:



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 Fort Frances has historically used debt for investing in the asset categories as listed. There is currently \$729,000 of debt outstanding for the assets covered by this AMP. In terms of overall debt capacity, Fort Frances currently has \$2,632,000 of total outstanding debt and \$991,000 of total annual principal and interest payment commitments. These principal and interest payments are well within its provincially prescribed annual maximum of \$4,918,000.

Table 8. Overview of Use of Debt

Asset Category	Current Debt Outstanding	Use Of Debt in the Last Five Years				
		2009	2010	2011	2012	2013
Road Network	361,000	0	860,000	0	0	0
Bridges & Culverts	258,000	0	748,000	0	0	0
Storm Sewers	0	0	0	0	0	0
Social Housing	0	0	0	0	0	0
Total Tax Funded	619,000	0	1,608,000	0	0	0
Sanitary Sewer Network	110,000	0	0	0	0	0
Water Network	0	0	0	0	0	0
Total rate Funded	110,000	0	0	0	0	0
Total AMP Debt	729,000	0	1,608,000	0	0	0
Non AMP Debt	1,903,000	0	0	0	276,000	1,000,000
Overall Total	2,632,000	0	1,608,000	0	276,000	1,000,000

Table 9. Overview of Debt Costs

Asset Category	Principal & Interest Payments in the Next Five Years				
	2013	2014	2015	2016	2017
Road Network	187,000	187,000	0	0	0
Bridges & Culverts	262,000	0	0	0	0
Storm Sewer Network	0	0	0	0	0
Social Housing	0	0	0	0	0
Total Tax Funded	449,000	187,000	0	0	0
Sanitary Sewer Network	34,000	34,000	34,000	34,000	0
Water Network	0	0	0	0	0
Total Rate Funded	34,000	34,000	34,000	34,000	0
Total Amp Debt	483,000	221,000	34,000	34,000	0
Non Amp Debt	508,000	508,000	508,000	508,000	508,000
Overall Total	991,000	729,000	542,000	542,000	508,000

The revenue options outlined in this plan allow Fort Frances 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 Fort Frances.

Table 10. Summary of Reserves Available

Asset Category	Balance at December 31, 2012
Road Network	132,000
Bridges	0
Storm Sewers	0
Social Housing	0
Total Tax Funded	132,000
Water Network	4,849,000
Sanitary Sewer Network	1,335,000
Total Rate Funded	6,184,000

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 Fort Frances'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 Fort Frances 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

Roads Fort Frances

1. Condition vs. Performance

Total category replacement value		\$69,778,899		Segment replacement value		\$69,778,899		Segment value as a % of total category replacement value		100.0%
Segment	Condition	Letter grade	Star rating	Quantity (m.sq) in given condition	% of Assets in given condition	Weighted, unadjusted star rating		Segment adjusted star rating		
Roads and sidewalks (excludes gravel)	Excellent	A	5	450,830	25%	1.27		3.7		
	Good	B	4	802,214	45%	1.81				
	Fair	C	3	211,795	12%	0.36				
	Poor	D	2	97,168	5%	0.11				
	Critical	F	1	208,941	12%	0.12				
			Totals	1,770,948	100%	3.67				

Category star rating	Category letter grade
3.7	C+

2. Funding vs. Need

Average annual investment required	2013 funding available	Funding percentage	Deficit	Category star rating	Category letter grade
\$2,825,000	\$497,000	17.6%	\$2,328,000	0.0	F

3. Overall Rating

Condition vs Performance star rating	Funding vs. Need star rating	Average star rating	Overall letter grade
3.7	0.0	1.8	F

1. Condition vs. Performance

Total category replacement value		\$6,462,766		Segment replacement value		\$6,462,766		Segment value as a % of total category replacement value		100.0%	
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	0	0%	0.00		3.7			
	Good	B	4	2	67%	2.67					
	Fair	C	3	1	33%	1.00					
	Poor	D	2	0	0%	0.00					
	Critical	F	1	0	0%	0.00					
			Totals	3	100%	3.67					

Category star rating	Category letter grade
3.7	C+

2. Funding vs. Need

Average annual investment required	2013 funding available	Funding percentage	Deficit	Category star rating	Category letter grade
\$129,000	\$0	0.0%	\$129,000	0.0	F

3. Overall Rating

Condition vs Performance star rating	Funding vs. Need star rating	Average star rating	Overall letter grade
3.7	0.0	1.8	F

1. Condition vs. Performance

Total category replacement value		\$61,825,763		Segment replacement value		\$32,416,323		Segment value as a % of total category replacement value		52.4%
Segment	Condition	Letter grade	Star rating	Quantity (m) in given condition	% of Assets in given condition	Weighted, unadjusted star rating	Segment adjusted star rating			
Mains	Excellent	A	5	10,545	15%	0.75	1.2			
	Good	B	4	11,190	16%	0.64				
	Fair	C	3	3,549	5%	0.15				
	Poor	D	2	4,911	7%	0.14				
	Critical	F	1	39,968	57%	0.57				
			Totals	70,163	100%	2.25				

Total category replacement value		\$61,825,763		Segment replacement value		\$29,409,440		Segment value as a % of total category replacement value		47.6%
Segment	Condition	Letter grade	Star rating	Quantities (\$) given condition	% of Assets in given condition	Weighted, unadjusted star rating	Segment adjusted star rating			
Facilities	Excellent	A	5	\$5,210,522	18%	0.89	1.6			
	Good	B	4	\$554,617	2%	0.08				
	Fair	C	3	\$23,644,301	80%	2.41				
	Poor	D	2	\$0	0%	0.00				
	Critical	F	1	\$0	0%	0.00				
			Totals	\$29,409,440	100%	3.37				

Category star rating	Category letter grade
2.8	D+

2. Funding vs. Need

Average annual investment required	2013 funding available	Funding percentage	Deficit	Category star rating	Category letter grade
\$1,293,000	\$1,377,000	106.5%	-\$84,000	5.0	A

3. Overall Rating

Condition vs Performance star rating	Funding vs. Need star rating	Average star rating	Overall letter grade
2.8	5.0	3.9	B

1. Condition vs. Performance

Total category replacement value		\$51,093,621		Segment replacement value		\$31,439,715		Segment value as a % of total category replacement value		61.5%
Segment	Condition	Letter grade	Star rating	Quantity (m) in given condition	% of Assets in given condition	Weighted, unadjusted star rating	Segment adjusted star rating			
Mains	Excellent	A	5	5,255	10%	0.49	1.2			
	Good	B	4	5,640	11%	0.42				
	Fair	C	3	4,958	9%	0.28				
	Poor	D	2	3,072	6%	0.11				
	Critical	F	1	34,586	65%	0.65				
			Totals	53,511	100%	1.95				

Total category replacement value		\$51,093,621		Segment replacement value		\$19,653,906		Segment value as a % of total category replacement value		38.5%
Segment	Condition	Letter grade	Star rating	Quantities (\$) given condition	% of Assets in given condition	Weighted, unadjusted star rating	Segment adjusted star rating			
Facilities	Excellent	A	5	\$419,044	2%	0.11	1.5			
	Good	B	4	\$18,100,025	92%	3.68				
	Fair	C	3	\$1,134,837	6%	0.17				
	Poor	D	2	\$0	0%	0.00				
	Critical	F	1	\$0	0%	0.00				
			Totals	\$19,653,906	100%	3.96				

Category star rating	Category letter grade
2.7	D+

2. Funding vs. Need

Average annual investment required	2013 funding available	Funding percentage	Deficit	Category star rating	Category letter grade
\$1,121,000	\$897,000	80.0%	\$224,000	3.9	B

3. Overall Rating

Condition vs Performance star rating	Funding vs. Need star rating	Average star rating	Overall letter grade
2.7	3.9	3.3	C

1. Condition vs. Performance

Total category replacement value		\$35,819,957		Segment replacement value		\$27,566,822		Segment value as a % of total category replacement value		77.0%	
Segment	Condition	Letter grade	Star rating	Quantity (m) in given condition	% of Assets in given condition	Weighted, unadjusted star rating	Segment adjusted star rating				
Mains	Excellent	A	5	6,285	13%	0.63	2.6				
	Good	B	4	12,480	25%	1.00					
	Fair	C	3	25,207	51%	1.52					
	Poor	D	2	2,931	6%	0.12					
	Critical	F	1	3,010	6%	0.06					
			Totals	49,913	100%	3.32					

Total category replacement value		\$35,819,957		Segment replacement value		\$8,253,135		Segment value as a % of total category replacement value		23.0%	
Segment	Condition	Letter grade	Star rating	Units in given condition	% of Assets in given condition	Weighted, unadjusted star rating	Segment adjusted star rating				
Appurtenances	Excellent	A	5	134	9%	0.43	0.5				
	Good	B	4	130	8%	0.33					
	Fair	C	3	232	15%	0.45					
	Poor	D	2	280	18%	0.36					
	Critical	F	1	783	50%	0.50					
			Totals	1,559	100%	2.07					

Category star rating	Category letter grade
3.0	C

2. Funding vs. Need

Average annual investment required	2013 funding available	Funding percentage	Deficit	Category star rating	Category letter grade
\$581,500	\$0	0.0%	\$581,500	0.0	F

3. Overall Rating

Condition vs Performance star rating	Funding vs. Need star rating	Average star rating	Overall letter grade
3.0	0.0	1.5	F

1. Condition vs. Performance

Total category replacement value		\$1,880,107		Segment replacement value		\$1,880,107		Segment value as a % of total category replacement value		100.0%	
Segment	Condition	Letter grade	Star rating	Quantity (\$) in given condition	% of Assets in given condition	Weighted, unadjusted star rating		Segment adjusted star rating			
Social Housing	Excellent	A	5	\$0	0%	0.00		4.0			
	Good	B	4	\$1,880,107	100%	4.00					
	Fair	C	3	\$0	0%	0.00					
	Poor	D	2	\$0	0%	0.00					
	Critical	F	1	\$0	0%	0.00					
			Totals	\$1,880,107	100%	4.00					

Category star rating	Category letter grade
4.0	B

2. Funding vs. Need

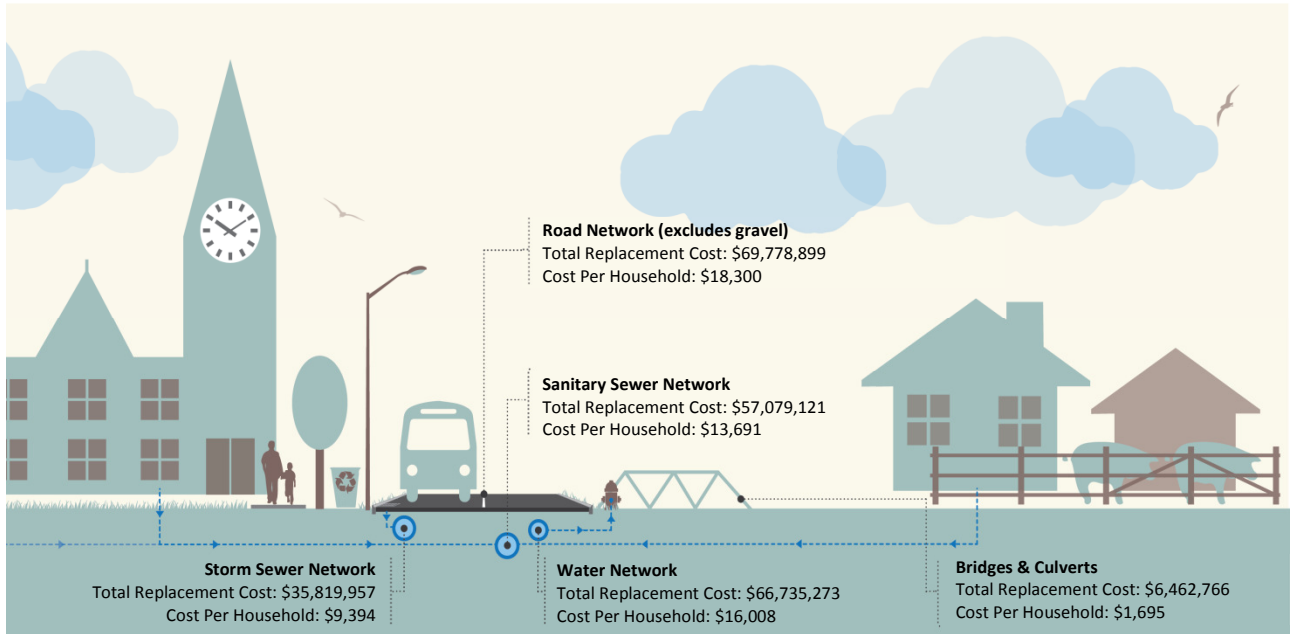
Average annual investment required	2013 funding available	Funding percentage	Deficit	Category star rating	Category letter grade
\$38,000	\$0	0.0%	\$38,000	0.0	F

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	D

Infrastructure Replacement Cost Per Household

Total: \$59,088 per household



Daily Investment Required Per Household for Infrastructure Sustainability

