

MANAGING YOUR ASSETS

CREATING YOUR SUSTAINABILITY
STORY



MY INTENTION

Make everything as simple as possible, but not simpler.

Albert Einstein.

WHY Asset Management?



If your local government provides safe, sustainable, secure services in a predictable, cost-effective manner...

...then the quality of your services is directly linked to keeping infrastructure assets in state of good repair.

Or not



What is my role in Asset Management?



1

What services
does our
community **need**
and want now
and in the future?

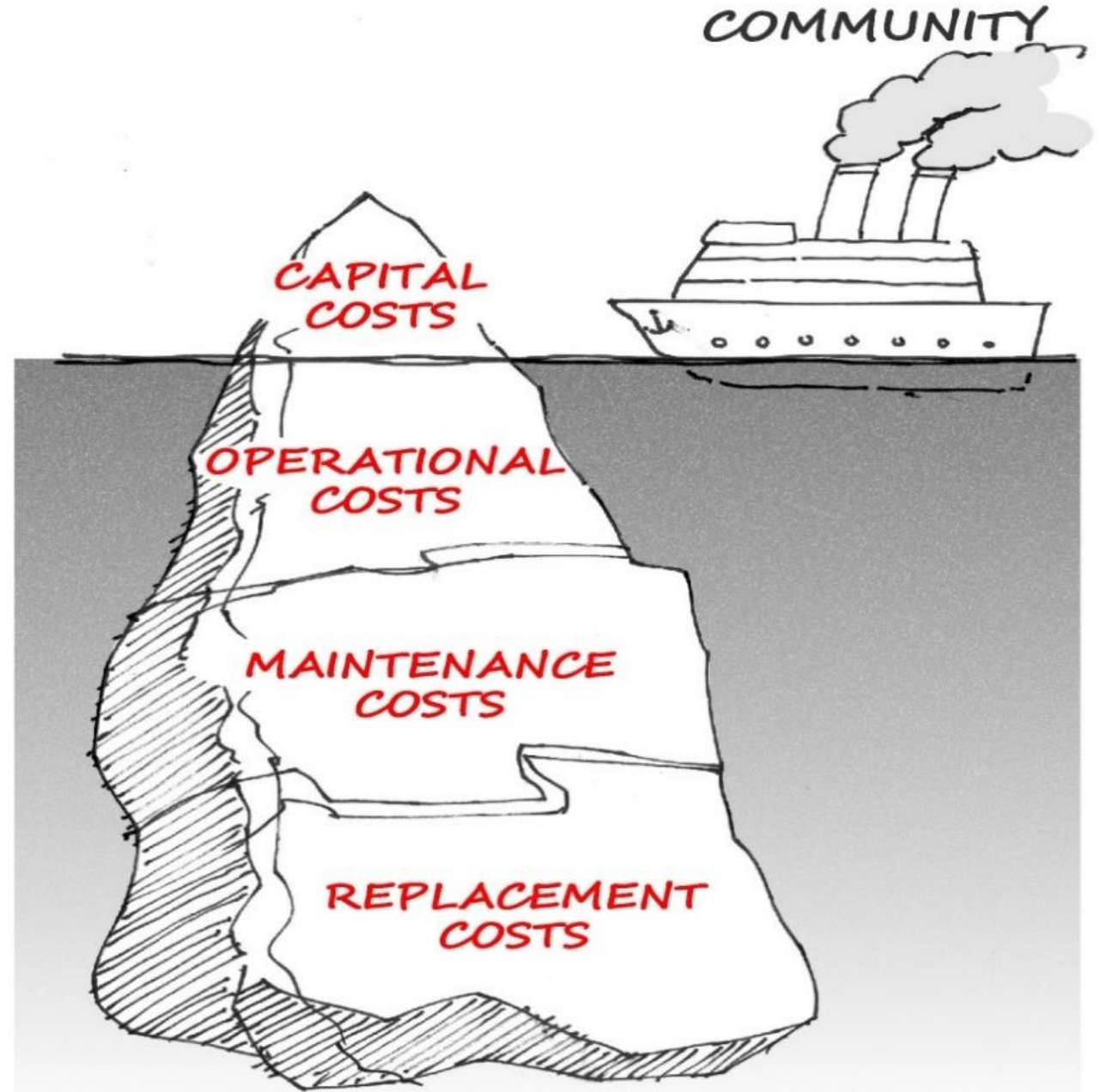
(and at what level)

2

What are the
services our
community is
willing and able
to pay for?

3

What are we spending to maintain our services?
Is it enough? What should we be spending? Are our services at risk? Are we sustainable? Can we prove it?



What is Asset Management?



Asset Management starts with...

What services do we provide and WHY?

What level of service do we provide?

Is this service level:

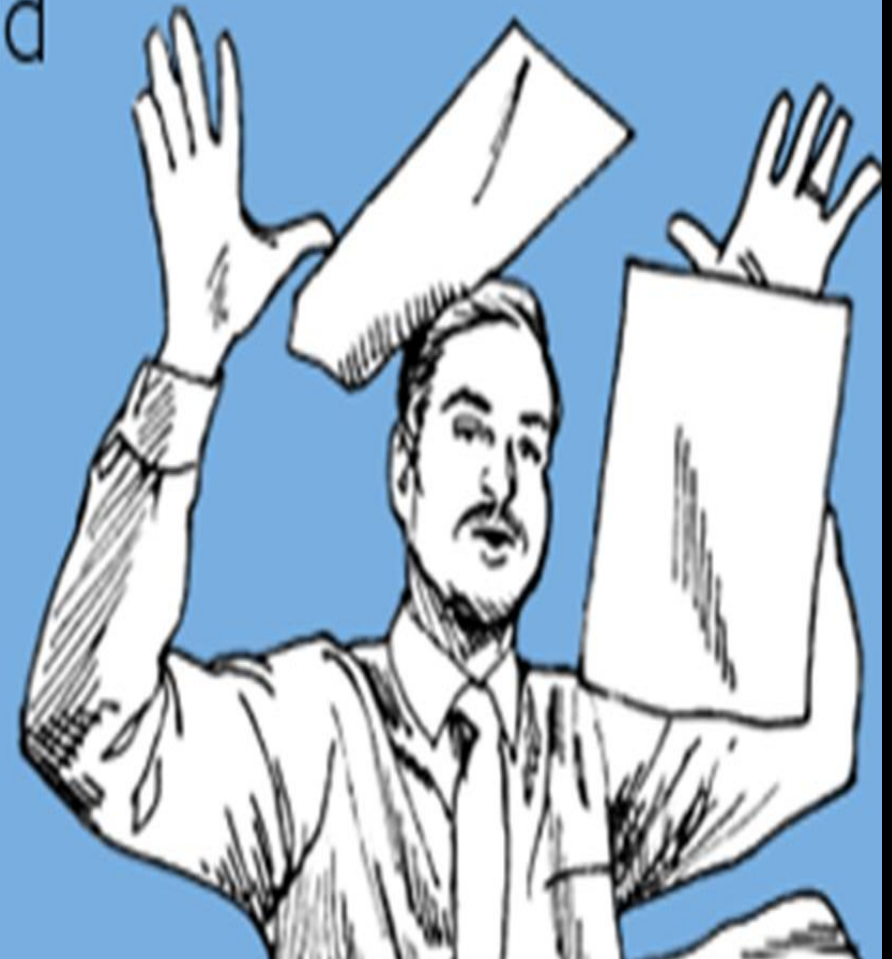
Sustainable?

Fully funded?

Needed, desired?

I paid my taxes
at the Town of
Golden and all I
got were these
lousy services!

"Oh, I just LOVE
tax season," said
no one ever.



Transportation networks including roads,
sidewalks, bike lanes, trails,
Snow clearing, street sweeping, pothole filling
Storm drain management
Clean, clear, safe drinking water
Waste water systems
Community and cultural events
Garbage and recycling pick up
Parks and sports fields
Sports facilities
Play places & recreation programs for ALL ages
Bylaw enforcement
Enforcement of building standards

Flood protection
Fire protection
Emergency management
Community safety programs
Public inquiries
FOI requests
Grant writing
Support for seniors
Assistance in finding your lost dog
Land use planning and zoning for the future
Signage
Attractive public spaces

How do we achieve sustainability? AM Mindset

- What do we own?
- Where is it?
- What is it worth?



- What condition is it in?
- What do we need to do and by when?
- How much money do we need?

- What are the risks and consequences?
- Where are we vulnerable?

- Do we still need it?
- What do the regulators require?
- What are the public's expectations?

GOAL

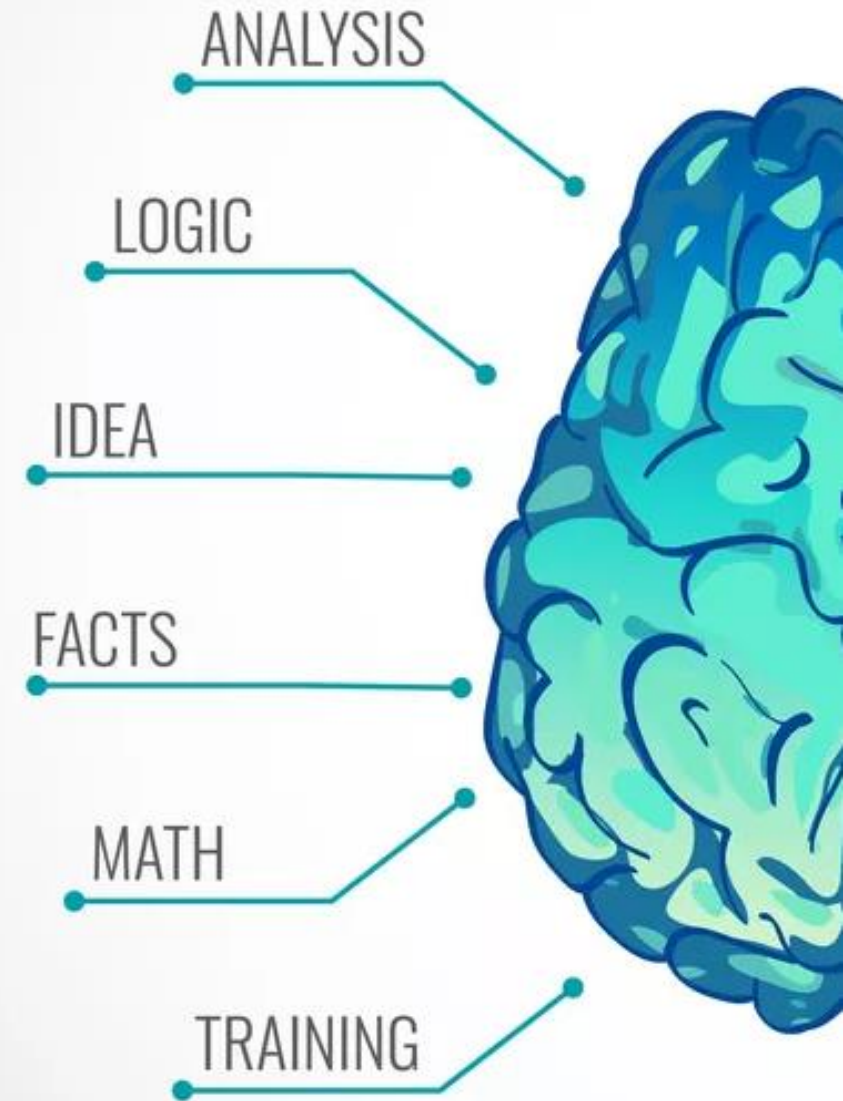
Provide safe, secure, seamless, and sustainable services to residents.

Optimize the value of the infrastructure while minimizing lifecycle costs.

Manage risks to ensure service delivery is predictable.

Asset Management:

Logical
Rational
Data Driven
Strategic
Pragmatic



Sooooooooo
what is the
problem?

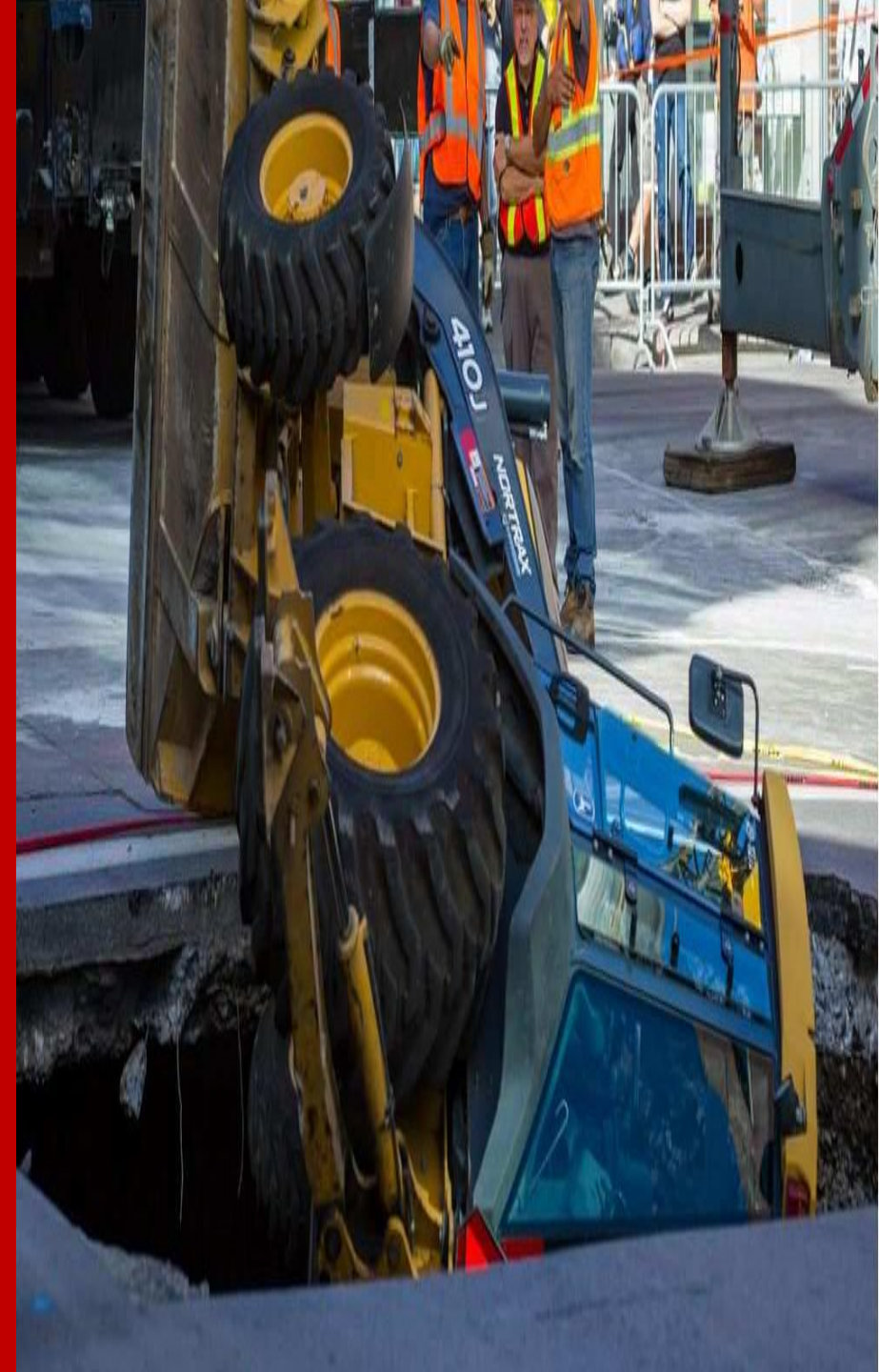
How did this
happen?



What could possibly get in the way of evidence-informed decision making?

Why do we ignore the things we should not ignore?

Why do we not attend to the things we should attend to?



What DO I DO?



Engage your community to determine affordable service levels that also meet legislative requirements.

Establish Service Levels

- Width and classification of a local road
- Sidewalks/boulevards on both sides or one side
- Weekly or bi-weekly garbage collection
- Frequency of snow removal
- Recreation amenities
- Hours of operation for recreational facilities
- Beautification/maintenance of public spaces such as parks and trails
- Land use planning tools
- Bylaw enforcement

Reactive or Planned

- Are we going to retain our existing services and maximize their asset lifecycles OR ignore and react?

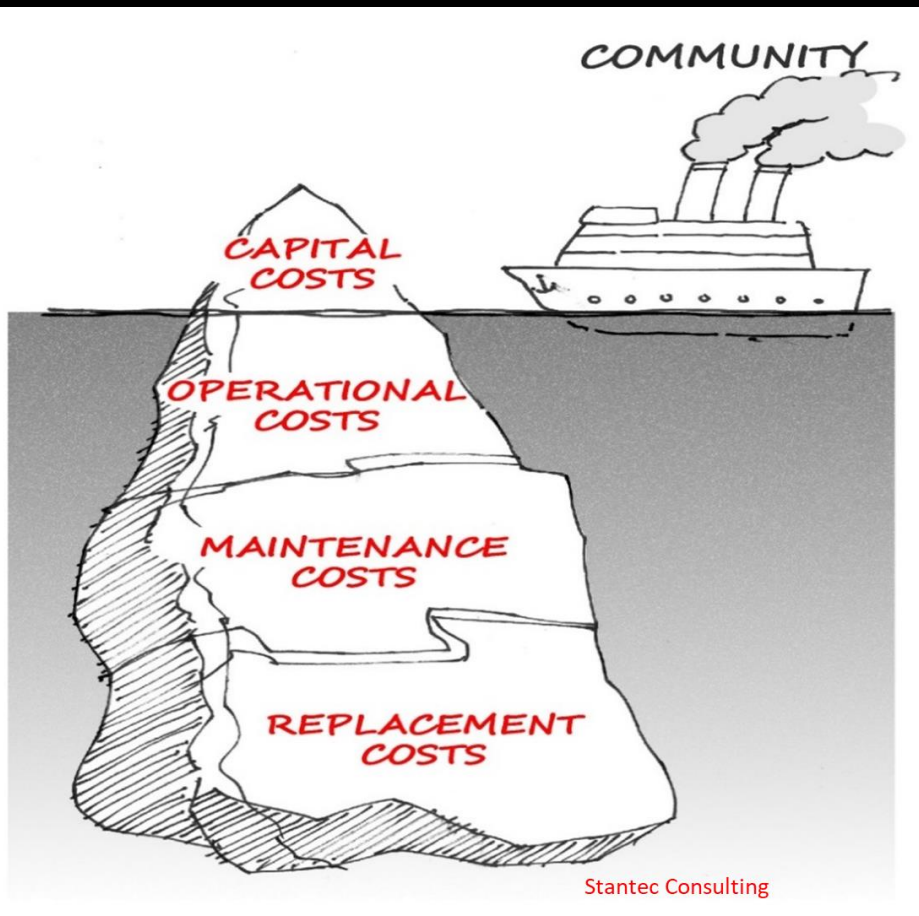


What DO I DO?



Provide a supportive environment for staff to build internal capacity and collect relevant data that will facilitate the governing body's decision-making.

What DO I DO?



LUST TO DUST

Use a whole lifecycle costing approach to consider total cost of ownership of new assets over its useful life.

What DO I DO?



TELL THE TRUTH

Review and implement an AM plan to:

Communicate current state of infrastructure and anticipated funding needs to your community and other levels of government

Determine future investment priorities that are aligned with strategic objectives and community expectations

What DO I DO?



MANAGE YOUR RISKS

Have we identified the social, economic and environmental cost of service disruption or failure?

Provide assurance to residents that community needs are addressed by managed assets in an objective, consistent and cost-effective manner.

What DO I DO?

PREPARE FOR THE 'WHAT IF'S'

How will climate change impact our assets?

How should we protect our natural assets particularly those that provide a resource for our built assets? (i.e. aquifers)



What DO I DO?

CHANGE THE NARRATIVE



ANTI-TAX IS ANTI-SERVICES

What is our community willing and able to pay for?

Identify link between the cost and the level of service.



ACTION STEPS

- Policy Direction
- Life Cycle Costing
- Proactive
- Engagement
- Top of mind
- Mindset
- Tell a compelling story



ORGANIZATIONAL ALIGNMENT

ROLE OF STAFF

- Develop AM competencies
- Information to EOs
- Facts and data
- Fearless advice
- Outline risks and consequences
- Meet legislative LOS
- Meet customer LOS set by EOs

ROLE OF THE GOVERNING BODY

- High level understanding of services, LOS, and cost to provide
- Strategic direction through policy, bylaws etc
- Resources allocation through LTFP
- Assume risks and consequences
- Advocates for services
- Represent the public

The Benefits of Asset Management are for Everyone

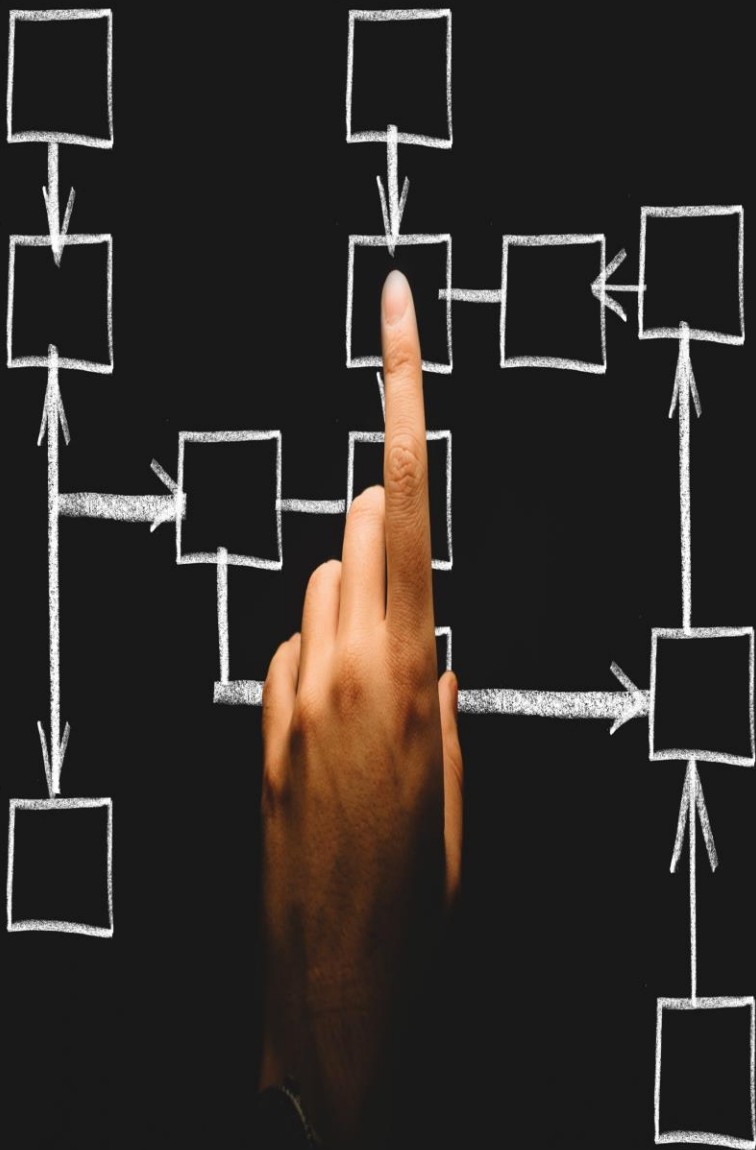
COUNCIL/BOARD

- Improves decision-making and resource allocation
- Provides better service to the community (maximizes asset value)
- Enables better communication with public (education and awareness)
- Provides more transparency and accountability
- Helps manage risk, avoid crisis, reduce volatility

COMMUNITY

- Improves understanding of challenges, choices, and shared responsibility
- Better appreciation of cost and value of local services
- Builds trust and confidence in the organization
- Gives a sense of stability, security, and continuity

PROGRESS CHECKLIST



- Have you engaged your community to determine service level expectations?
- Do you have the required financial resources to meet them?
- Do you know the total cost of providing existing services at the current service levels?
- Does your LG have an AM Policy that includes a governance structure with clear roles and responsibilities for staff?
- Does your staff have the required resources and expertise to develop a sound AM plan that meet regulatory requirements?
- How reliable is your assets data on costs, risks and service levels?
- What is the appropriate infrastructure deficit or funding gap for our community? How will it impact service levels, now and into the future?

BUILDING AN ASSET
MANAGEMENT
MINDSET
IS ABOUT SEVENTH
GENERATIONAL
THINKING

A person is holding a large black sign with white text. The sign is held up by two hands, one on the left and one on the right. The background shows a blurred outdoor setting with green trees and a building. The sign has a white border and contains the following text:

DO SOMETHING
TODAY THAT
YOUR FUTURE
SELF WILL
THANK YOU
FOR

Collaborative Conversation

Based on today's session:

What did you learn?

What challenges do you face?

What support or educational resources do you need?

How brave are you?

**I know ya think its boring
But the numbers are soaring
The deficit ain't going away**

**You think your getting hosed
'cause you still drive on the roads
You're gonna have to fix 'em
someday**

**Can't just defer
And only do what you prefer
The sewer needs to handle the
flush**

**Your kids will be annoyed
If the water's null and void
They'll wonder why you didn't
rush**

**Take'n care of business
Everyday
Take'n care of business
Everyway
Take'n care of business
It's alright
Take'n care of business
It won't happen overnight
COME ON**

**Keyboard warriors are busy
Putting people in a tizzy
They like to work at nothing all
day**

**The front line folks are begging
'cause the ducktape is a fraying
And nobody is willing to pay**

**Better start behaving
'cause the climate is changing
Don't bury your head in the sand**

**If the arena roof is breaking
If ya think the staff is faking
Better listen up again and again...**

**Take'n care of business
Everyday
Take'n care of business
Everyway
Take'n care of business
It's alright
Take'n care of business
It won't happen overnight**

COME ON