

Managing Our Assets



City Parks' assets are managed by AMPW.

Asset Management and Public Works

Through management of most of the City's non-transportation related assets, the Asset Management and Public Works Department (AMPW) contributes to a number of Council's 10-year goals.

Citizens experience the department's work first hand when they enjoy a river valley park, visit a City office, or drop off household hazardous materials at an Eco Station. A number of AMPW's responsibilities however, are less visible. These include: the management of the City's storm, combined and sanitary sewer systems, recycling and composting operations, maintenance of City buildings, management of land for future City growth, and preservation of biodiversity within City boundaries.



Strategic Alignment

AMPW's effective management of assets contributes to the following Corporate and Department Outcomes:

Corporate Outcomes

Edmonton strives to be a leader in environmental advocacy, stewardship, preservation, and conservation.

Citizens use city infrastructure and participate in services and programs that provide enjoyment and personal health benefits.

Complete collaborative communities that are accessible, strong, and inclusive with access to a full range of services.

Safe and clean city.

Attractive and compact physical design with diverse neighbourhoods, amenities and public open spaces.

Edmonton has sustainable infrastructure that fosters and supports civic and community needs.

City services, agencies, boards and authorities support Edmonton as a responsive partner and facilitator to new and established business.

Deliver citizen valued services in an efficient manner with risks and benefits assessed.

Department Outcomes

Natural assets are preserved and protected.

Healthy living is promoted through (well utilized) passive and active use spaces.

Services are safe and accessible to all citizens.

Public health is maintained.

Neighbourhood infrastructure is sustainable and well designed.

Assets are managed to optimize benefits over their life cycle.

Economic development is influenced through business activities.

Cost effective services are provided to meet the needs of internal clients.

Parks Amenities

This asset group includes parks, river valley, and other open space amenities, such as playgrounds, park furniture, and trails.

Magnitude	The Parks Branch is responsible for maintaining 8,610 hectares of parks and open spaces, including road right of ways, public utility lots, utility corridors, joint use school board land, and roadway boulevards and medians.
Condition Assessment	Based on a 2009 asset assessment, 76% of Parks hard infrastructure are in the later stages of expected life and are performing at a level lower than intended. Components of these assets are becoming physically deficient and required maintenance costs are increasing.
Condition Indicator	88% of Edmontonians are satisfied with parks and green spaces, indicative of Parks' maintenance activities.
Replacement Value	\$1.5 billion or 7 % of total City assets.
Capital Investment	Ranges from \$35 – \$65 million per year where Parks manages, or is a stakeholder, in 300 – 400 different projects.

Natural Assets

This asset group includes trees, shrubs, and other natural assets.

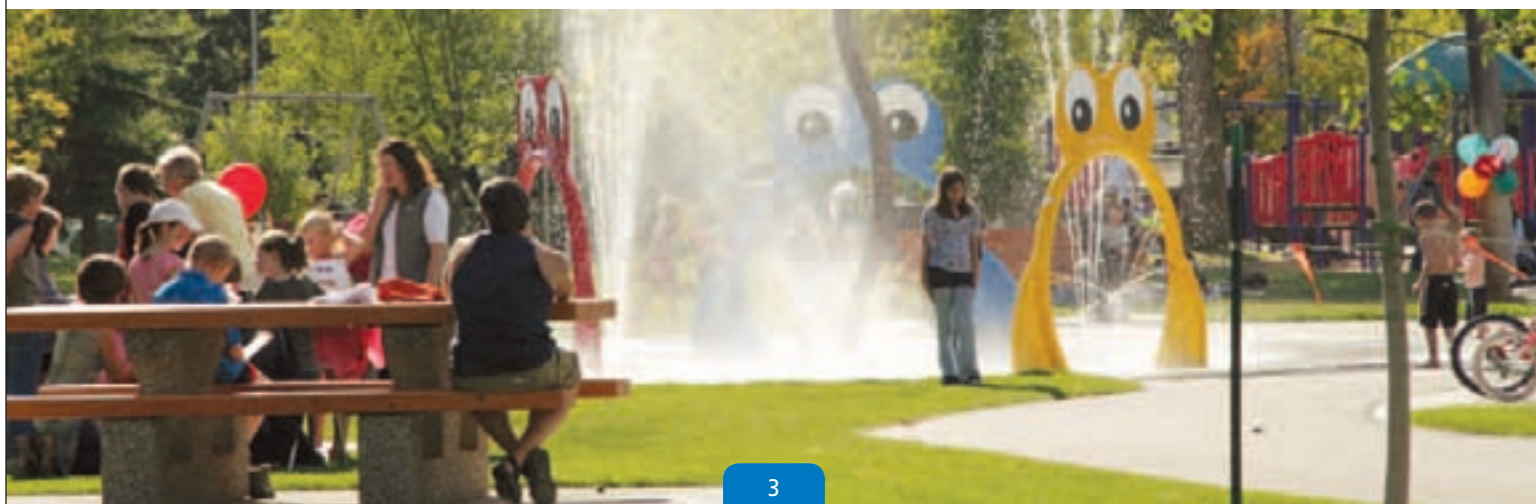
Magnitude	The Parks Branch is responsible for 278,000 planted and ornamental trees on boulevards, roadways and in parks.
Condition Assessment	One third of the City's tree inventory has been formally assessed. Many of these trees need additional care in order to thrive.
Condition Indicator	Each year, Parks removes dead or dying trees. Pruning and other maintenance activities extend the life of trees, but climate conditions have recently had an adverse impact on tree health.
Replacement Value	The tree inventory is worth \$1.1 Billion as determined by the Corporate Tree Management Policy C456A. A 2009 Street Tree Resource Analysis (STRATUM) estimates that the average tree on boulevards, roadways and in parks provides \$84.96 in energy, CO ₂ , air quality, stormwater retention, and aesthetic benefits. Given that the average cost of maintaining a tree is \$20.90, the average net benefit per tree is estimated at \$64.06.
Capital Investment	Capital investment in trees is included in park development and redevelopment projects. However, \$6.2 million or 17 % of Parks' operating budget is spent on urban forest management.

Quick Facts

The average life expectancy of most urban trees is more than 50 years. If properly maintained, they can live 100 to 250 years.

The sportsfield maintenance team maintains an inventory of 1,848 fields in Edmonton.

Parks' assets include spray parks in neighbourhoods.



Land Assets

This asset group includes all land assets, such as parcels actively in use, land held for future municipal use or development, and land surplus to municipal needs.

Magnitude	The Corporate Properties Branch is responsible for approximately 8,950 parcels which equates to 7,888 hectares, including titled parkland.
Condition Indicator	The success of Land Enterprise activities is measured by industrial land availability, residential lot availability and per cent of land acquired on time to enable capital completion.
Replacement Value	The value of land inventory is changing all the time. An accurate, point in time, market value of all land holdings is difficult to assess.
Capital Investment	The 2010 capital budget for Land Enterprise is \$113 million.

Edmonton Waste Management Centre Assets

The Edmonton Waste Management Centre can be distinguished as its own asset group. This is the site of a number of major facilities such as the Edmonton Composting Facility, the Materials Recovery Facility, and the Integrated Processing and Transfer Facility.

Magnitude	The Edmonton Waste Management Centre is an integrated complex currently housing eight major facilities that support waste processing, transfer, disposal, and research. The Waste Management Branch and its partners are responsible for the operation of facilities on this site, but the Branch is also responsible for the ongoing growth of the Centre and maximizing its potential.
Condition Assessment	100% of these assets are in fair or better condition. Many of the facilities are relatively young (10 years or newer). Individual operating components of each facility however, have a short life span due to the complexity of mechanically processing solid waste.
Condition Indicator	The Edmonton Waste Management Centre is known nationally and internationally for its leading edge facilities. By 2013, 90% of residential waste in Edmonton will be diverted from landfill.
Replacement Value	\$300 million or 1% of total City assets.
Capital Investment	The current 10 year capital funding plan includes an estimated \$350 million in infrastructure spending.

Quick Facts

Asphalt shingles, drywall, concrete, wood waste and brush are recycled at the Edmonton Waste Management Centre as part of the construction and demolition recycling program.

Over 90% of the material collected for recycling is sold.

Waste Management Branch's new Ambleside Eco Station.



Drainage System Assets

This asset group includes drainage infrastructure such as pipes, catchbasins, lakes, and ponds.

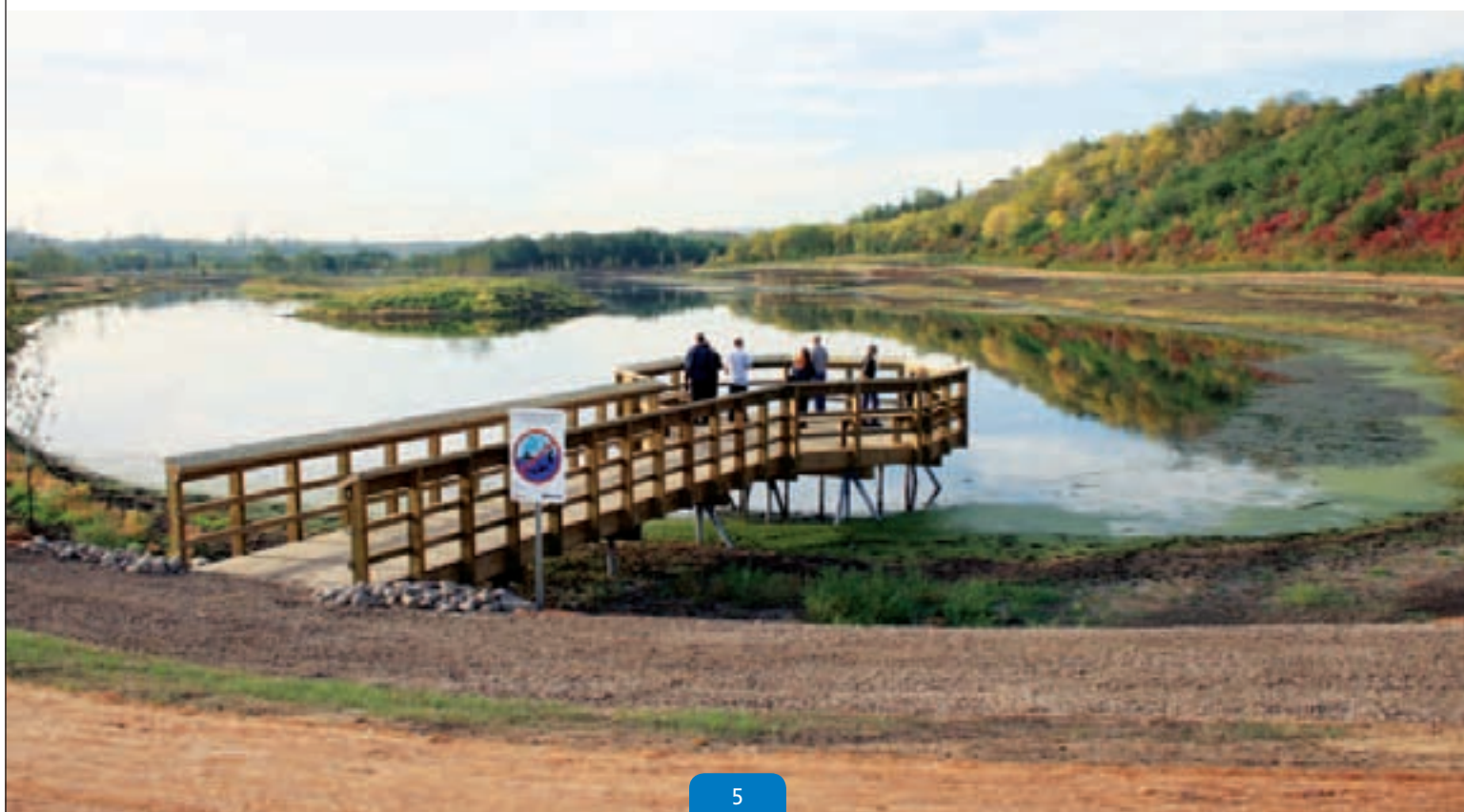
Magnitude	The Drainage Services Branch is responsible for over 5,000 km of pipe, more than 200,000 service connections, and numerous other system assets.
Condition Assessment	Actual condition is assessed through closed circuit television inspection. 77% of assets are in fair or better condition.
Condition Indicator	Currently, there are approximately 3 mainline blockages per 100 km of pipe. Pipe in poorer condition, or in a state of deterioration, is likely to contribute to blockages, and other issues such as flooding.
Replacement Value	\$13 billion or 39% of total City assets.
Capital Investment	\$85 million is budgeted in 2010 for rehabilitation and redevelopment, and \$48 million for growth related work.

Quick Facts

The average age of the drainage combined sewer system is 58 years, and the separate storm and sanitary systems have an average age of 33 years.

The average dry weather flow delivered to the Gold Bar Wastewater Treatment Plant is 255.8 megalitres a day [1 megalitre = 1,000,000 litres]

Drainage's award-winning Kennedale Wetland Stormwater Management Facility.



Buildings and Facilities

This asset group includes City buildings and facilities, such as fire halls, recreation facilities, facilities at the Edmonton Waste Management Centre, and City office space.

Magnitude	The Corporate Properties Branch manages more than 800 buildings and facilities covering over 6 million square feet.
Condition Assessment	Only 60% of buildings and facilities have been formally assessed. Of those assessed 89% are in fair or better condition, but with 53% of those in only fair condition.
Condition Indicator	Planned maintenance is currently only 45% of total maintenance hours. A higher ratio of preventative (planned) vs. emergency maintenance is desired in order to improve overall condition and extend asset life.
Replacement Value	\$4.6 billion or 14% of total City assets.
Capital Investment)	\$8 million in rehabilitation, and \$12 million for major maintenance/redevelopment.

Summary

AMPW plays a major role in managing City assets. Maintaining and operating this volume and diversity of assets helps the City move towards the achievement of key outcomes and ultimately Council's 10-year goals. In doing so, AMPW must balance financial and environmental sustainability, and service to citizens and the corporation.

Quick Facts

Municipal real estate performs approximately 600 property valuations each year, as well as completes approximately 600 property transactions

The funding for routine maintenance is currently less than 1% of the replacement value of the City's buildings and facilities, which falls short of the industry recommendation.

City Hall is one of 800 civic buildings managed by Corporate Properties.

