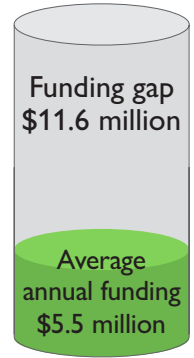




2024 ASSET MANAGEMENT REPORT CARD

City-owned facilities

Total asset replacement value	\$534 million
Current condition	POOR
Projected condition in 25 years	VERY POOR
Annual funding needed to meet target performance	\$17.1 million
Annual average funding	\$5.5 million
Annual funding gap	\$11.6 million
Funding source	Tax base
Data maturity level	Medium

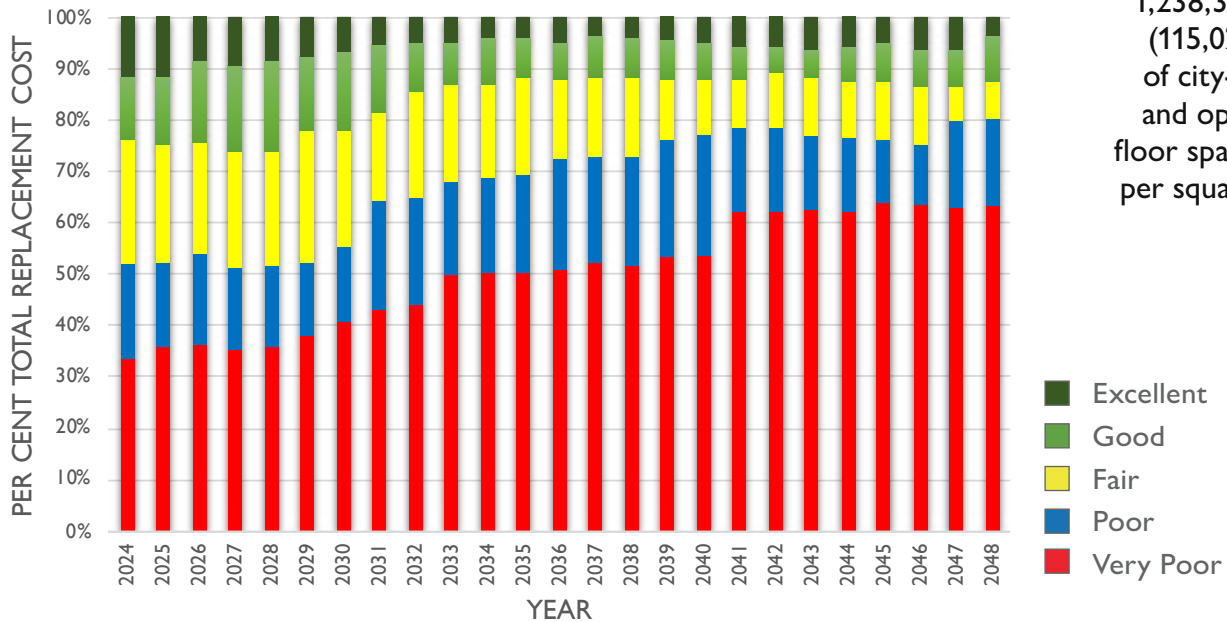


Annual funding needed: \$17.1 million



Assets include 1,238,337 sq ft (115,021 m²) of city-owned and operated floor space (\$404 per square foot).

Projected annual performance of facility assets



CURRENT STRATEGY

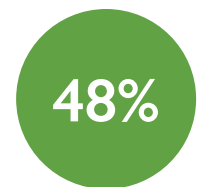
The city's facilities assets are our buildings, including multi-purpose recreation facilities, fire stations, City Hall, libraries, and associated building components. We are committed to the maintenance of our buildings, energy efficiency and equipment to support the services provided to the community. Facilities are a tax base funded asset.

Facilities are typically rehabilitated through the replacement or refurbishment of individual components or groups of components. Each component has an industry-accepted estimated service life that is combined with observations about the condition of each component during site investigations.

ASSET PERFORMANCE

City owned facilities asset performance is evaluated using historical knowledge, age, and observed conditions. The quality and availability of our asset data (data maturity) are continuously evolving. The current data maturity level for facilities assets is assessed to be medium. The city is continuously working to improve asset data quality.

Approximately 48% of our facility assets are currently considered fair or better performance. The current level of performance can result in unexpected failures which can impact the community levels of service. Over the 25-year timeline, we anticipate the per cent of our facility assets with fair or better profile to decrease from 48% in 2024 to approximately 20% by 2048. Based on the best available facility asset data, deterioration rates and 2024-2026 approved capital budget and the 2027-2033 capital forecast, we estimate that facility assets have an annual infrastructure funding gap of \$11.6 million and require additional investment. It is important to note that additional funding contributions towards the greenhouse gas emission reduction targets are a cost premium over and above the estimated funding gap for facilities.



**Per cent of
city-owned
facility assets
with fair or
better condition**

LEVELS OF SERVICE

The following tables show the levels of service established by the city for facilities assets. These metrics include the technical and community level of service required as part of the Ontario Regulation 588/17. Service metrics are reported for the prior year ending on December 31.

COMMUNITY LEVELS OF SERVICE

The following table outlines the qualitative descriptions that determine the community levels of service for city-owned facilities assets.

SERVICE ATTRIBUTE	QUALITATIVE DESCRIPTION	2023
Scope	Description, which may include maps, of the City of Waterloo facilities that support the services provided to the community.	Refer to the 2024 Asset Management Plan , Figure 27 for a list of City of Waterloo Main Facilities.

TECHNICAL LEVELS OF SERVICE

The following table outlines the quantitative metrics that determine the technical level of service for city-owned facilities assets.

SERVICE ATTRIBUTE	QUANTITATIVE METRICS	2021	2022	2023
Scope	Square footage of facilities	1,181,953	1,232,337	1,238,071
	Replacement Value / Square Footage	\$267	\$401	\$404
Reliability	Per cent of facilities assets that are in fair or better condition.	50%	54%	48%
Environmental Stewardship	Annual electricity consumption (kWh)	14,076,794 ¹	17,306,802	17,624,087
	Annual natural gas consumption (cubic meter)	1,545,266 ²	1,538,554	1,598,610
	Annual greenhouse gas emissions (GHG), tonnes of carbon dioxide equivalent (tCO ₂ e)	3,352	3,774	3,999

1 Electricity consumption was lower in 2020 and 2021 due to decreased building occupancy and community programming from the COVID public health measures. Consumption begins to trend upward in 2022 and 2023 as normal programming resumed. Reductions in refrigeration plant run time requirements, from reduced ice pad use and ice pad installation duration, contribute significantly to the reductions in electricity consumption during 2020 and 2021.

2 Natural gas consumption saw slight decreases in consumption during COVID public health measures, but reductions were not as noticeable compared to electricity. Natural gas is primarily used for space heating. Despite reduced occupancy, buildings had limited opportunity to reduce heating loads from scheduling and set points compared to normal operations. Given the precarious nature of the restrictions, pools stayed filled and were required to be heated, buildings were open (but with limited occupancy) and required heating.

The information presented here is based on the best available asset inventory and condition data as of March 2024, as well as funding details from the 2024-2026 approved capital budget and the 2027-2033 capital forecast.

The forecasting model allows staff to project the condition of City assets over a 25-year timeframe and therefore all funding is based on a 25-year average.