




# Asset Condition & Overall Asset Review



Importance: An incomplete or limited understanding of asset condition can mislead long-term planning and decision-making. Accurate and reliable condition data helps to prevent premature and costly rehabilitation or replacement and ensures that lifecycle activities occur at the right time to maximize asset value and useful life.

 <p><b>Est Toal Replacement Cost</b> \$691 Million</p>	 <p><b>Average Condition</b> GOOD</p>	 <p><b>Total Inventory</b> Cultural Assets, Facilities, Fleet, Green Infrastructure, Information Technology, Marine, Recreational, Stormwater Collection, Transportation Network, Wastewater Collection, Wastewater Receiving, Wastewater Treatment</p>
<p><b>Est Cost to Replace Assets listed in Very Poor Condition</b> \$34.7 Million</p>		

A condition assessment rating system provides a standardized framework that allows comparative benchmarking across the District’s asset portfolio. The table below outlines the condition rating system used in these asset report cards to determine asset condition. This rating system is aligned with the Canadian Core Public Infrastructure Survey which is used to develop the Canadian Infrastructure Report Card.

Condition	Description	Criteria	Service life Remaining %
Very good	Fit for Future	Well maintained, good condition, new or recently rehabilitated	80-100
Good	Adequate for now	Acceptable, generally approaching mid stage of expected service life	60-80
Fair	Requires attention	Signs of deterioration, some elements exhibit significant deficiencies	40-60
Poor	Increasing potential of affecting service	Approaching end of service life, condition below standard, large portion of system exhibits significant deterioration	20-40
Very Poor	Unfit for sustained service	Near or beyond expected service life, widespread signs of advanced deterioration, some assets may be unusable	0-20

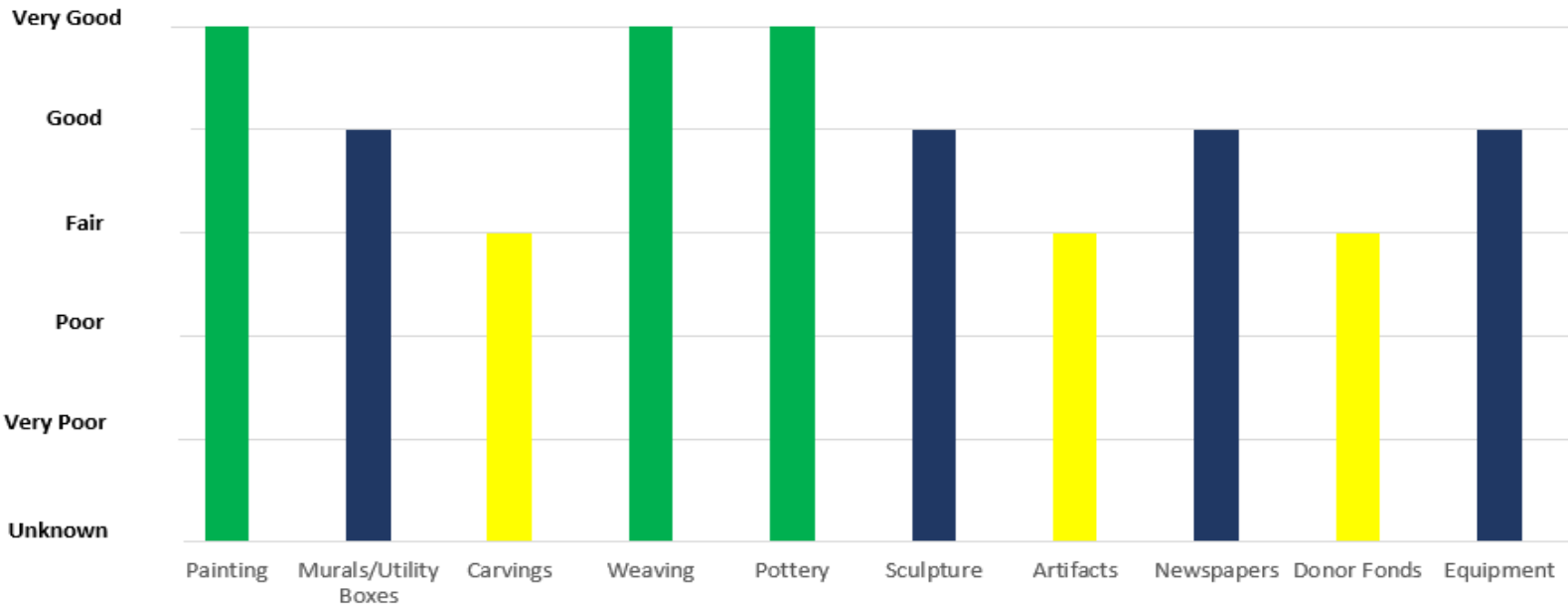
The analysis in these asset report cards are based on assessed condition data only as available. In the absence of assessed condition data, asset age is used as a proxy to determine asset condition as well as staff expertise.



Enhancement Purpose: The Arts, Culture and Heritage department supports the local creative community through the commissioning and maintenance of public art, providing access to cultural facilities, maintaining heritage preservation, creating community engagement opportunities and funding from grants and awards.

<p><b>\$</b> <u>Recovery Cost</u></p> <p>Public art- \$500,000 Archives Collection -\$175,000 Equipment Inventory- \$4,100</p> <hr/> <p><u>Cost to Replace Assets listed in Poor Condition</u> \$15,000</p>	<p><b>☆☆☆</b> <u>Average Condition</u></p> <p>GOOD</p>	<p><b>Public Art Inventory</b></p> <p>Paintings- 12 Murals/Utility Boxes-35 Carvings- 1 Weaving-1 Pottery-1 Sculptures-4</p>	<p><b>Archives Inventory</b></p> <p>Artifacts-150 Newspapers-3516 Donor Fonds-171</p> <hr/> <p><u>Equipment Inventory</u></p> <p>Pop-up Tents/Tent bags- 4 Power Distribution Box/cord- 1</p>
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Public Art/Archives/Equipment Condition



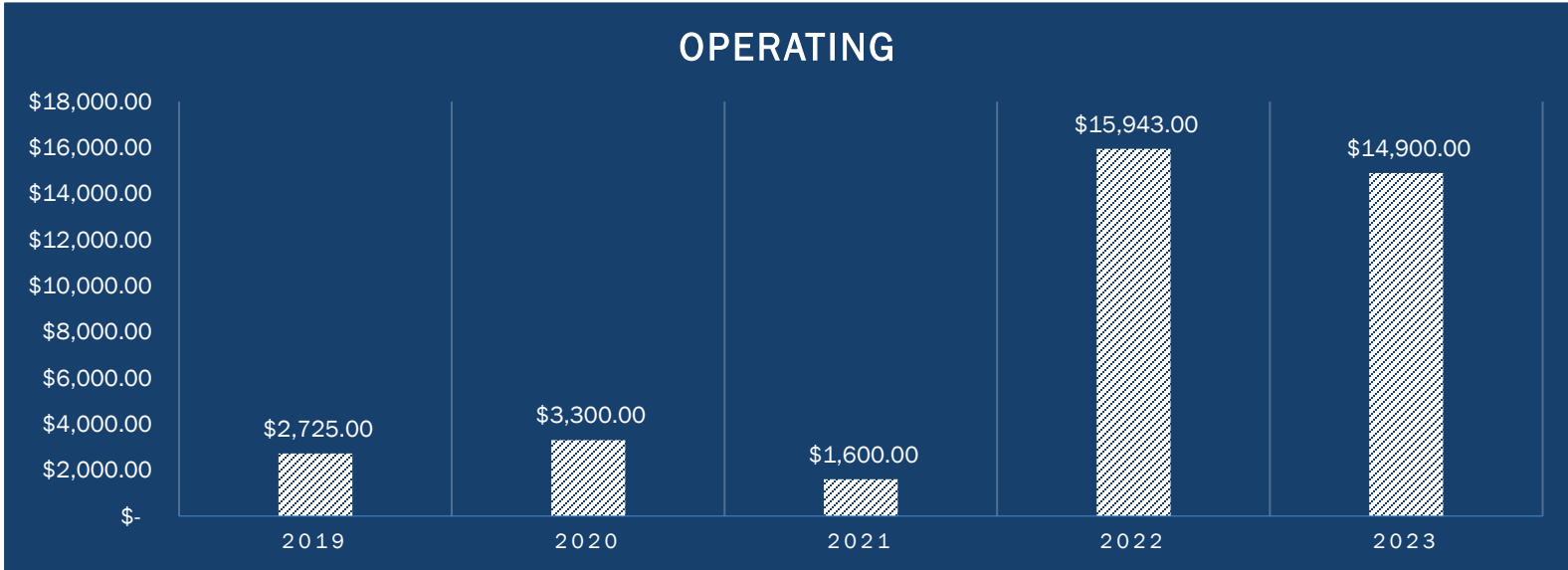
\*\* This report does not encapsulate any cultural assets that are facilities (eg. Rockwood Lodge or assets that typically “live” in a facility (eg. moveable art walls, moveable stage). Concurrently assets such as banners and banner stands are not represented. Recovery cost is calculated from insurance and appraisal price.

Staff assigned to manage assets: Manager of Community Services

### Data Confidence Rating

- A- Verified Condition and Analytical Techniques
- B- Observed Condition
- C- Age Only
- D- Historical Knowledge
- F- Assumptions

Operating Categorization: These expenditures include-- Restorations, maintenance, new equipment purchases



Observations:



- Minimal work on assets done in 2020/2021 due to pandemic
- 90% of these funds go towards the public art assets
- Cultural assets have only been funded from operating budgets



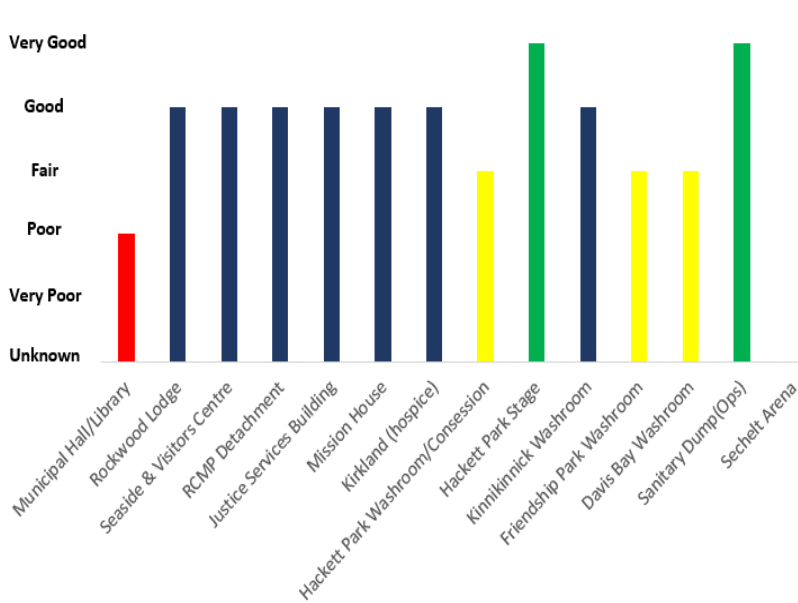


## Infrastructure Purpose

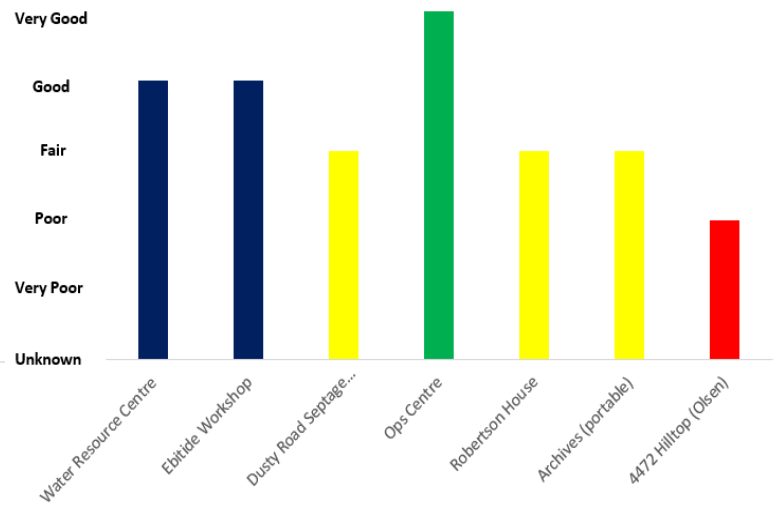
The District operates structures that withhold our services, staff and equipment. These structures are separated into two main groups public use and corporate use.

 <p><b>Replacement Cost</b> \$54 Million</p>	 <p><b>Average Condition</b> GOOD</p>	<p><b>Inventory</b></p> <p><b>Public Buildings</b> (Public washrooms, Rental facilities, Justice Services, Public use sites) : 13</p> <p><b>Corporate Buildings</b> (Staff work sites, Sewer Treatment, Archives, Leased Facilities) : 7</p>
<p><b>Cost to Replace Assets listed in Poor Condition</b> \$9,250,000</p>		

Public Buildings Condition



Corporate Buildings Condition



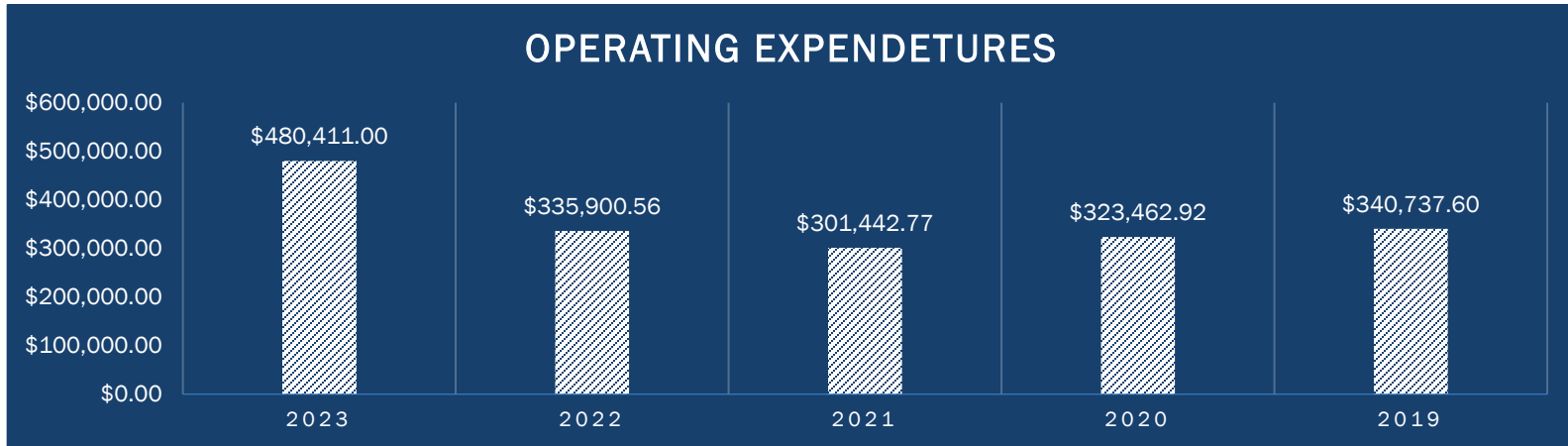
\*\* Arena condition maintained by SCR. Current condition of facilities assessed through past reports, building condition assessments and work order consultation. Municipal Hall currently under construction, will update condition after renewals are completed.

Staff assigned to manage assets: Manager of Public Works

**Data Confidence Rating**

- A- Verified Condition and Analytical Techniques
- B- **Observed Condition**
- C- Age Only
- D- Historical Knowledge
- F- Assumptions

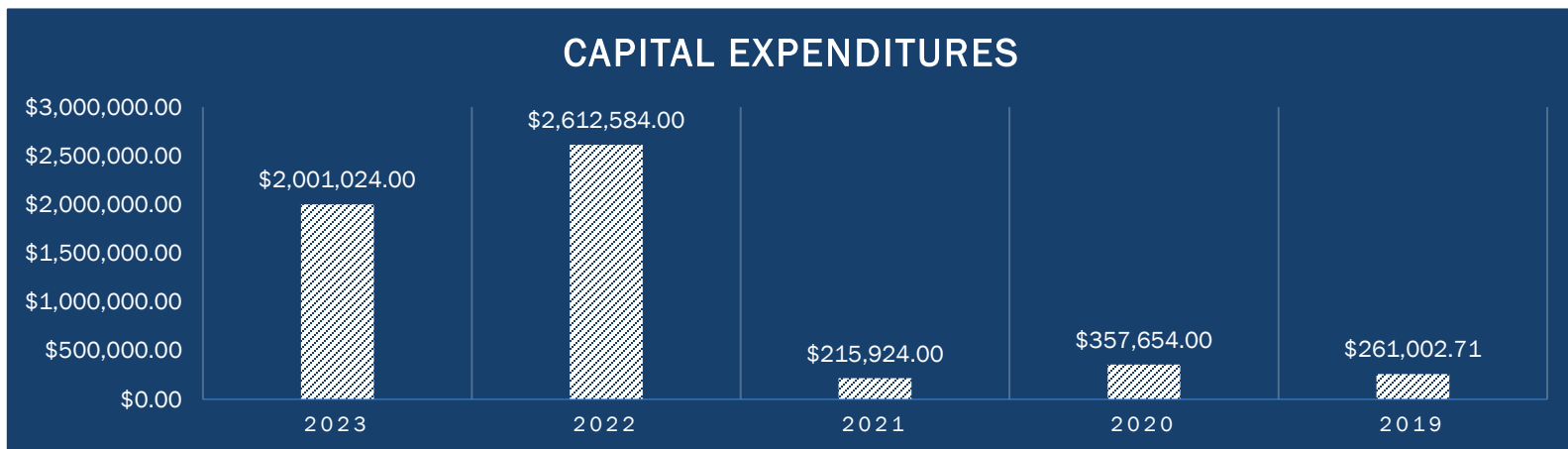
**Operating Categorization:** These expenditures include—Utilities (water, gas, hydro), Insurance, Contracted Services, supplies, garbage disposal, Communications etc.



**Observations:**

- Fairly stable around \$300-\$350,000 from 2019-2022
- Two facilities introduced in 2023, Ops Centre (\$38,000 from April-December), Sani Dump (\$5,301)
- Water Resource Centre classified as a facility in 2023 adding \$88,000 not previously accounted for in 2019-2022
- Justice Service and Royal Candain Mounted Police buildings had \$16,000 and \$11,000 increases respectively from 2022 to 2023

**Capital Categorization:** The expenditures include the purchase price and other acquisition costs such as (but not limited to) installation costs, design and engineering fees, legal fees, survey costs, site preparation costs, freight charges, transportation, and duties.



**Observations:**

- Under \$500,000 from 2019-2021
- Major projects for 2022 include construction of Ops Building (\$2.2 million), Rockwood various upgrades (\$188,000), RCMP Office roof replacement (\$73,000)
- Final construction and completion of Ops Building (\$1.85 million) in 2023





## Infrastructure Purpose

The District's fleet is managed centrally by the Manager of Public works and includes vehicles and large equipment across each department.



**Est Replacement Cost**  
3.8 Million



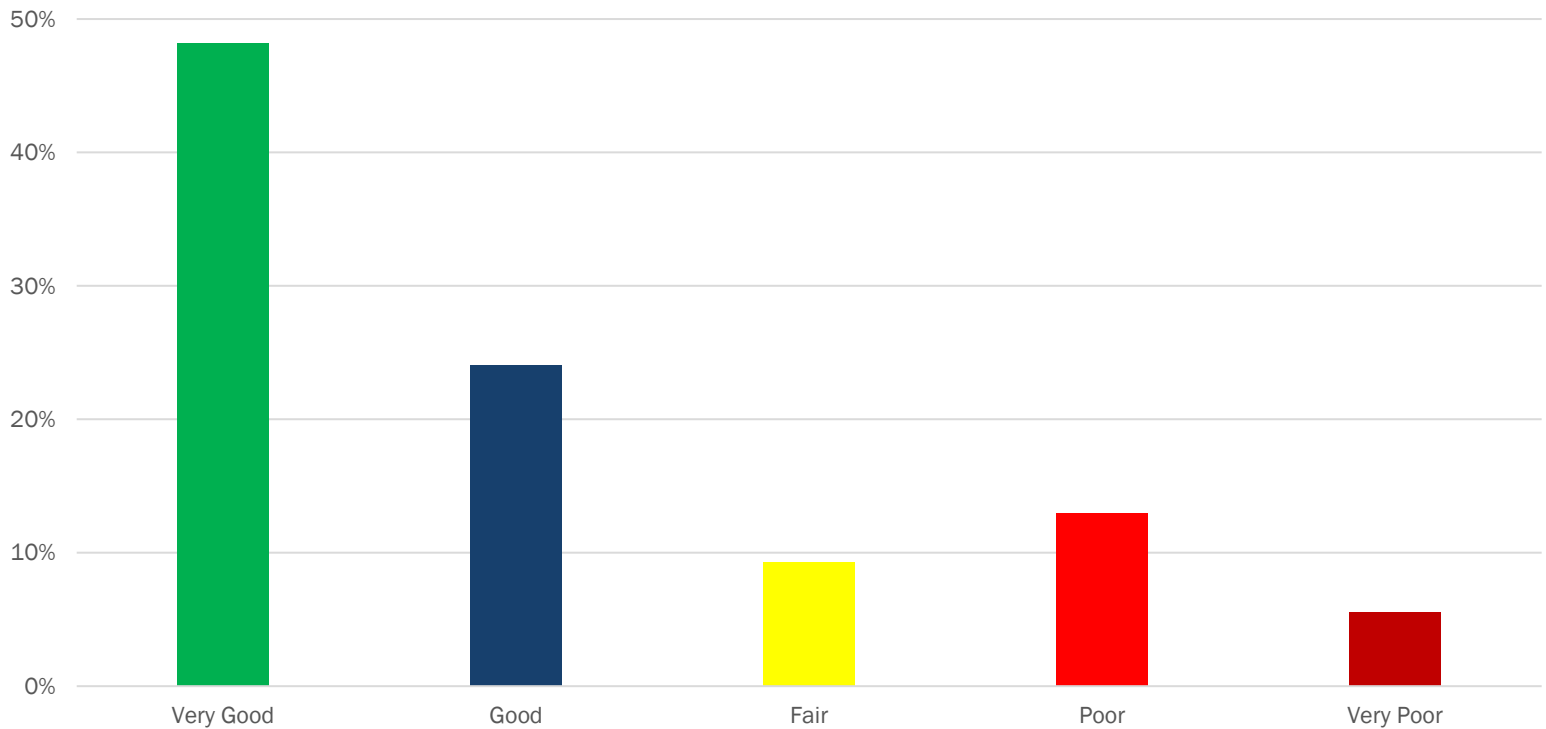
**Average Condition**  
GOOD



**Inventory**  
Public Works Vehicles/ Equipment- 23  
Parks Vehicles- 17  
WRC Vehicles-3  
Municipal Hall Vehicles- 5

**Est Cost to Replace Assets listed in Very Poor Condition**  
\$150,000.00

2024 Fleet Condition



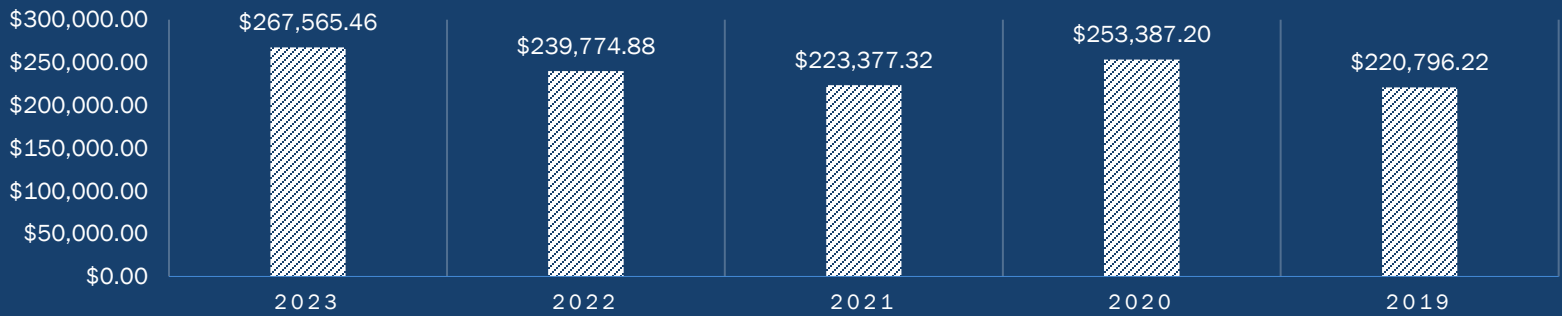
Staff Assigned to Manage Assets: Manager of Public Works

### Data Confidence Rating

- A- Verified Condition and Analytical Techniques
- B- Observed Condition
- C- Age Only
- D- Historical Knowledge
- F- Assumptions

**Operating Categorization:** These expenditures include: contracted services for repairs, insurance, spare parts, oil, gas, grease

## OPERATING EXPENDETURES

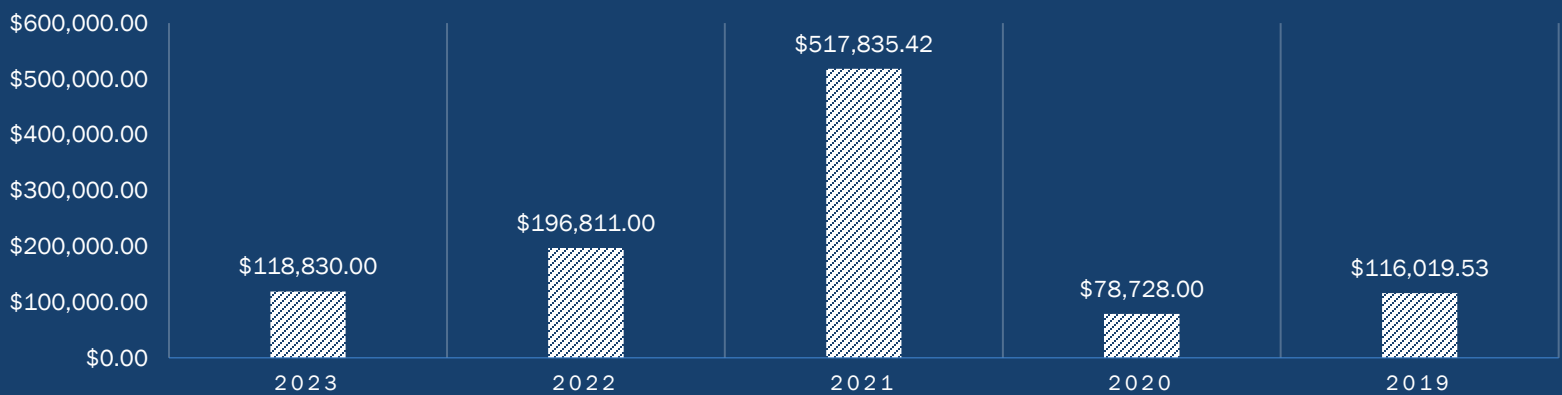


### Observations:

- Fairly stable around \$250,000 per year
- Average \$100,000 a year on gas, oil and grease
- Average \$100,000 a year on contracted services for repairs and maintenance
- Spare parts around the Operations yard has increases from \$7,000 average in 2019/2020 to \$17,000 average in 2021-2023

**Capital Categorization:** These expenditures include: new vehicles, new large equipment, replacement vehicles and large equipment

## CAPITAL EXPENDETURES



### Observations:

- 2023-2019 combined expenditures equal to 2021 expenditures (\$510,000 vrs 517,000)
- 2021 four vehicles were replaced, double all other years where maximum of two vehicles replaced



# Green Infrastructure Report Card



## Infrastructure Purpose

The District's green infrastructure is a collection of natural vegetative systems and green technologies that collectively provide the District of Sechelt with a multitude of economic, environmental, health, and social benefits.



### Replacement Cost

\$12.7 Million



### Average Condition

Good



### Inventory

Urban Trees- 1704  
Rain Gardens- 10  
Silva Cells- 350m3  
Permeable Pavement- 150m

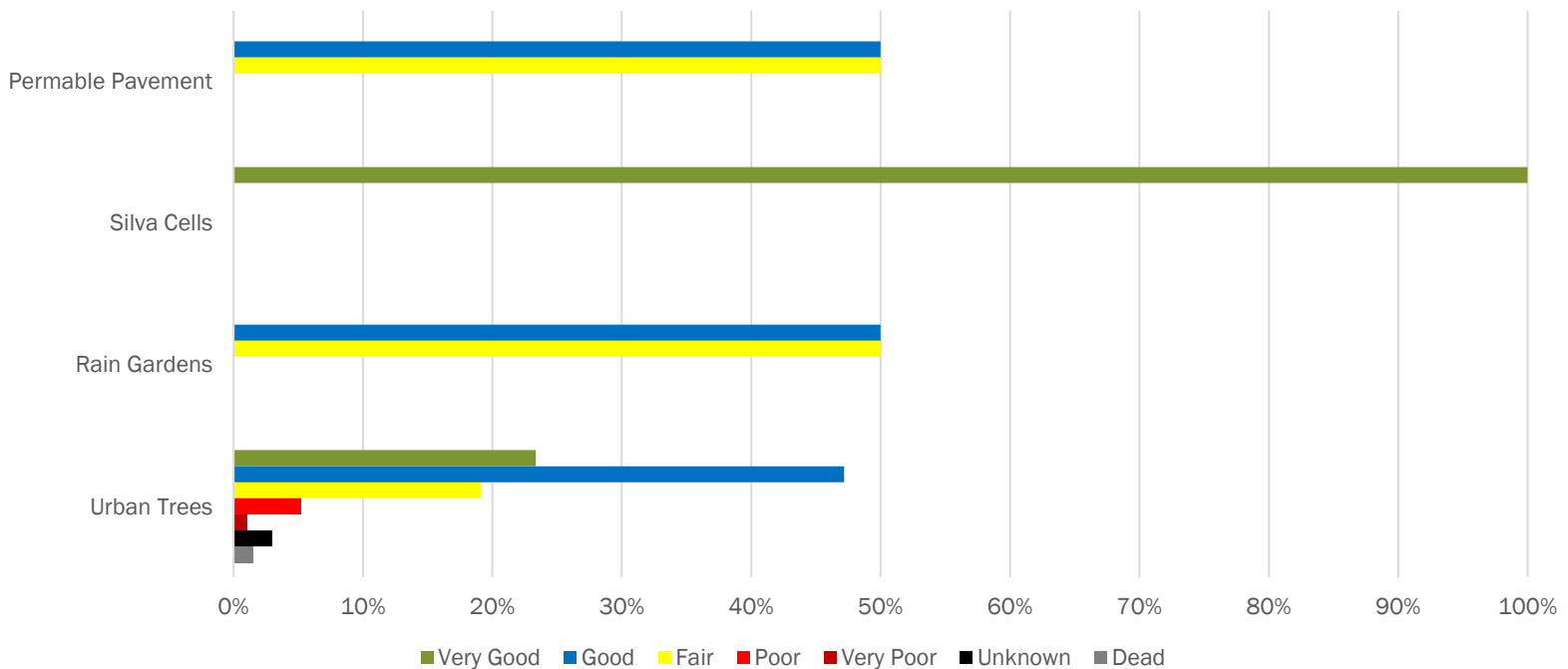
### Est Cost to Replace Assets listed in Very Poor Condition

\$161,700.00

### Operating and Capital expenditures to be developed

\*\* Staff feel this urban tree calculation is a good starting point however further work will be needed to measure against industry standards. Condition was not factored into replacement cost in this iteration however future iterations of this report card may consider condition.

## 2024 Condition



### Data Confidence Rating

- A- Verified Condition and Analytical Techniques
- B- Observed Condition**
- C- Age Only
- D- Historical Knowledge
- F- Assumptions

# Information Technology Report Card



## Infrastructure Purpose

The role of the Information Technology department is to function as a partner in the development and enhancement of business processes. IT works collaboratively with staff to provide the technologies that support current and future services for Sechelt citizens.



**Hardware Replacement Cost - \$524,000**  
**Software and Services Yearly Cost - \$335,000**



**Average  
Condition**  
  
**Good**



### DOS Owned Inventory

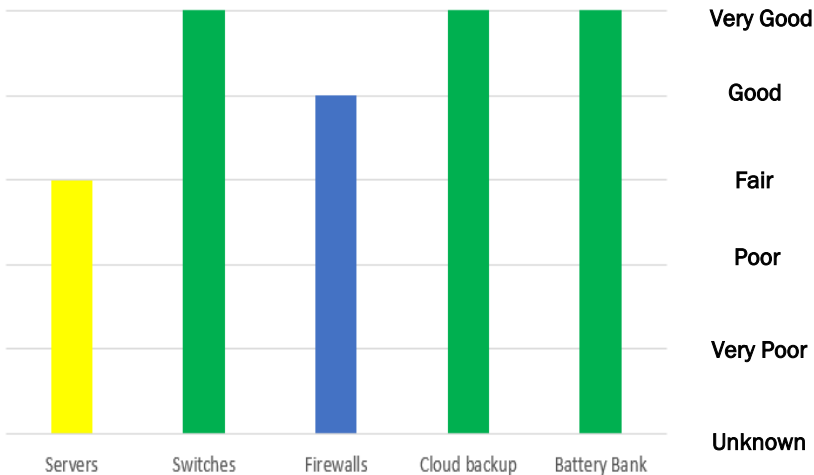
Workstations/Laptops- **94**  
Server Equipment-**16**  
Printers/Scanners- **2**  
Corporate Wide Cloud Software- **10**  
Corporate Wide On Premise Software- **12**

### Cost to Replace Assets in Poor Condition

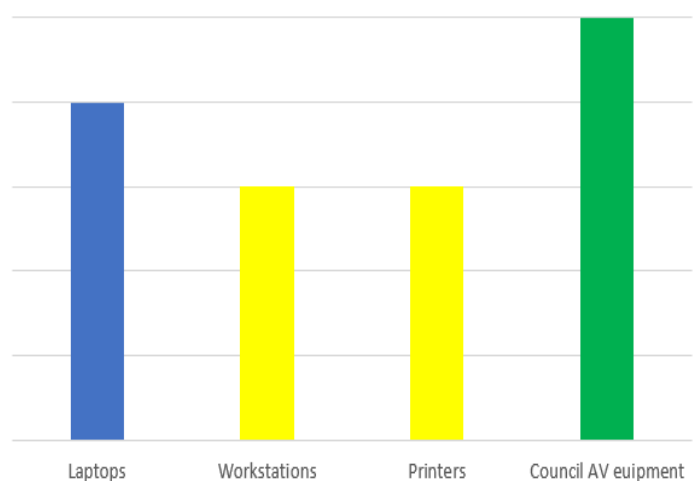
**\$40,000**

Operating and Capital expenditures  
to be completed

Server/Council AV Hardware Condition



Laptops/Workstations/Printers



\*\* Some of the assets the District of Sechelt uses regularly are not “owned” by the district rather they are leased out such as printers, certain pieces of server hardware etc. This report card mostly focuses on the hardware we are financially responsible for. Infrastructure such as network cables and networks are also not considered in this report card.

**Staff assigned to manage assets:** Manager of Information Technology

### Data Confidence Rating

- A- Verified Condition and Analytical Techniques
- B- Observed Condition**
- C- Age Only
- D- Historical Knowledge
- F- Assumptions



## Infrastructure Purpose

The District operates structures that withhold our services, staff and equipment. These structures are separated into two main groups public use and corporate use.

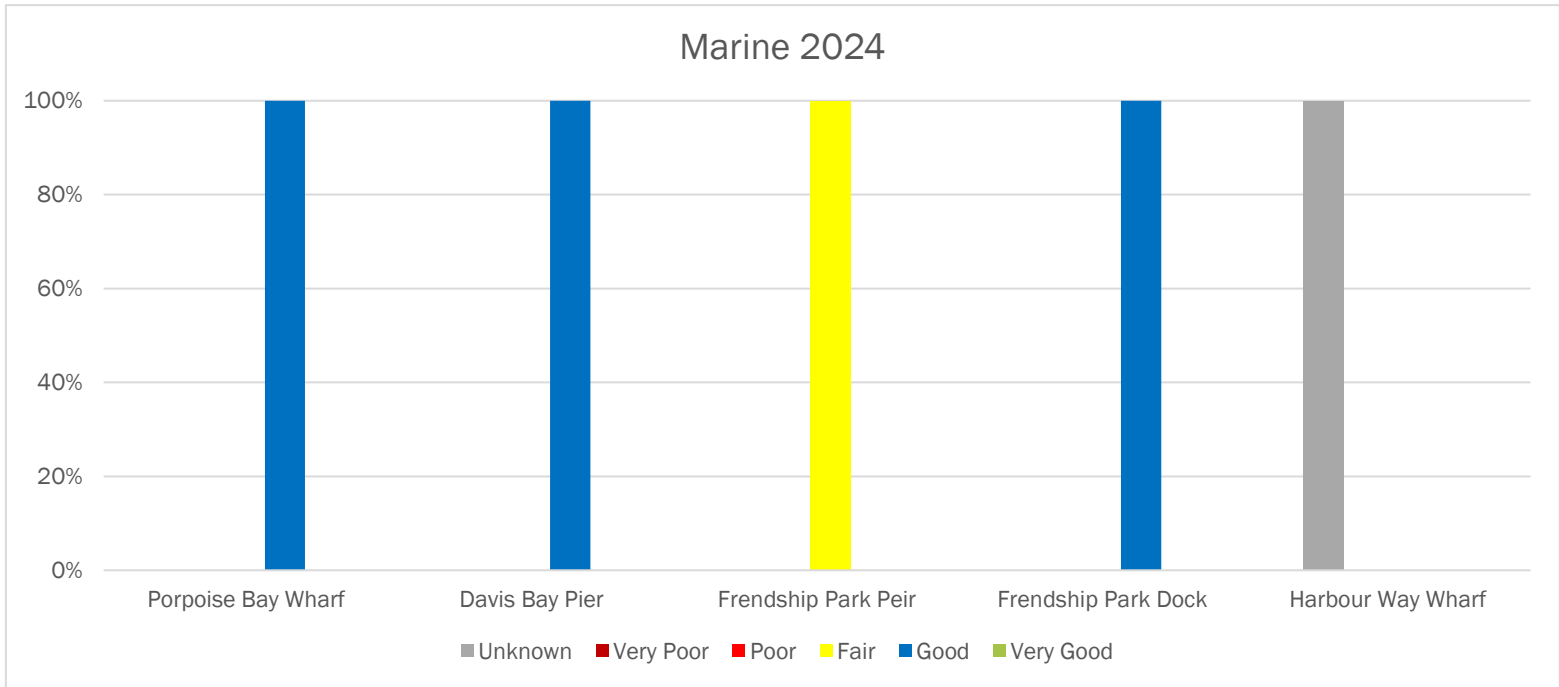
**Est Replacement Cost**  
\$12.5 Million

**Average Condition**  
GOOD

**Inventory**  
Wharfs: 2  
Piers: 2  
Docks: 1

**Cost to Replace Assets listed in Poor Condition**  
\$0

Operating and capital expenditures to be completed



\*\*\* Harbour Way wharf maintained by leasee. Current condition of wharfs and piers assessed through past reports, staff assessments and work order consultation.

Staff assigned to manage assets: Manager of Public Works

**Data Confidence Rating**

- A- Verified Condition and Analytical Techniques
- B- Observed Condition**
- C- Age Only
- D- Historical Knowledge
- F- Assumptions



## Infrastructure Purpose

The Parks department is responsible for maintaining and managing a wide variety of green spaces and public amenities. The department also provides services and works collaboratively with community groups to support the enhancement of recreational opportunities Within the District and Sunshine



**Replacement Cost**  
1.8 Million



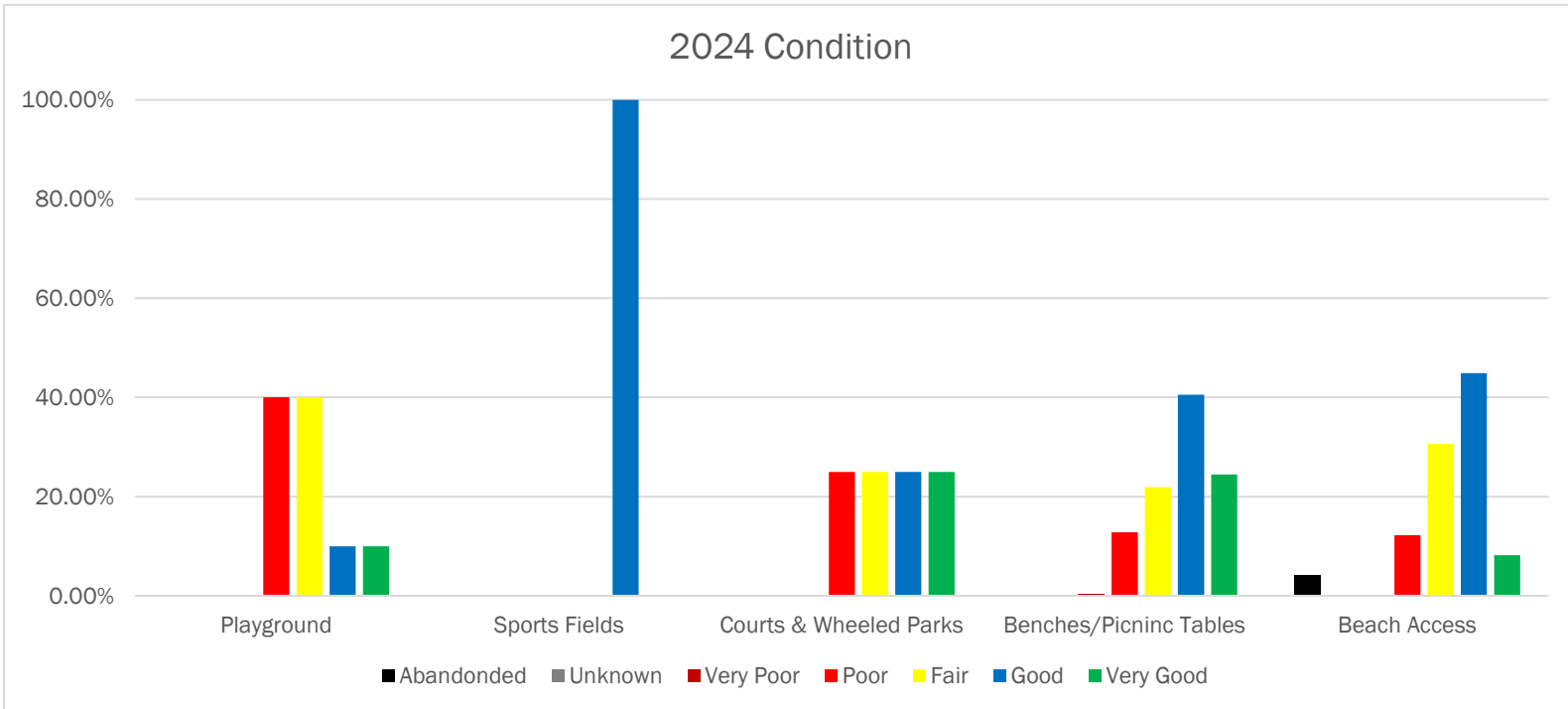
**Average Condition**  
Fair



**Inventory**  
Playgrounds- 10  
Sports Fields- 4  
Courts & Pump Track- 4  
Benches/Picnic Tables- 275

**Est Cost to Replace Assets listed in Very Poor Condition**  
\$000,000.00

Capital and operating costs to be completed



\*\*\* Not included in this report is signage, and equipment. These assets will be included in future report cards.

**Staff assigned to manage assets:** Manager of Community Services

### Data Confidence Rating

- A- Verified Condition and Analytical Techniques
- B- Observed Condition**
- C- Age Only
- D- Historical Knowledge
- F- Assumptions

# Septage Receiving Facility Report Card



## Infrastructure Purpose

Septage receiving facility functions as a service to provide disposal and preprocessing of sludge found in the regular maintenance in private septic tank. This facility serves the entire sunshine coast including government and industrial users.



**Replacement  
Cost**  
2.7 Million



**Average  
Condition**  
**Poor**



### Inventory

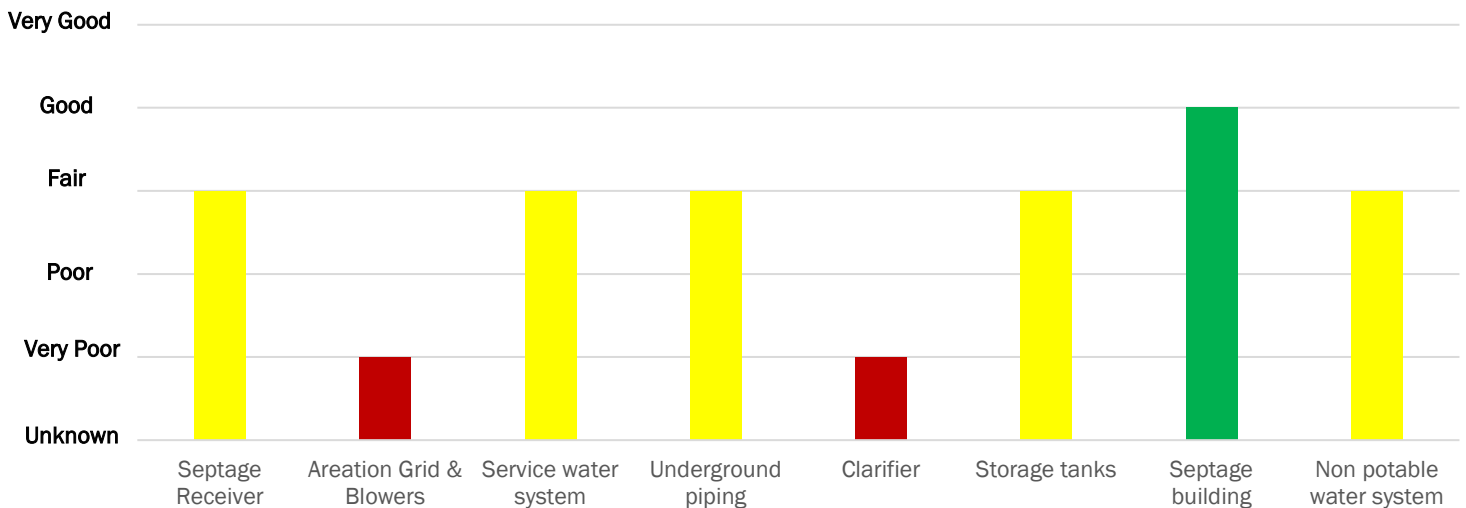
Septage Receiver, Aeration Grid & Blowers, Service water system, Underground piping, Clarifier, Storage tanks, Septage building, Non potable water system

**Cost to Replace Assets in Very Poor Condition**  
\$350,000

Operating and capital expenses to be developed

\*\* Poor condition due to integrity of assets identified as critical. Although majority of assets are fair, staff asses the overall condition of this asset as poor.

## Dusty Road Septage Receiving



Staff Assigned to Manage Assets: Manager of Wastewater

### Data Confidence Rating

- A- Verified Condition and Analytical Techniques
- B- **Observed Condition**
- C- Age Only
- D- Historical Knowledge
- F- Assumptions



# Stormwater System Report Card



## Infrastructure Purpose

The District's Wastewater Collection System is a combination of linear sewers, drainage features and facilities. Stormwater is treated for both quality and quantity to ensure adequate drainage and proper environmental stewardship.

**Replacement Cost**  
230 Million

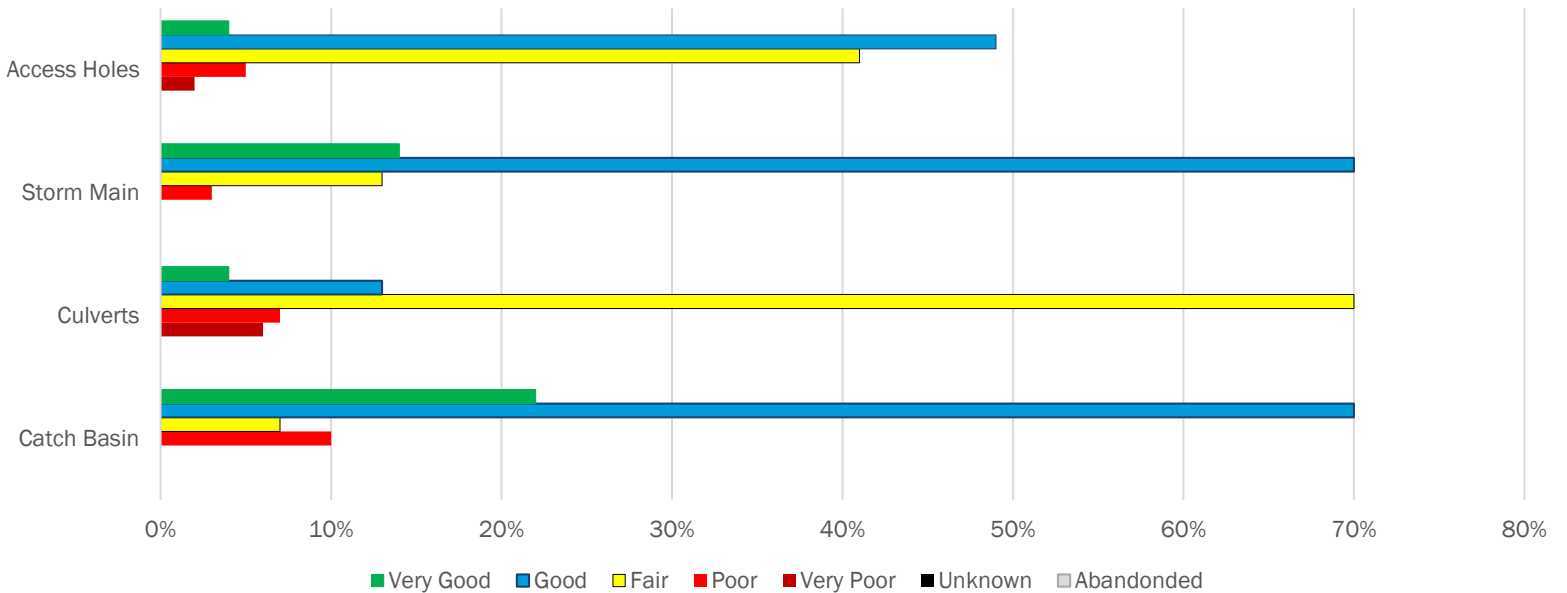
**Average Condition**  
GOOD

**Inventory**  
Storm Mains- 50km  
Access holes-832  
Catch basins-811  
Culverts-5km

**Cost to Replace Assets listed in Poor Condition**  
\$1,056,400.00

Capital and operating expenditures to be completed.

2024 Condition



Stormwater system condition and replacement cost estimate was a focus in 2024. Plan is being made moving forward to inspect these assets on a regular interval.

**Staff Assigned to manage assets:** Manager of Public Works

### Data Confidence Rating

- A- Verified Condition and Analytical Techniques
- B- Observed Condition**
- C- Age Only
- D- Historical Knowledge
- F- Assumptions

# Transportation Network Infrastructure Report Card



## Infrastructure Purpose

The District operates and maintains transportation pathways enabling safe and effective travel for goods as well as our citizens.



### Historic Cost

21.4 Million



### Average Condition

GOOD



### Inventory

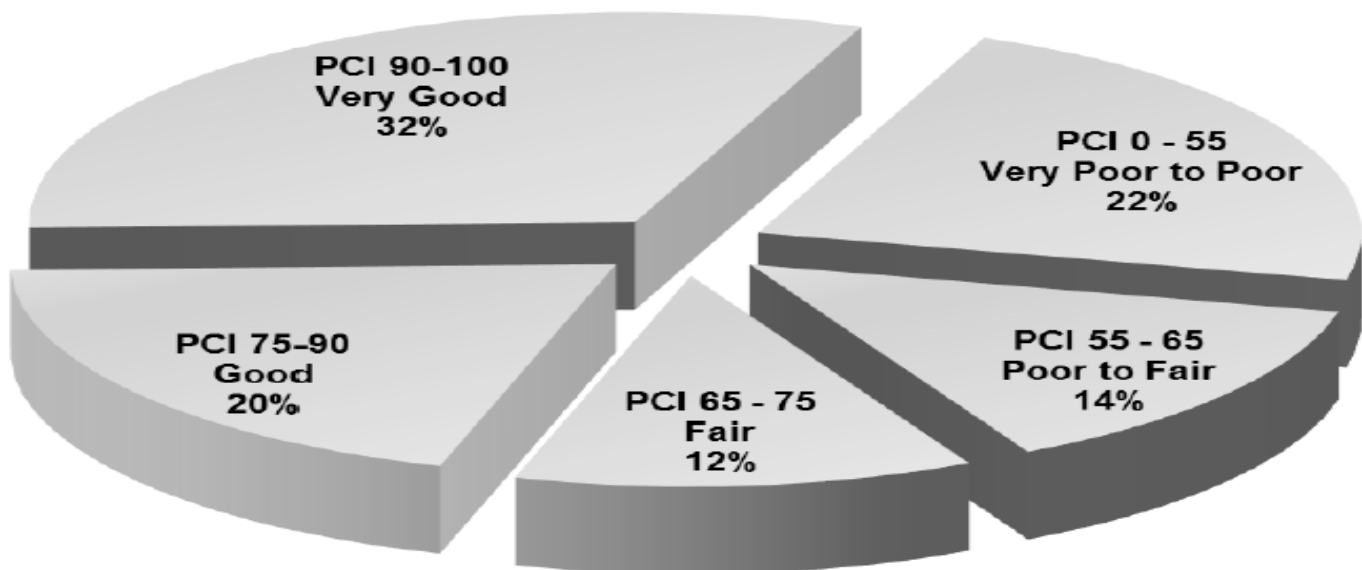
Local Roads- 86km centerline,  
Arterial/Collector Roads- 19km centerline  
Multiuse Pathways- 20km

### Est Cost to Replace Assets listed in Very Poor Condition

Unknown

### Capital and Operating expenses to be completed

\*\*\*Road condition is collected by contracted services, last collected in 2015. A road condition scanning project is currently underway, scheduled for completion in early 2025. More detailed transportation condition assessment expected for next years report card.



Pavement Condition Index (PCI)

**Staff Assigned to Manage Assets:** Manager of Public Works, Manager of Community Services, Manager of Engineering Projects

### Data Confidence Rating

- A- Verified Condition and Analytical Techniques
- B- Observed Condition
- C- Age Only
- D- Historical Knowledge
- F- Assumptions

# Wastewater Collection System Report Card



## Infrastructure Purpose

The District's Wastewater Collection System is a combination of linear sewars and lift stations that carry flows from homes and businesses to the Water Resource Centre where it is treated and discharged through the outfall into the ocean.

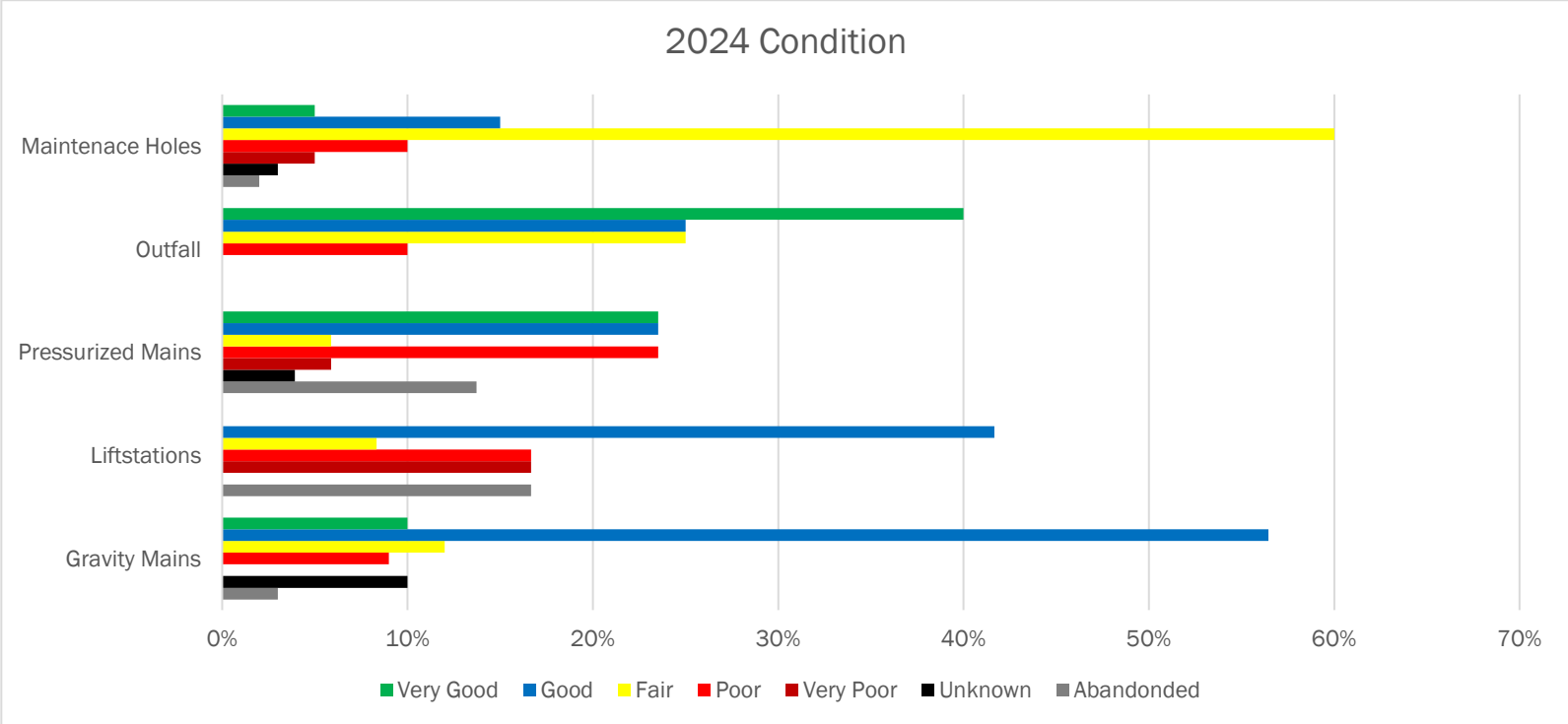
**Est Replacement Cost**  
323 Million

**Average Condition**  
GOOD

**Inventory**  
Gravity Mains- 52km  
Pressurized Mains 14.5km  
Sewer Access Holes- 1,150  
Lift Stations- 10

**Est Cost to Replace Assets listed in Very Poor Condition**  
\$23,600,000

**Operating and Capital costs to be completed**



\*\* Recently completed sanitary sewer master plan verified condition and increased estimated replacement value significantly.

**Data Confidence Rating**

- A- Verified Condition and Analytical Techniques
- B- Observed Condition
- C- Age Only
- D- Historical Knowledge
- F- Assumptions

# Wastewater Treatment System Report Card



## Infrastructure Purpose

The District's Wastewater Treatment System is a main component of the wastewater system. Treatment occurs at the Water Resource Centre where various pumps, processes and filters treat the wastewater that is collected from gravity and pressurized mains.



**Replacement  
Cost**  
28 Million



**Average  
Condition**  
**GOOD**

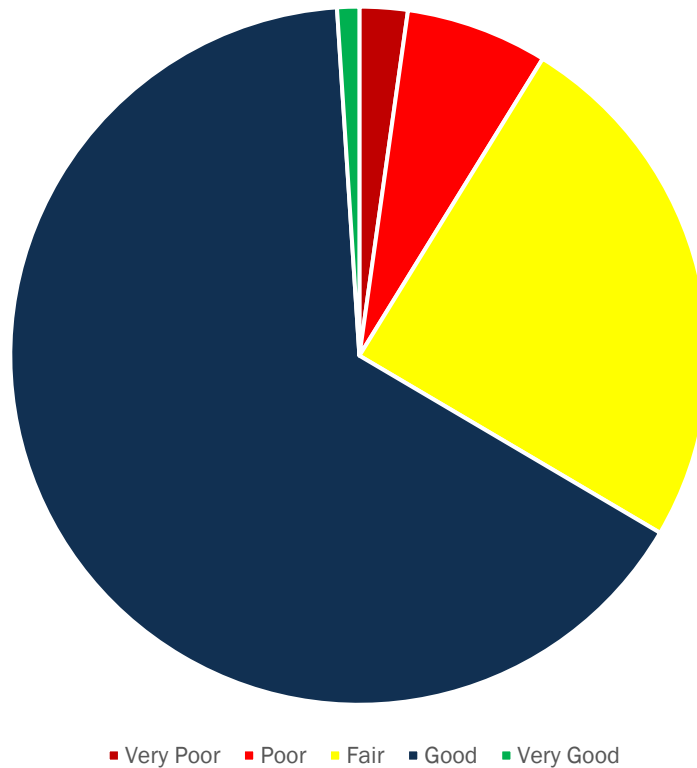


**Inventory**  
26 Facility Systems

**Est Cost to Replace Assets listed in Very Poor Condition**  
\$157,000.00

Operating and Capital expenses to  
be developed

WRC Asset Condition



**Staff Assigned to Manage Assets:** Manager of Wastewater

### Data Confidence Rating

- A- Verified Condition and Analytical Techniques
- B- Observed Condition**
- C- Age Only
- D- Historical Knowledge
- F- Assumptions