



# **ASSET MANAGEMENT STATE OF INFRASTRUCTURE 2024**

November 10, 2024  
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Manager of Capital Works

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# INTRODUCTION

The City of St. Thomas owns and maintains assets worth **\$1.99 Billion**. These assets are classified into three main asset categories and further into **17 major asset classes**.

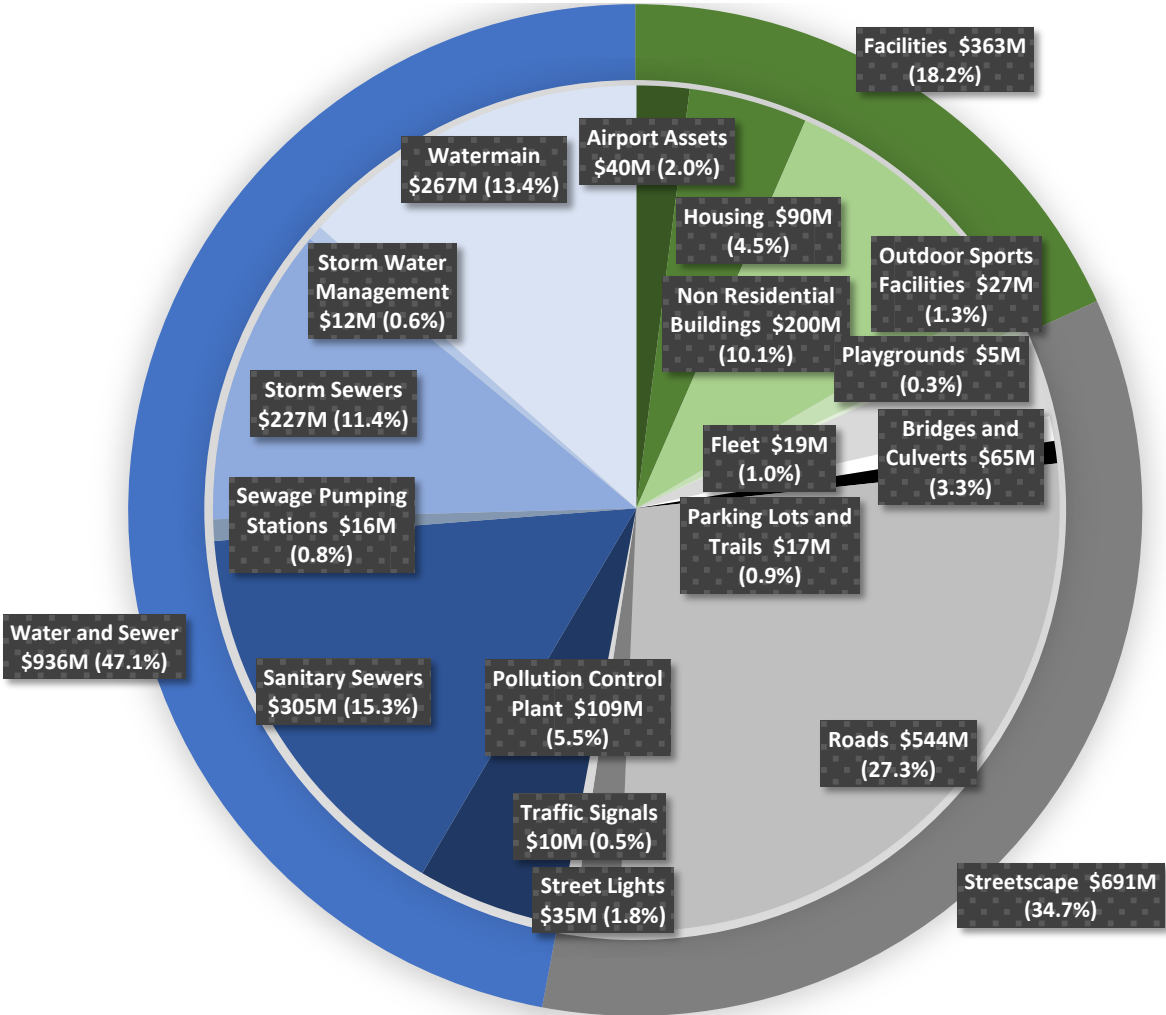


Figure 1 - Total Assets

As set out in Ontario Regulation 588/17: Asset Management Planning for Municipal Infrastructure under the Infrastructure for Jobs and Prosperity Act, 2015, the City strives to sustainably maintain and manage these assets as laid out in the City of St. Thomas Asset Management Plan. The purpose of this report is to evaluate how the City has performed against the asset management plan targets.

The following pages show summaries of the total assets owned by St. Thomas, the average condition, the annual funding target variance, and the backlog of work (often called the infrastructure gap). Each asset has its own detailed asset report card describing condition, Canadian average condition, condition trend, historical funding, funding request and the infrastructure gap.

Total asset values reflect the replacement cost in 2023 dollars.

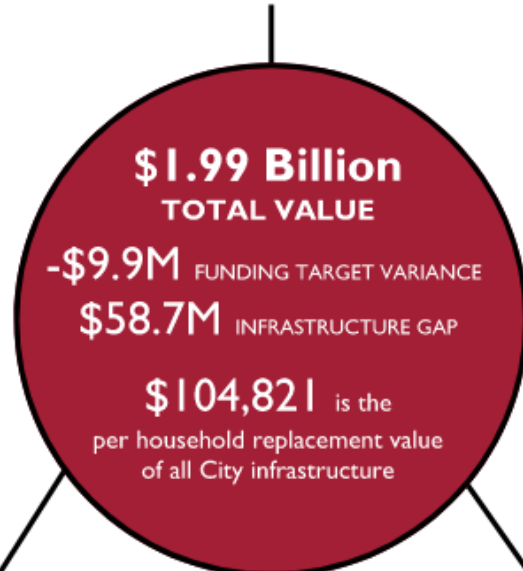


# TOTAL MUNICIPAL ASSETS

WATERMANS  
PUMPING STATIONS  
STORM SEWERS  
SANITARY SEWERS  
STORM POND MANAGEMENT  
POLLUTION CONTROL

## WATER AND SEWER

SUMMARY ON PAGE 7



## FACILITIES

SUMMARY ON PAGE 21

CITY OWNED BUILDINGS  
HOUSING CORPORATION PROPERTIES  
AIRPORT ASSETS  
PLAYGROUNDS  
OUTDOOR RECREATION FACILITIES

## STREETSCAPES

SUMMARY ON PAGE 14

BRIDGES & CULVERTS  
ROADS & LANES  
TRAFFIC SIGNALS & PEDESTRIAN CROSSINGS  
STREETLIGHTS  
FLEET  
PARKING LOTS & PAVED TRAILS

# Overall Asset Condition Summary

The following chart summarizes the overall condition of all asset classes in the City of St. Thomas. Overall 81% of all City assets are in good to very good condition, 14% are in fair or poor condition and 5% are in very poor condition.

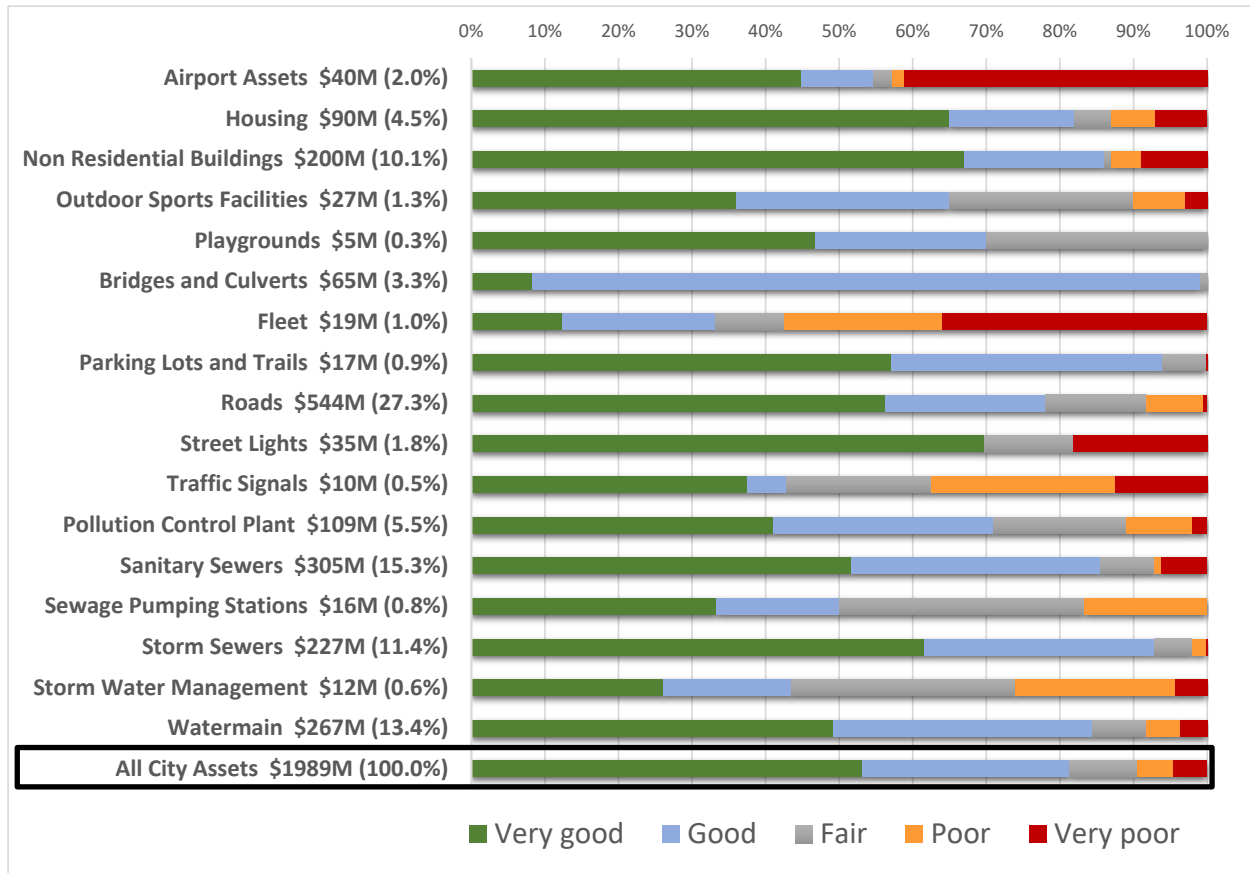


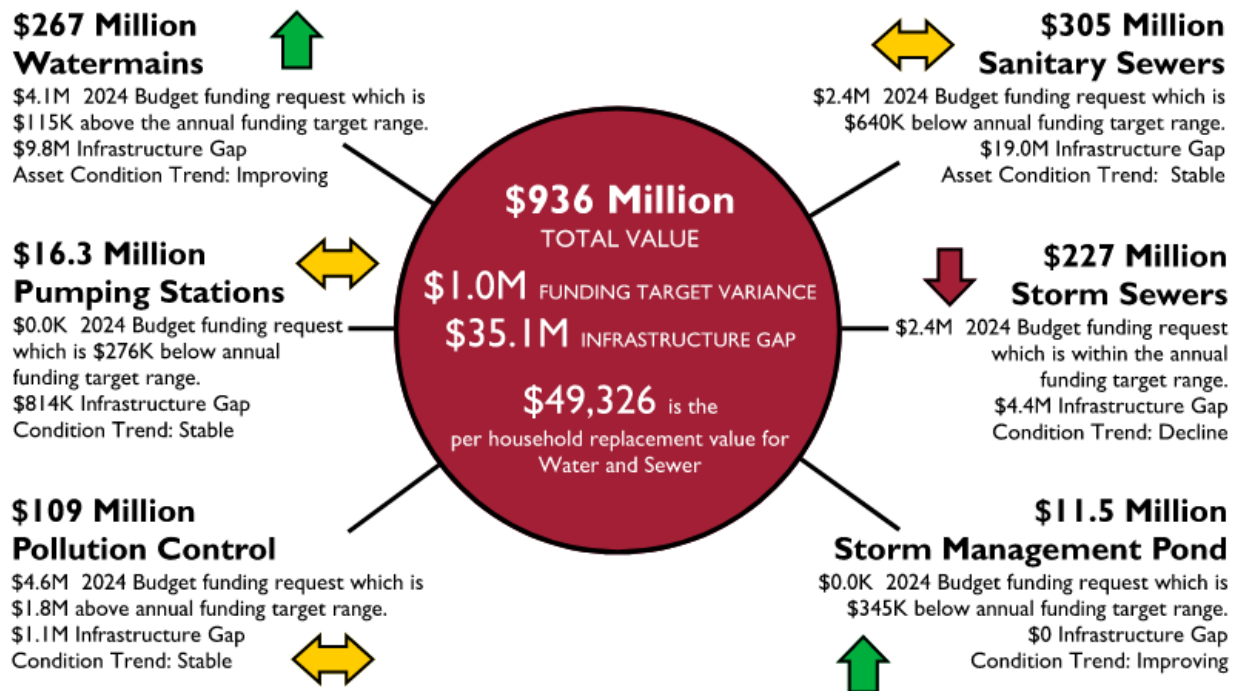
Figure 2 - Overall Asset Condition

# WATER AND SEWER

The Water and Sewer asset category includes the following asset classes:

- 223 km of watermain
- 2 water pumping stations
- 161 km of storm sewers
- 24 storm water management (SWM) ponds
- 194 km of sanitary sewers
- 10 sewage pumping stations
- Pollution Control Plant (PCP)

Asset Report Cards for asset classes in the Water and Sewer asset category are contained in the following pages.

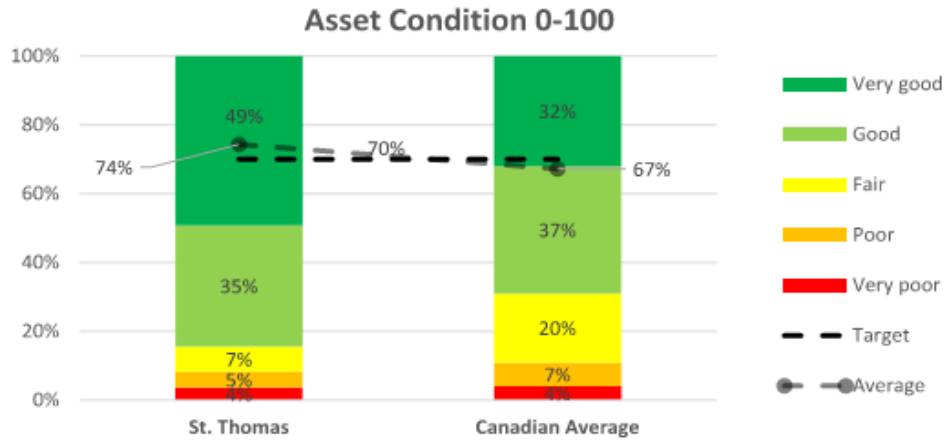


# Watermain Asset Report Card

## Watermain Asset Report Card - ID No. 11

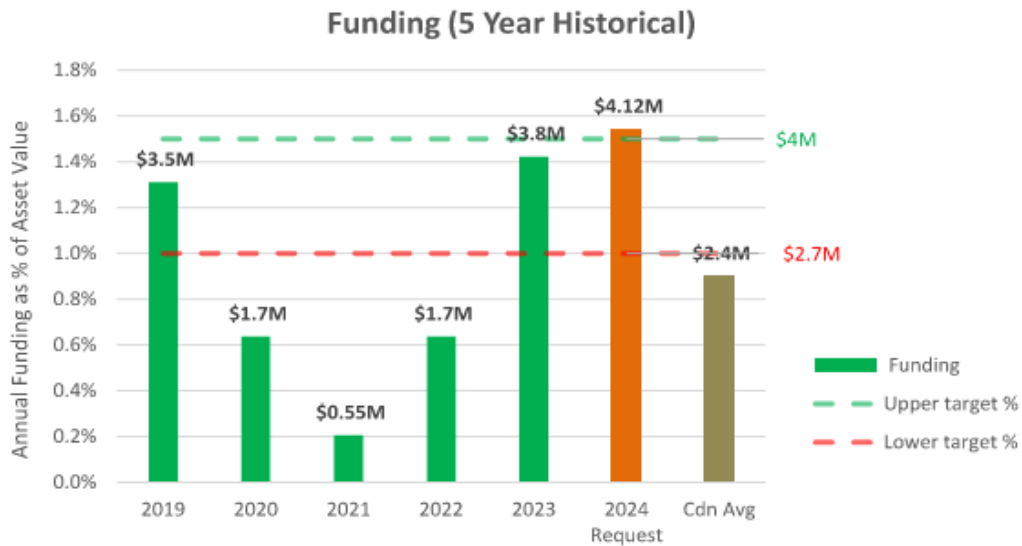


223 kilometres - \$267,000,000 (\$14,070/household)



### Condition Trend

2019	2020	2021	2022	2023	Target	Trend
71	70	68	71	74	70	↑



Infrastructure Gap \$9,800,000 (\$516/household)

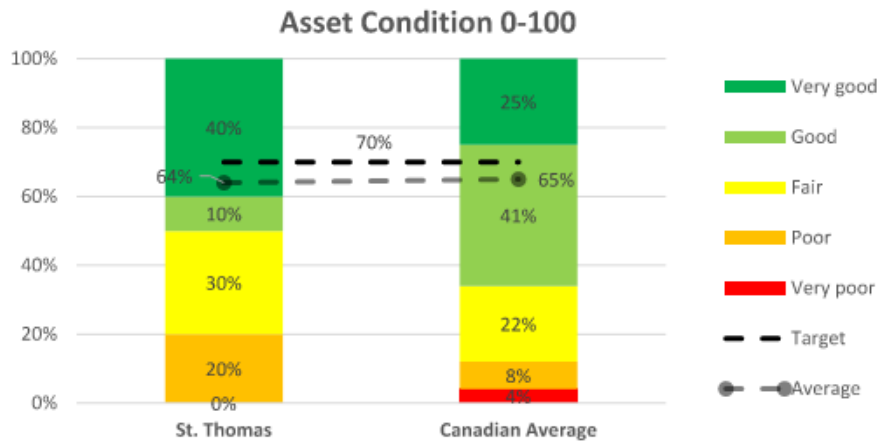
# Pumping Stations Asset Report Card

## Pumping Stations

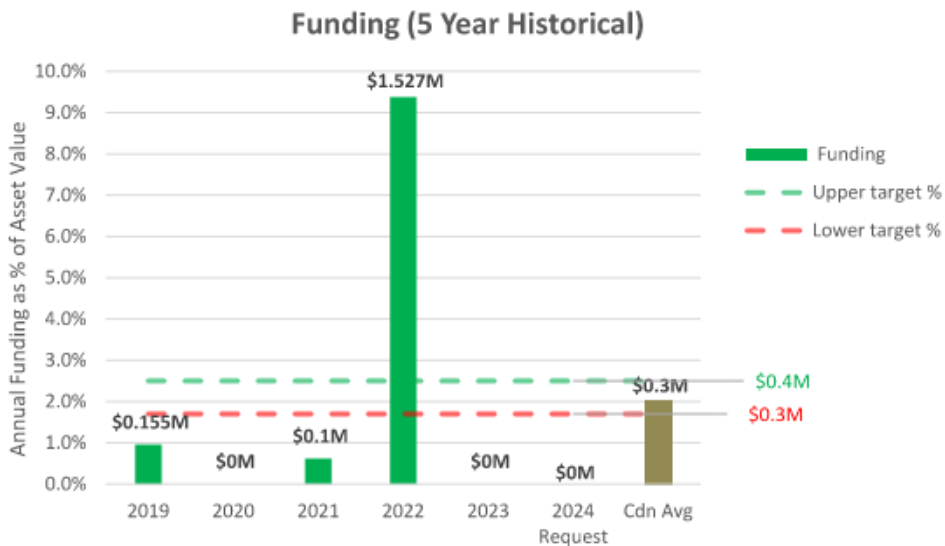
Asset Report Card - ID No. 4



10 pumping stations - \$16,272,500 (\$860/household)



Condition Trend						
2019	2020	2021	2022	2023	Target	Trend
62	75	65	63	63	70	↔



Infrastructure Gap \$813,625 (\$43/household)

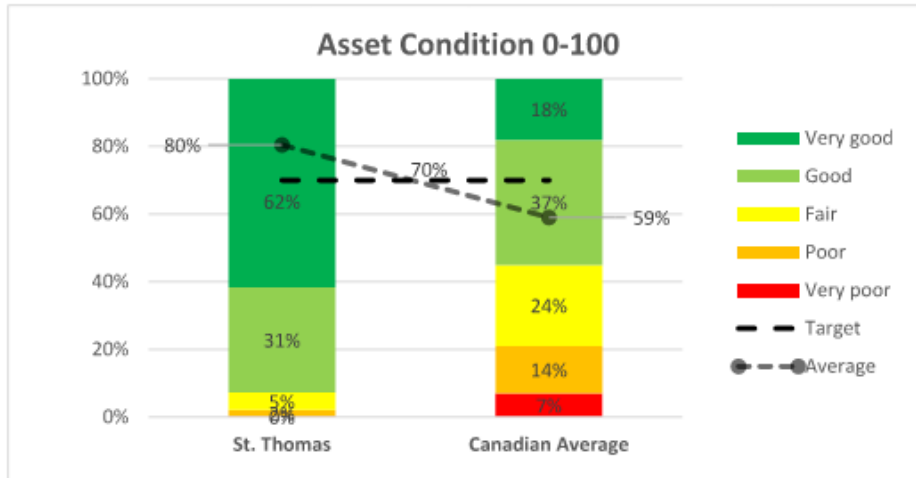
# Storm Sewers Asset Report Card

## Storm Sewers

Asset Report Card - ID No. 7

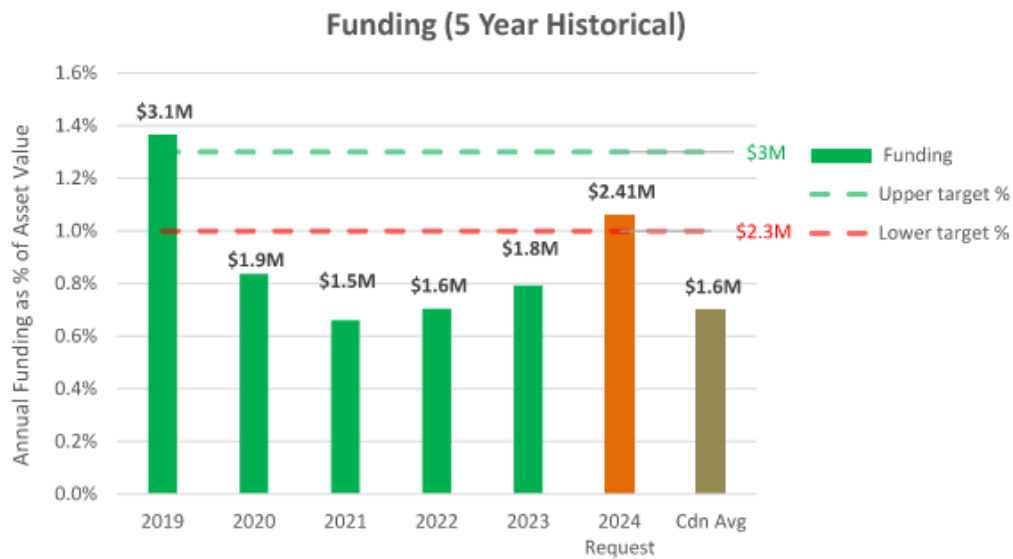


175 kilometres - \$227,000,000 (\$12,353/household)



### Condition Trend

2019	2020	2021	2022	2023	Target	Trend
79	79	80	81	80	70	↓



Infrastructure Gap \$4,400,000 (\$239/household)

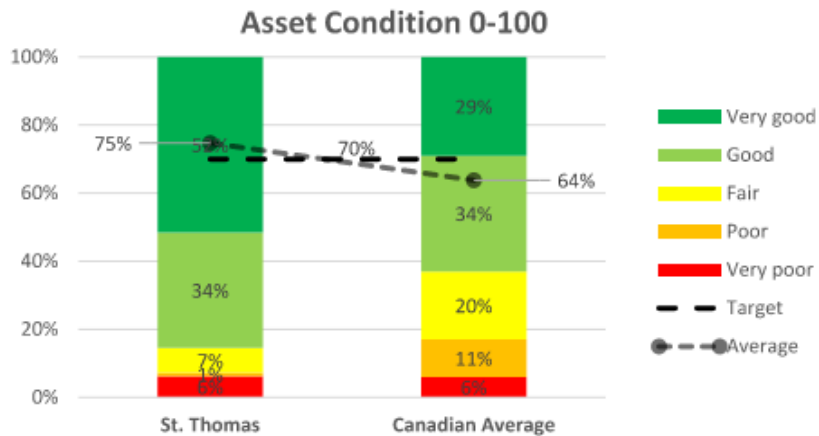
# Sanitary Sewers Asset Report Card

## Sanitary Sewers

Asset Report Card - ID No. 2

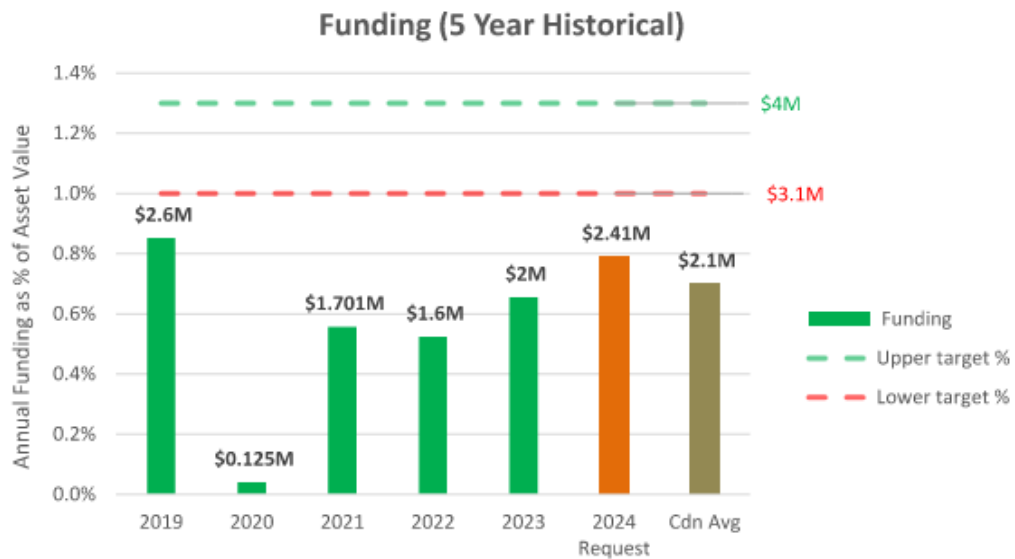


203 kilometres - \$305,000,000 (\$16,073/household)



### Condition Trend

2019	2020	2021	2022	2023	Target	Trend
69	69	69	75	75	70	↔



Infrastructure Gap \$19,030,000 (\$1,003/household)

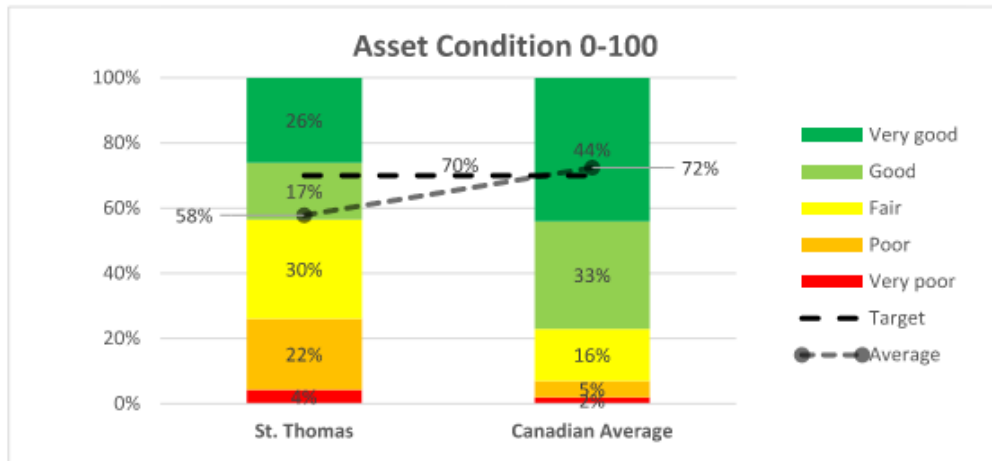
# Stormwater Management Pond Asset Report Card

## Storm Management Ponds

Asset Report Card - ID No. 6

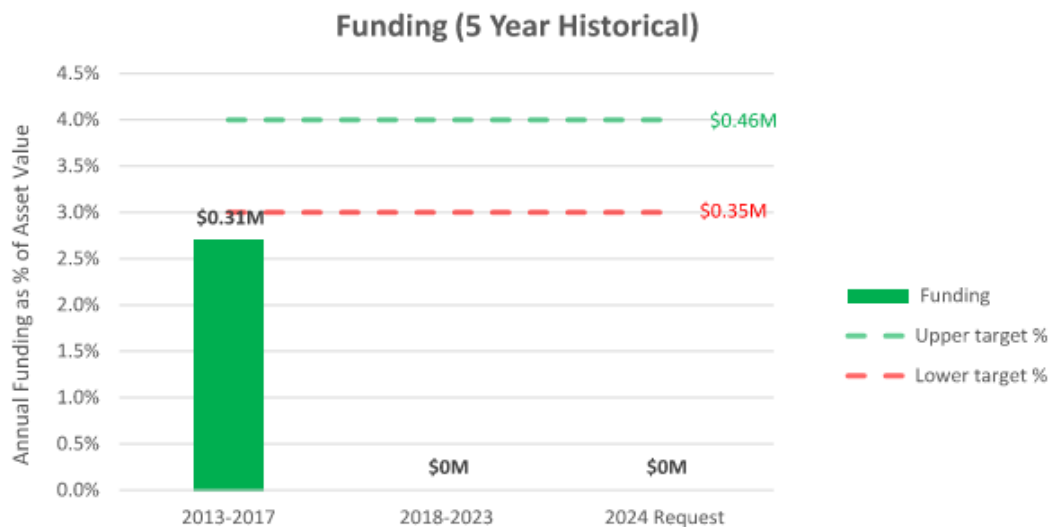


23 Stormwater Management Ponds - \$11,500,000 (\$610/household)



### Condition Trend

2019	2020	2021	2022	2023	Target	Trend
65	62	62	56	58	70	↑



Infrastructure Gap \$0 (\$0/household)



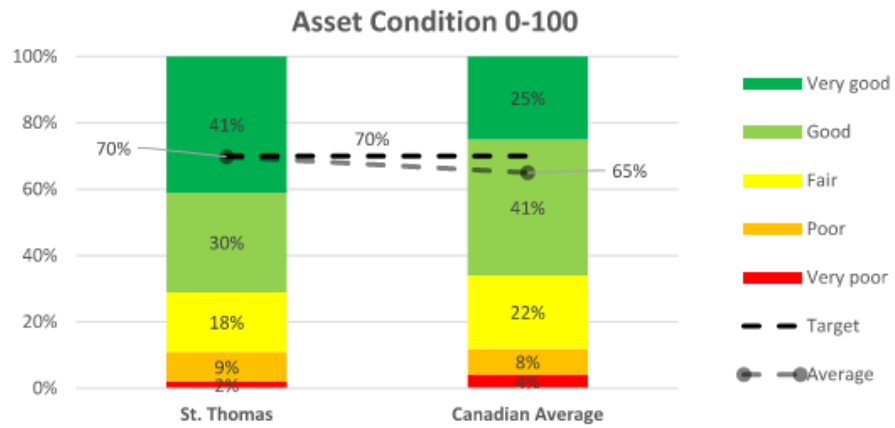
# Pollution Control Plant Asset Report Card

## Pollution Control Plant

Asset Report Card - ID No. 10

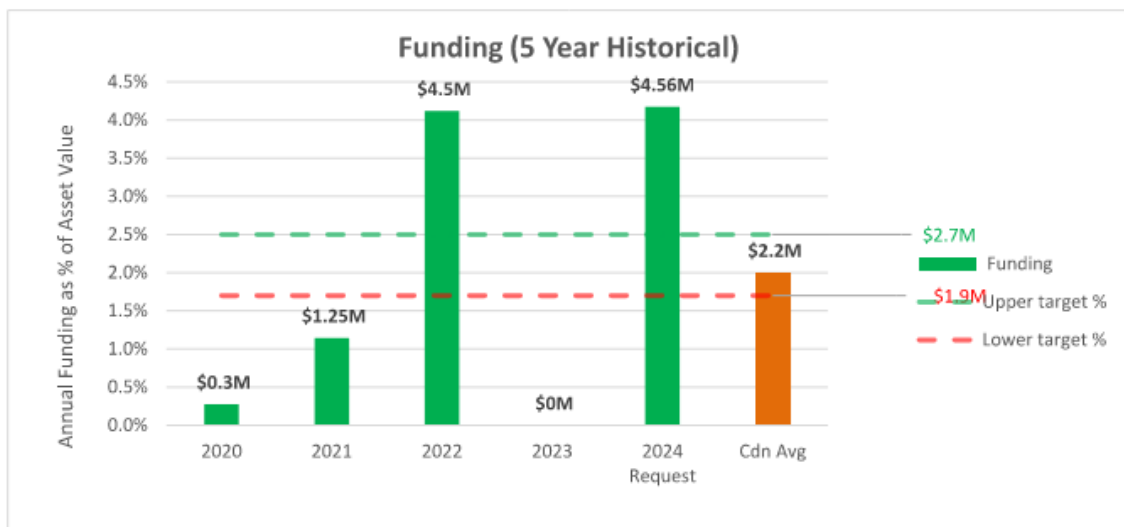


**Pollution Control Plant - \$109,250,000 (\$5,757/household)**



### Condition Trend

2019	2020	2021	2022	2023	Target	Trend
69	69	70	70	70	70	↔



Note: The 2024 request includes Green Stream funding.

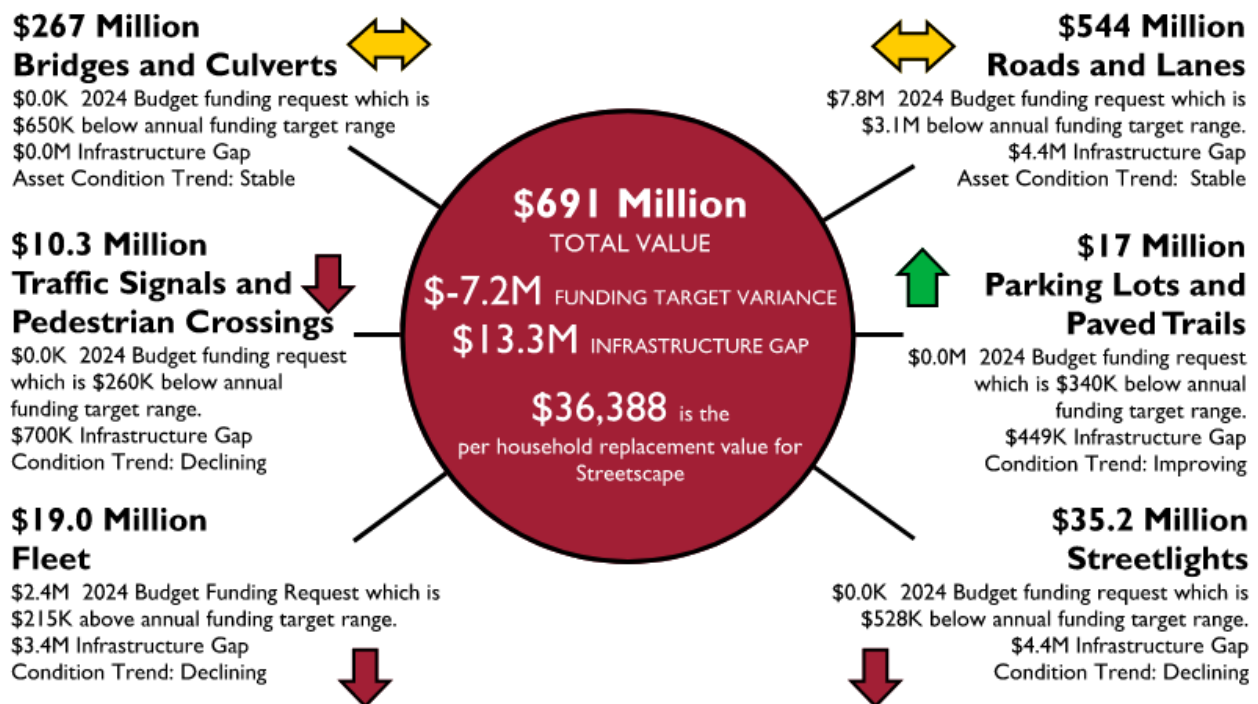
**Infrastructure Gap \$1,092,500 (\$58/household)**

# STREETSCAPES

The Streetscapes asset category includes the following asset classes:

- 13 Bridges
- 9 Large culverts
- 194 km of roads and lanes
- 40 Traffic signals
- 12 Pedestrian crossings
- 5352 Streetlights
- 78 Fleet Vehicles
- 53 Units of Equipment
- 11 Transit Buses
- 21 Municipally run parking lots
- 9 Municipally owned facility paved parking lots
- 6 Municipally owned facility unpaved parking lots
- 11.2 km of paved trails

Asset Report Cards for the asset classes in the Streetscapes asset category are contained in the following pages.



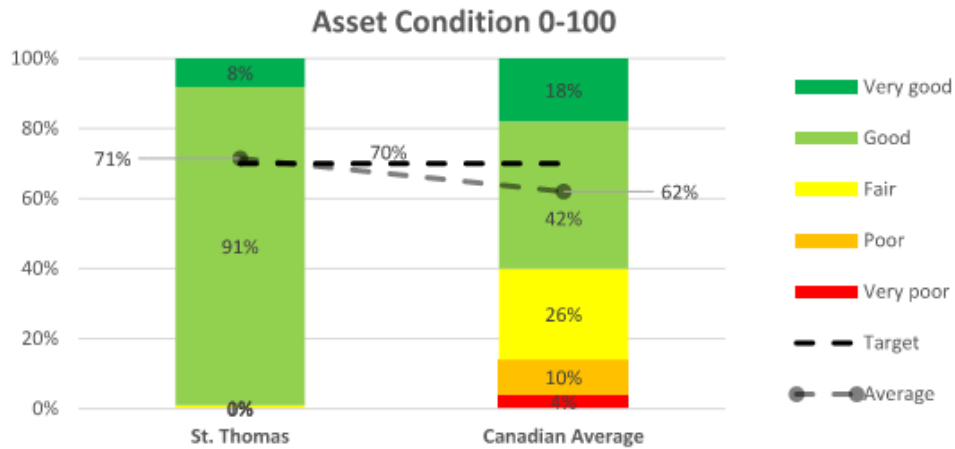
# Bridges and Culverts Asset Report Card

## Bridges & Large Culverts

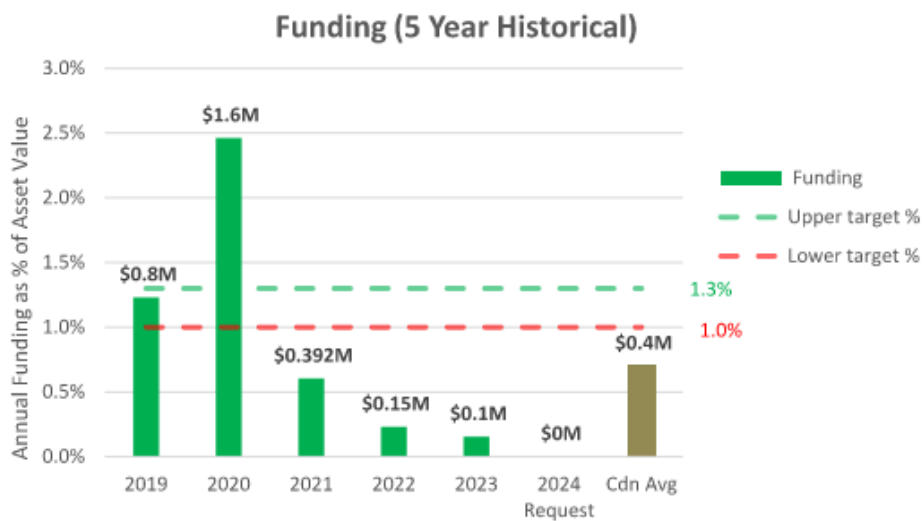
Asset Report Card - ID No. 1



13 Bridges & 9 Large Culverts - \$65,000,000 (\$3,425/household)



Condition Trend						
2019	2020	2021	2022	2023	Target	Trend
71	72	71	71	71	70	↔



Infrastructure Gap \$0 (\$0/household)

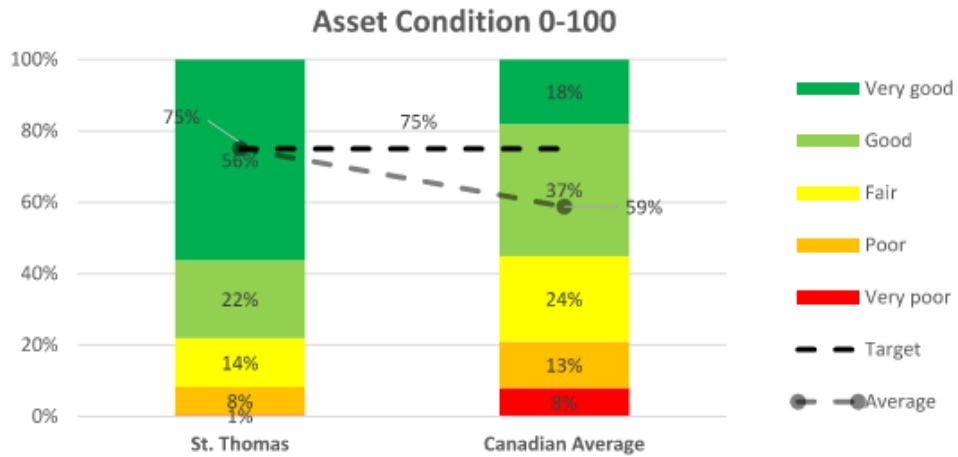
# Roads & Public Lanes Asset Report Card

## Roads and Lanes

Asset Report Card - ID No. 5

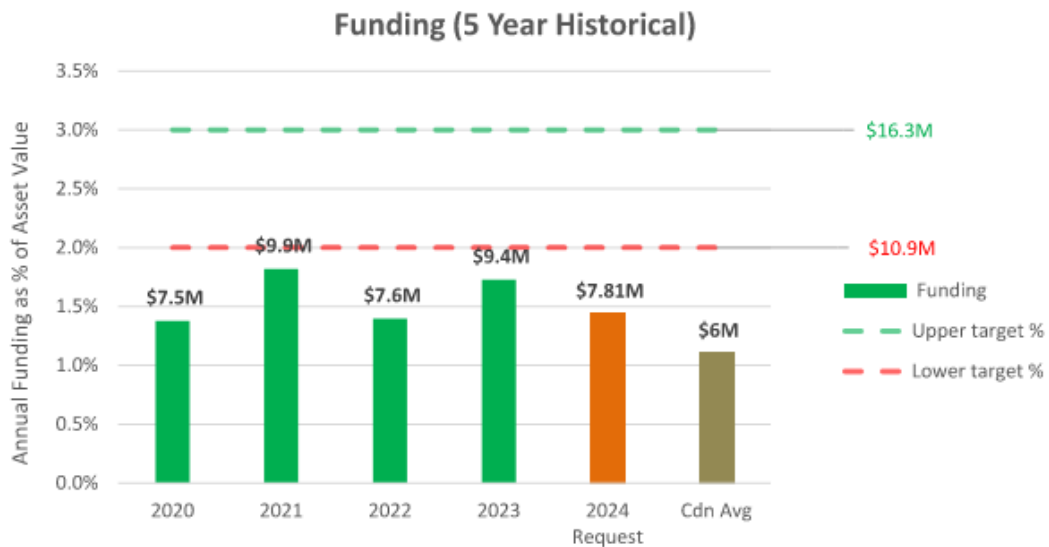


506 lane kilometres - \$544,000,000 (\$28,668/household)



### Condition Trend

2019	2020	2021	2022	2023	Target	Trend
75	75	76	75	75	75	↔



Infrastructure Gap \$4,400,000 (\$232/household)

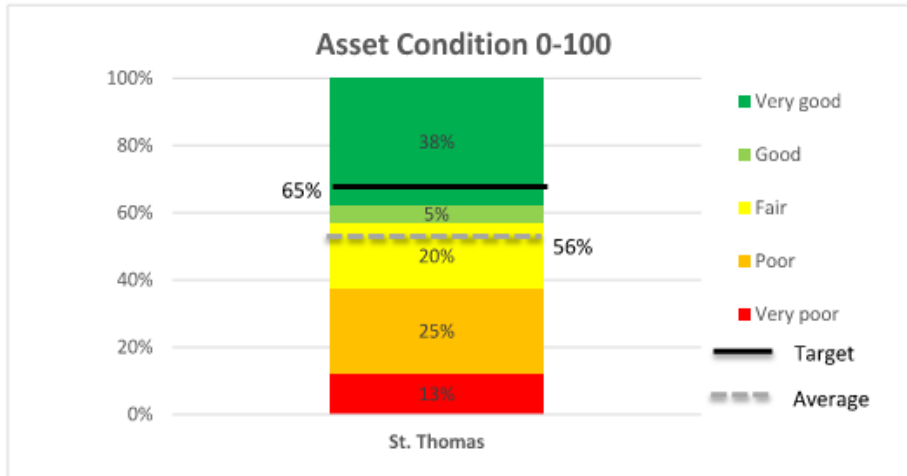
# Traffic Signals Asset Report Card

## Traffic Signals & Pedestrian Crossings

Asset Report Card - ID No. 9

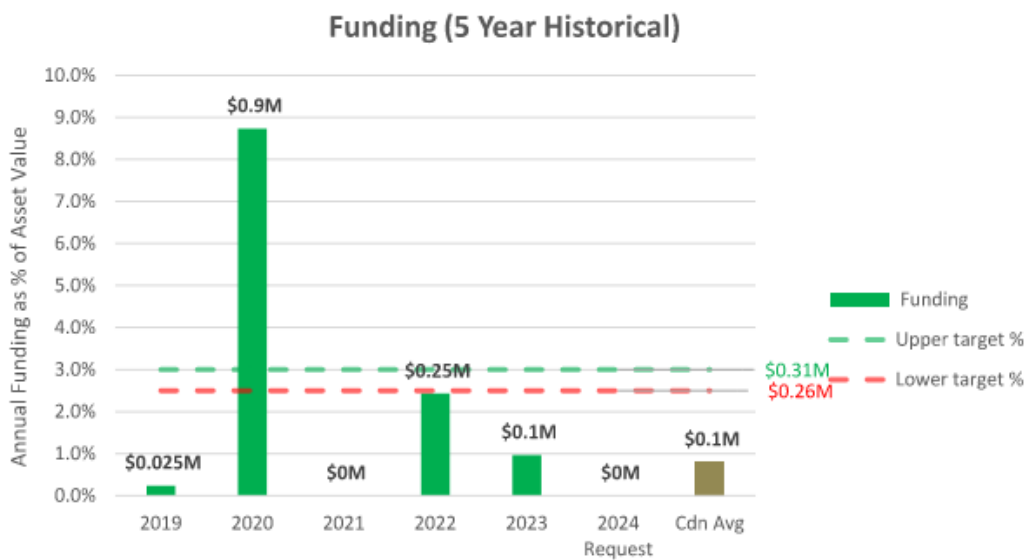


42 Traffic Signals & 14 PXO's - \$10,304,000 (\$540/household)



### Condition Trend

2019	2020	2021	2022	2023	Target	Trend
50	48	48	58	56	65	↓



Note: 2020 Request from Federal/Provincial Transit Funding

**Infrastructure Gap \$700,000 (\$37/household)**

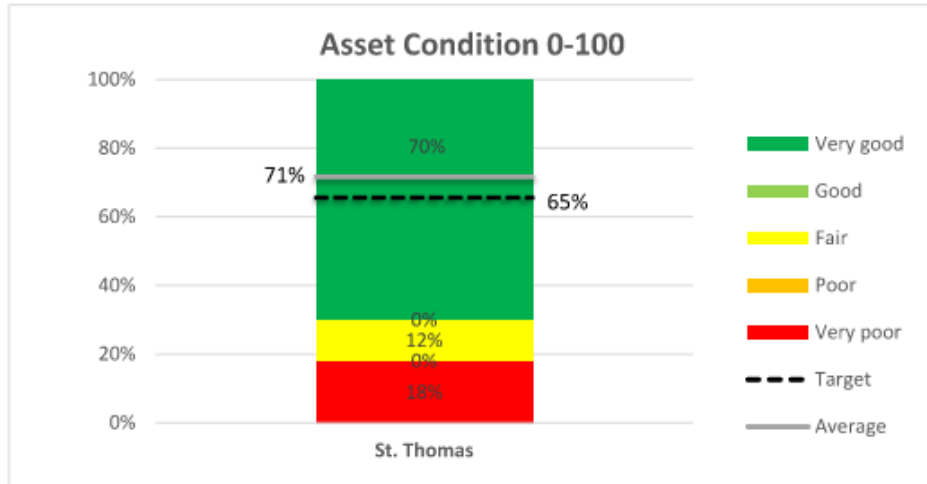
# Streetlights Asset Report Card

## Streetlights

Asset Report Card - ID No. 8

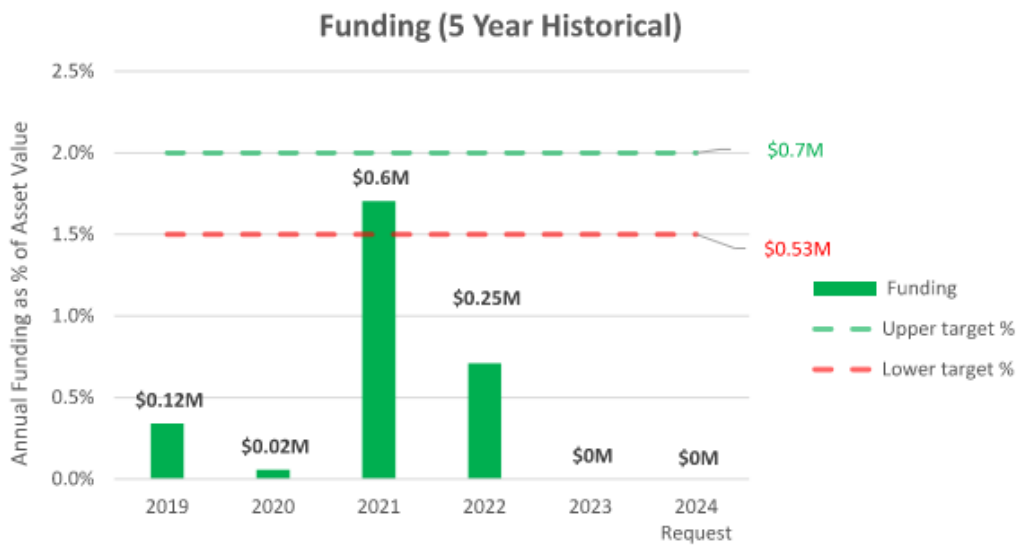


5599 Streetlights & 2824 Poles - \$35,202,000 (\$1,855/household)



### Condition Trend

2019	2020	2021	2022	2023	Target	Trend
67	67	67	72	71	65	↓



Infrastructure Gap \$4,400,000 (\$232/household)

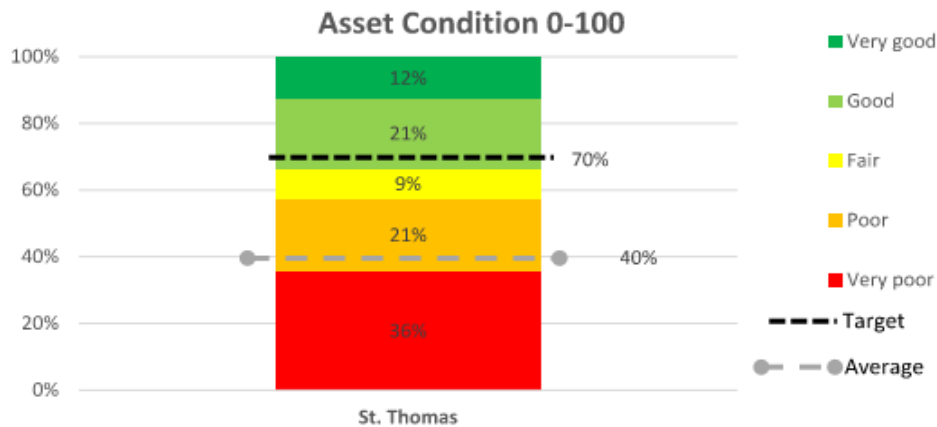
# Fleet Asset Report Card

## Fleet

Asset Report Card - ID No. 3

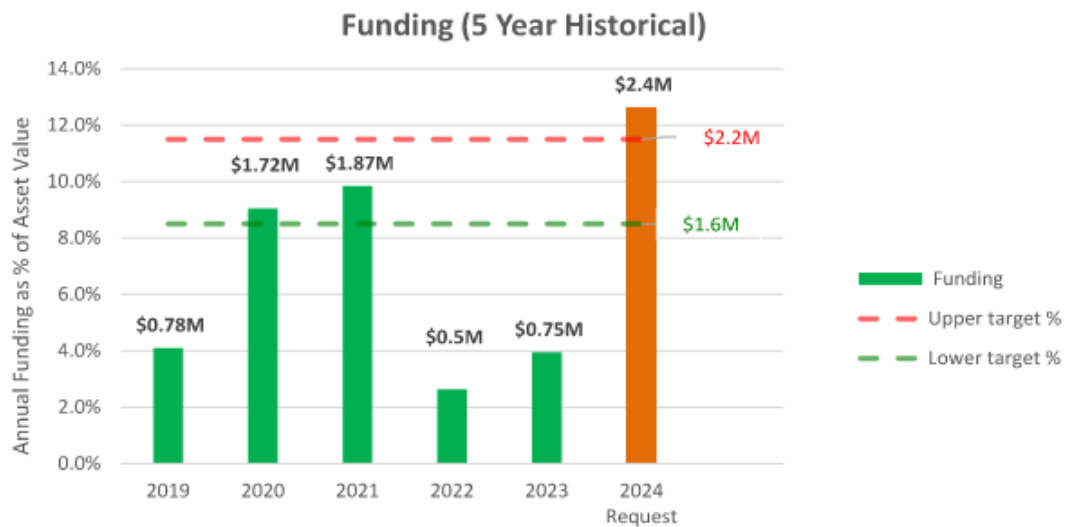


78 Vehicles, 53 Pieces of Equipment & 11 Transit Vehicles - \$19,000,000 (\$1,001/household)



### Condition Trend

2019	2020	2021	2022	2023	Target	Trend
90	92	79	83	40	70	↓



Infrastructure Gap \$3,376,574 (\$178/household)

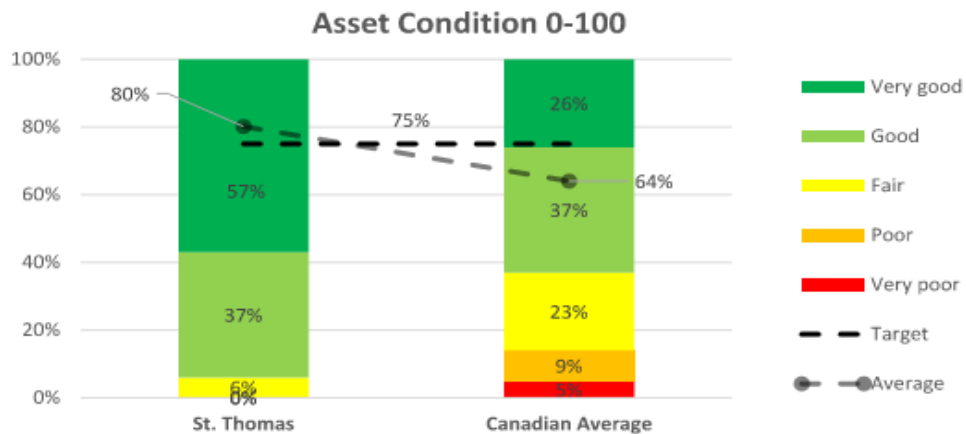
# Municipal & Facility Parking Lots & Paved Trails Asset Report Card

## Municipal & Facility Parking Lots & Paved Trails

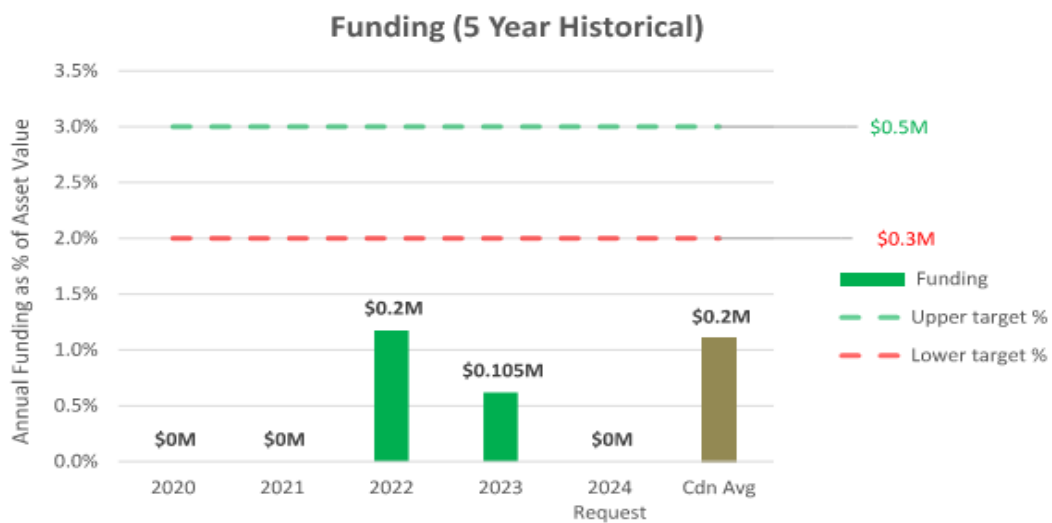
Asset Report Card - ID No. 16



19 Municipal Lots, 20 Facility Lots & 14 Paved Trails - \$17,000,000 (\$900/household)



Condition Trend						
2019	2020	2021	2022	2023	Target	Trend
81	79	77	78	80	75	↑



Infrastructure Gap \$449,315 (\$24/household)

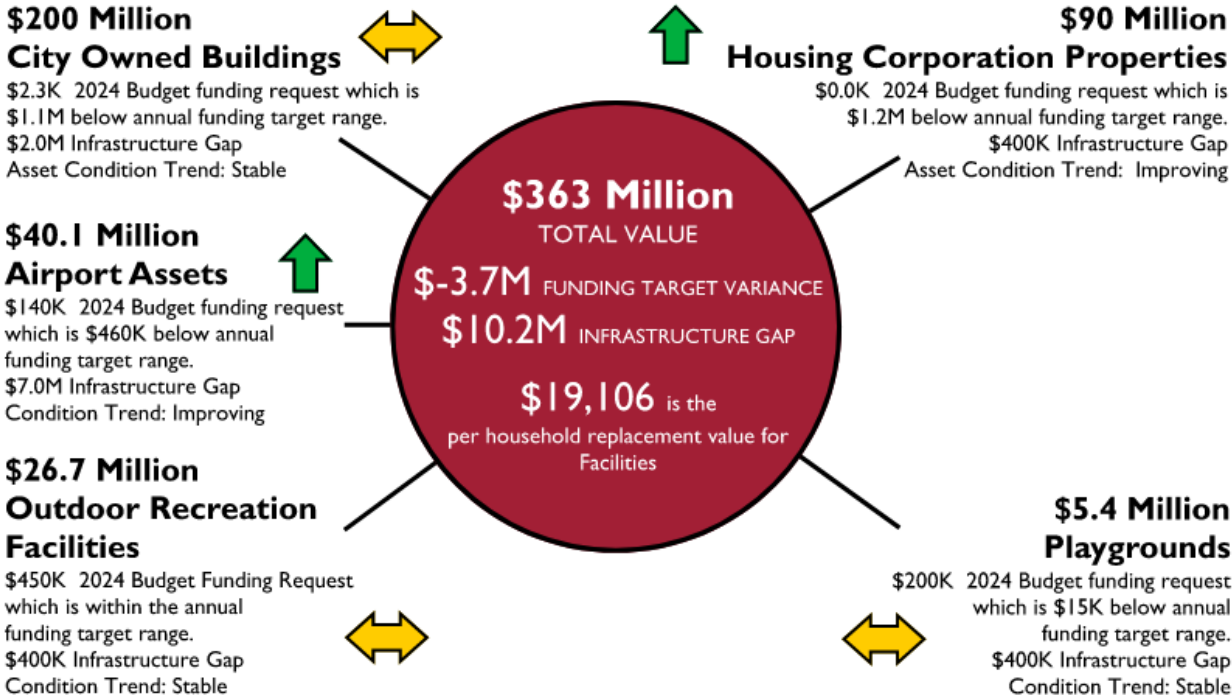


# FACILITIES

The Facilities asset category includes the following assets classes:

- 66 City Owned Buildings, including Arenas, Fire Stations, Police Station, City Hall, Library, Social Services (Ontario Works), Long term Care, Community Recycling, Public Works, Markets, Tourism Office, Animal Shelter, Transit Terminal, Monuments, Park Shelters/Pavilions, Signs, Sculptures
- 113 Housing Buildings with a total area of approximately 409,010 ft2 including duplexes, single family homes, townhouses, and apartments
- All Airport assets, including runways, taxiways, internal roadways and parking lots, large hangers, small hangers, sewage treatment, water distribution, administration buildings, maintenance garage, fueling equipment, fleet and airport lighting systems
- 23 playgrounds
- 3 splashpads
- 1 outdoor pool
- 16 Outdoor recreation facilities

Asset Report Cards for asset classes in the Facilities asset category are contained in the following pages.



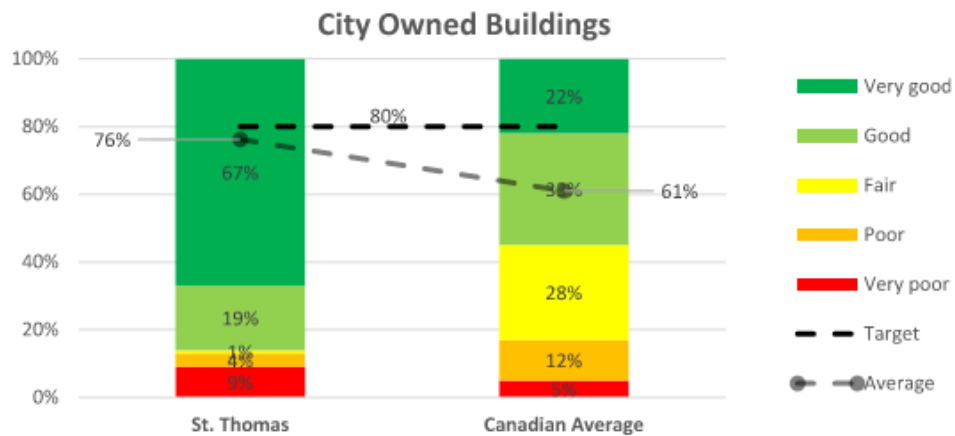
# City Owned Buildings Asset Report Card

## City Owned Buildings

Asset Report Card - ID No. 14

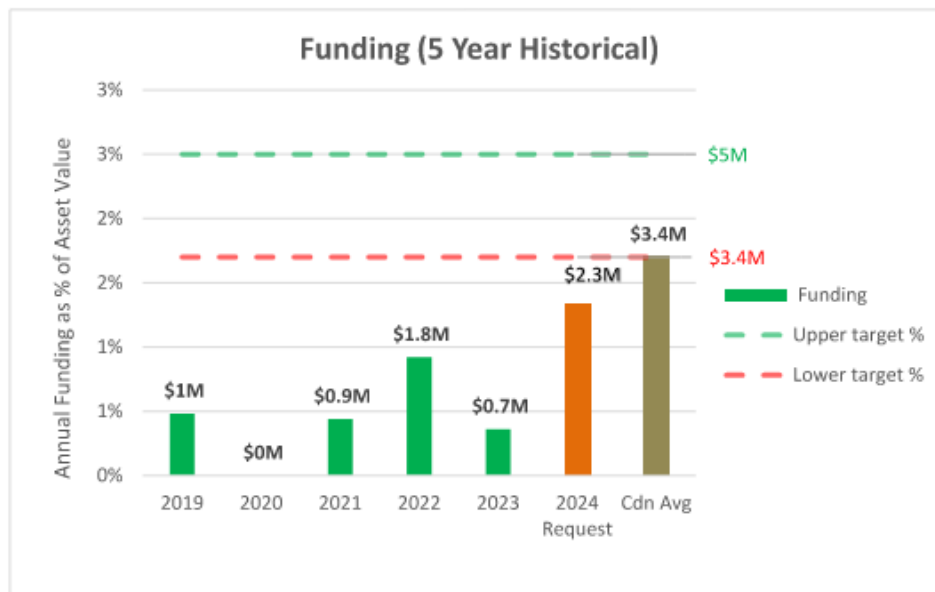


66 Non- Residential Buildings - \$200,400,000 (\$10,561/household)



### Condition Trend

2019	2020	2021	2022	2023	Target	Trend
70	70	76	76	76	80	↔



Infrastructure Gap \$2,000,000 (\$105/household)

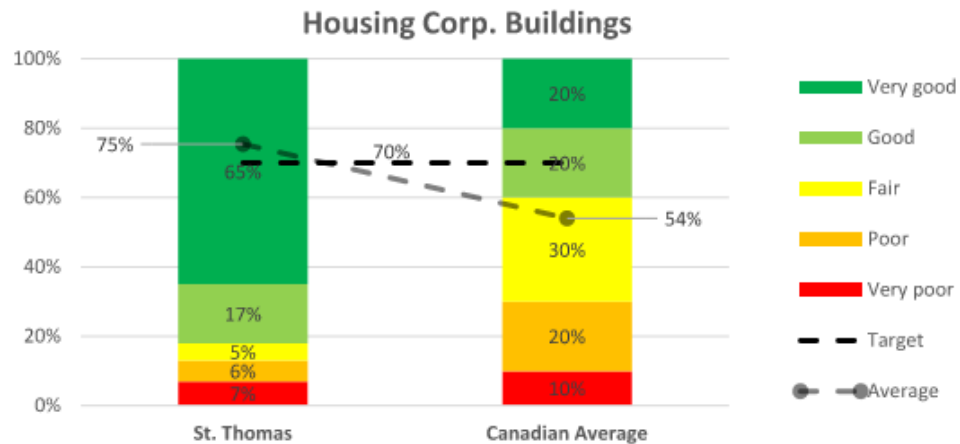
# Housing Corporation Properties Asset Report Card

## Housing Corp Buildings

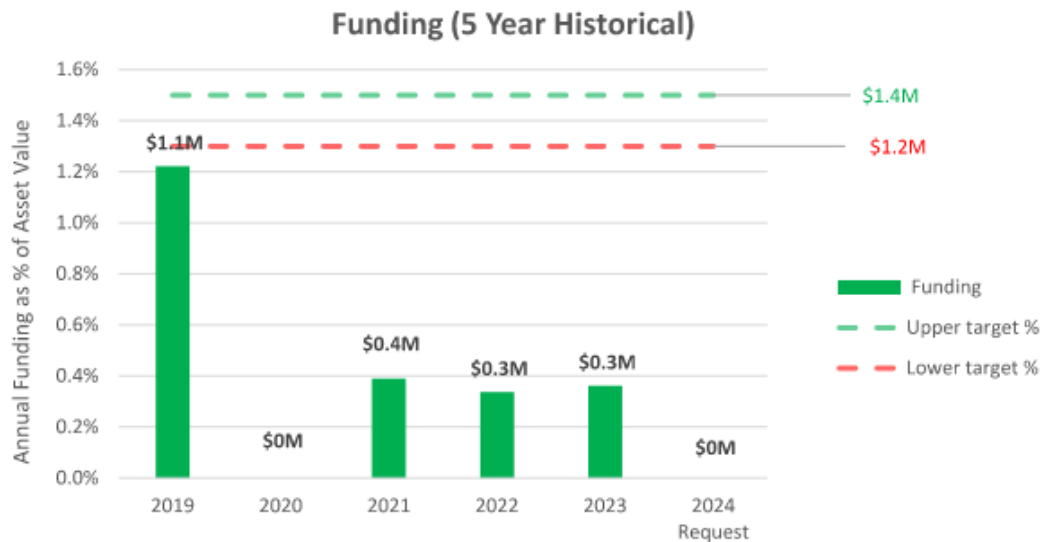
Asset Report Card - ID No. 15



113 Residential Buildings - \$90,000,000 (\$4,743/household)



Condition Trend						
2019	2020	2021	2022	2023	Target	Trend
61	61	74	75	75	70	↑



Infrastructure Gap \$400,000 (\$21/household)

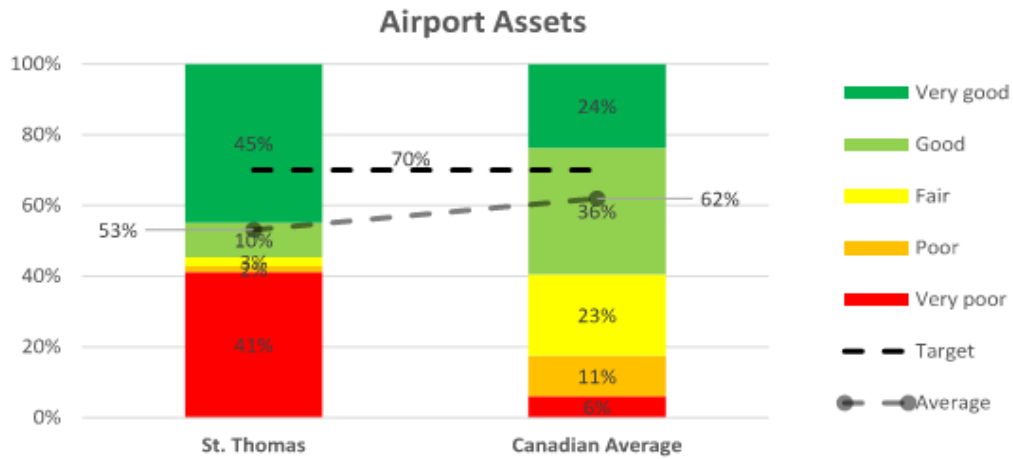
# Airport Asset Report Card

## Airport Assets

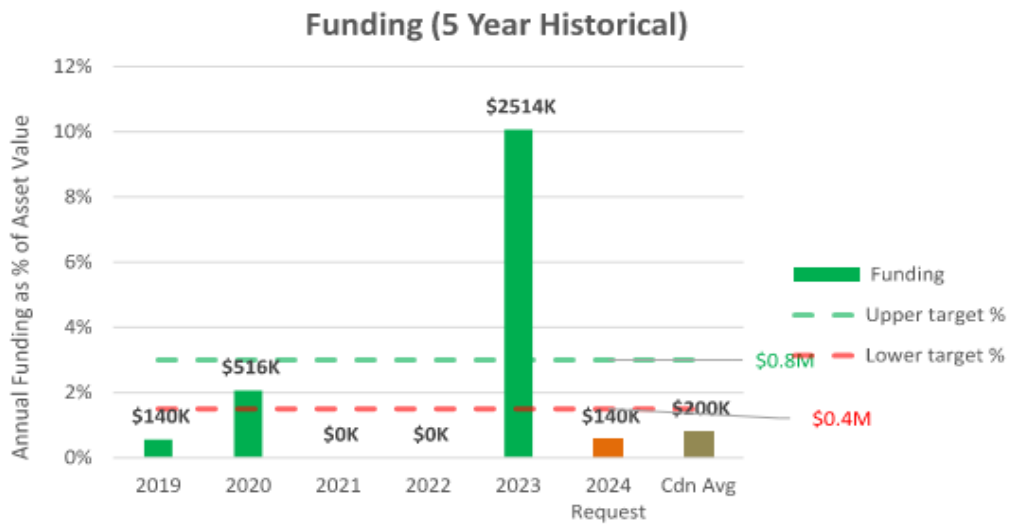
Asset Report Card - ID No. 17



**Airport Assets - \$40,097,050 (\$2,113/household)**



Condition Trend						
2019	2020	2021	2022	2023	Target	Trend
35	34	34	32	50	70	↑



**Infrastructure Gap \$7,000,000 (\$369/household)**

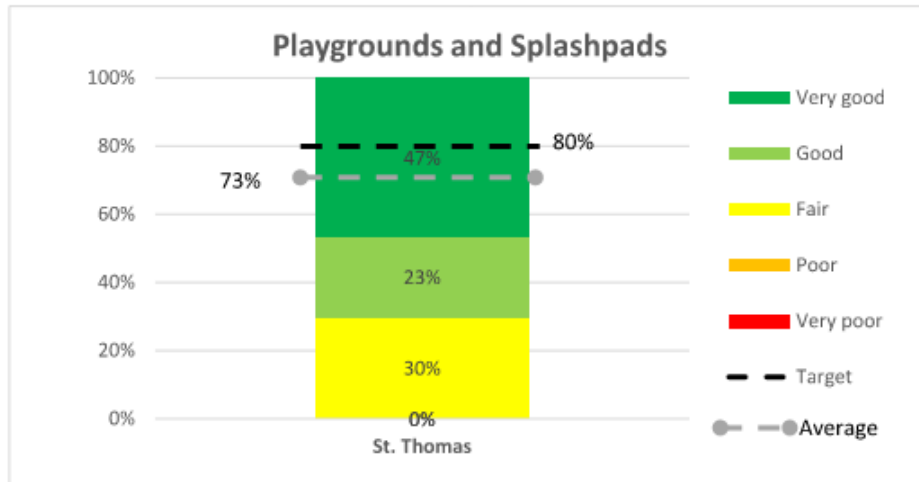
# Playgrounds Asset Report Card

## Playgrounds

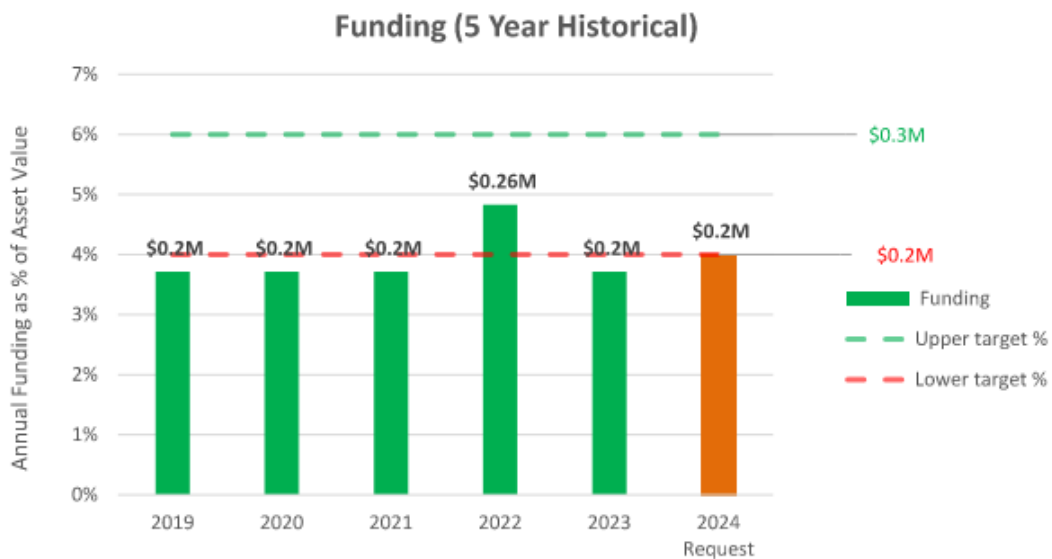
Asset Report Card - ID No. 13



28 Playgrounds & 3 Splashpads - \$5,381,590 (\$280/household)



Condition Trend						
2019	2020	2021	2022	2023	Target	Trend
68	67	70	73	73	80	↔



Infrastructure Gap \$400,000 (\$21/household)

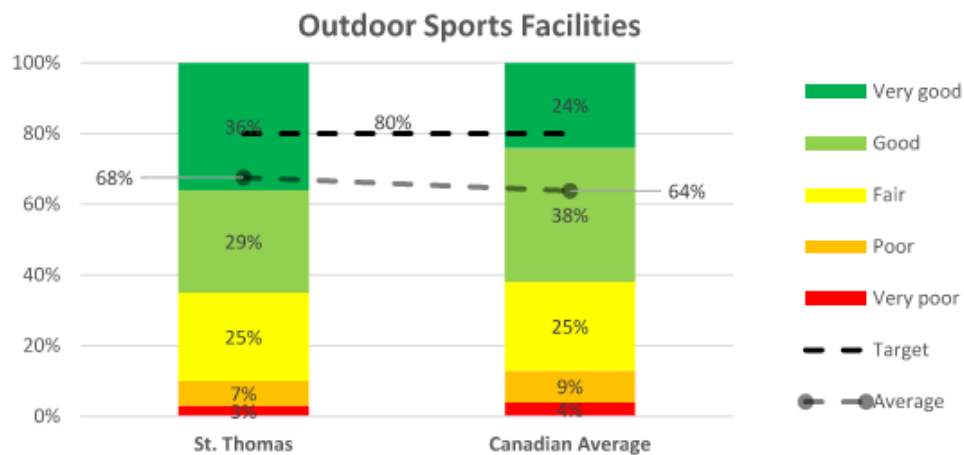
# Outdoor Recreation Facilities Asset Report Card

## Outdoor Sports Facilities

Asset Report Card - ID No. 12

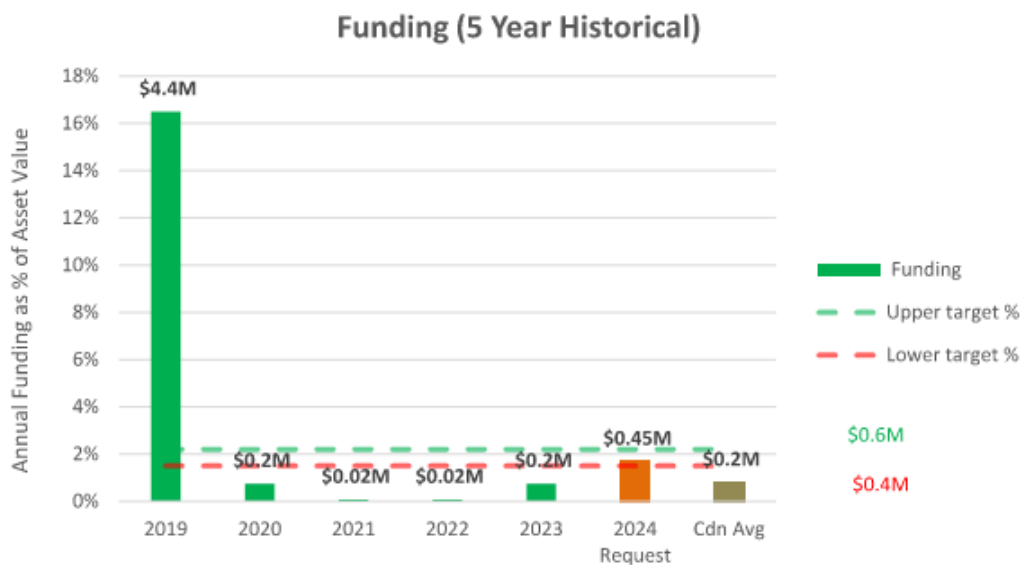


30 Outdoor Facilities - \$26,680,000 (\$1,406/household)



### Condition Trend

2019	2020	2021	2022	2023	Target	Trend
66	68	68	68	68	80	↔



Infrastructure Gap \$400,000 (\$21/household)

## **RISK ANALYSIS**

The City of St. Thomas uses a risk based approach to asset management. The asset condition and the likelihood and consequence of failure is reviewed on an annual basis to guide decisions for forecasting future capital expenditures. 2023 pavement condition assessment maps and risk maps for watermain and sanitary sewer assets are attached to this report in Appendix 'A'.

## **CAPITAL FORECAST**

The Capital Forecast summarizes the planned improvements over the next ten years. This forecast is updated every year based on risk analysis, asset condition, asset management plan targets, funding projections, and development projections. The 2024 – 2033 Capital Forecast is attached in Appendix 'B' as a list and a map.

## SUMMARY

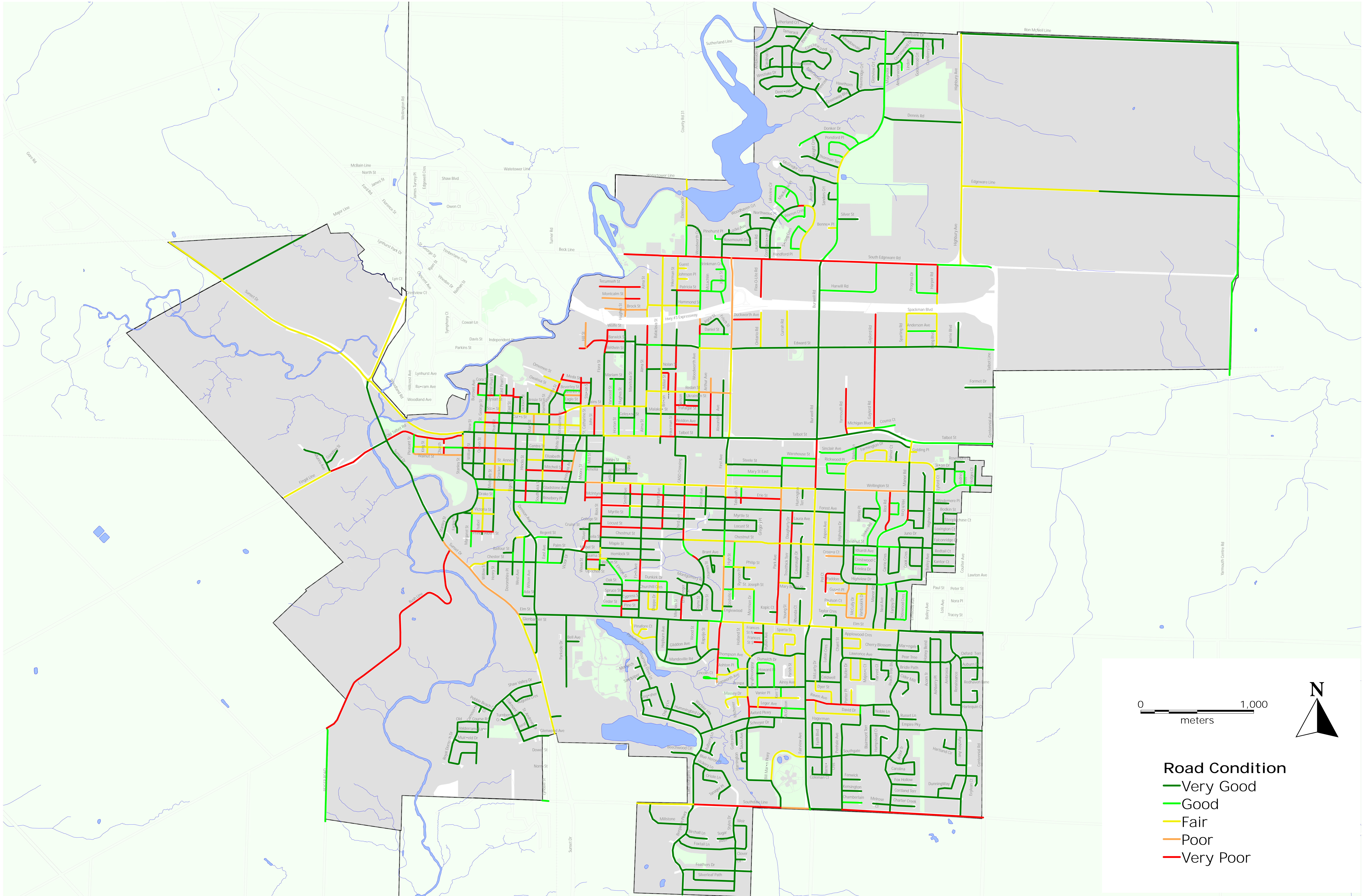
More than 50% of the City’s asset classes are in the “very good” condition with only 5% are in “very poor” condition. The City of St. Thomas has some infrastructure deficit areas and gaps, but overall compares well to most Canadian cities.

ID No.	Description	Value	Trend	2024 Budget Funding Requested	Annual Funding Target Variance	Infrastructure Gap
17	Airport	\$40.1M	↑	\$140K	(\$760K)	\$7.0M
1	Bridges and Culverts	\$65.0M	↔	-	(\$750K)	-
14	City Owned Buildings	\$200.4M	↔	\$2.6M	(\$1.6M)	\$2.0M
3	Fleet	\$19.0M	↓	\$2.4M	\$0.5M	\$3.4M
15	Housing Corp. Properties	\$90.0M	↑	-	(\$1.3M)	\$400K
12	Outdoor Sports Facilities	\$26.7M	↔	\$450K	(\$40K)	\$400K
16	Parking Lots & Trails	\$17.0M	↑	-	(\$260K)	\$449K
13	Playgrounds	\$5.4M	↔	\$200K	(\$70K)	\$400K
10	Pollution Control Plan	\$109.3M	↔	\$4.6M	\$2.3M	\$1.1M
4	Pumping Stations	\$16.3M	↔	-	(\$340K)	\$814K
5	Roads & Lanes	\$544.0M	↔	\$7.8M	(\$5.8M)	\$4.4M
2	Sanitary Sewers	\$305.0M	↔	\$2.4M	(\$1.1M)	\$19.0M
6	Storm Ponds	\$11.5M	↑	-	(\$400K)	-
7	Storm Sewers	\$227.0M	↓	\$2.4M	(\$200K)	\$4.4M
8	Street Lights	\$35.2M	↓	-	(\$620K)	\$4.4M
9	Traffic Signals	\$10.3M	↓	-	(\$280K)	\$700K
11	Watermain	\$267.0M	↑	\$4.1M	\$780K	\$9.8M
Totals		\$1.99B		\$27.1M	(\$9.9M)	\$58.7M

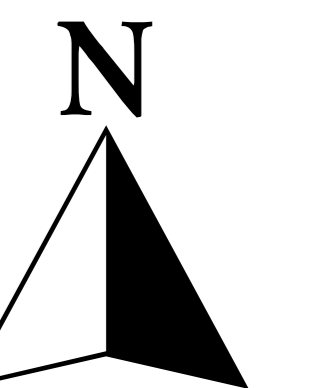


# APPENDIX A – RISK MAPS





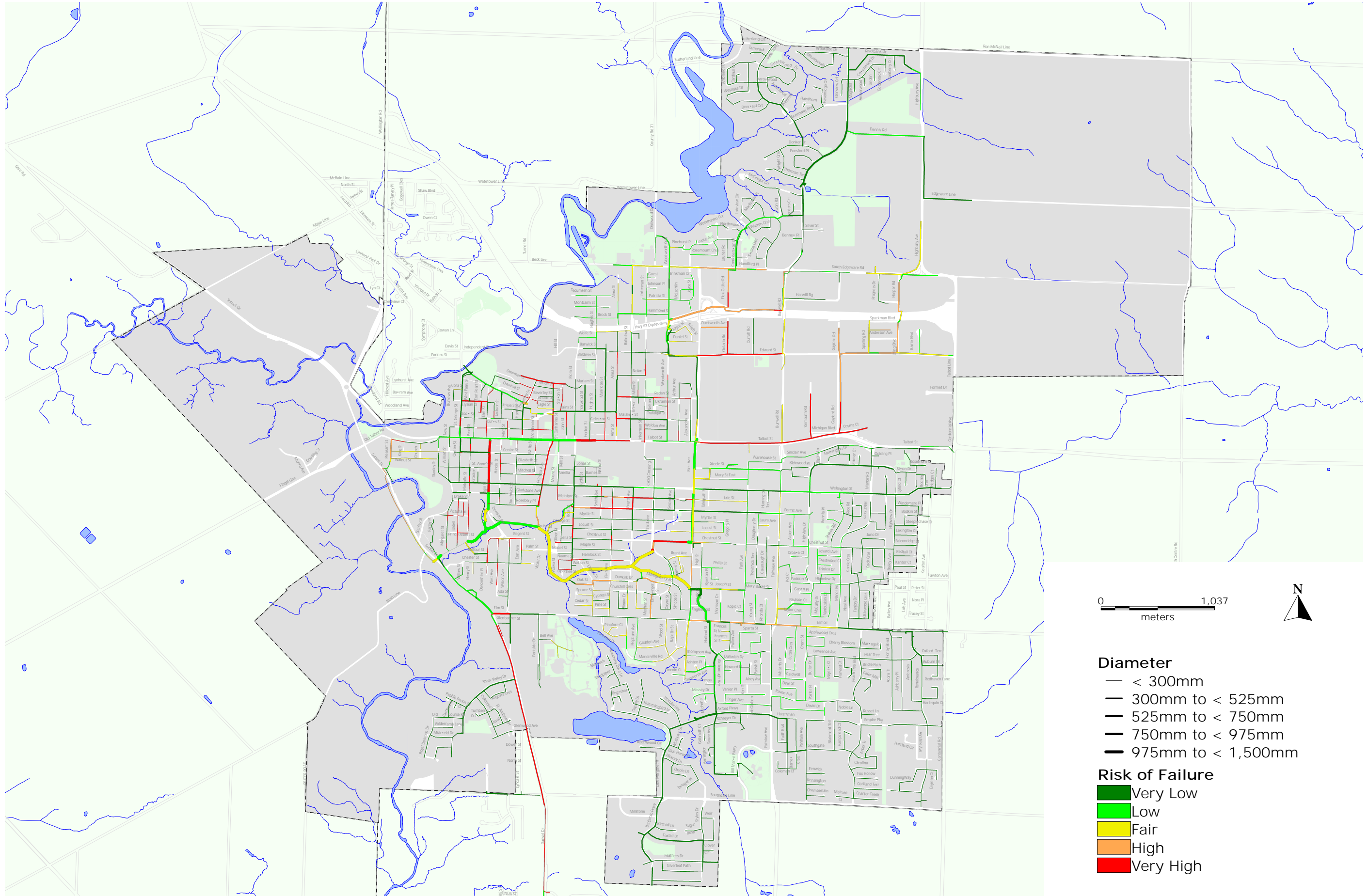
0 1,000  
meters

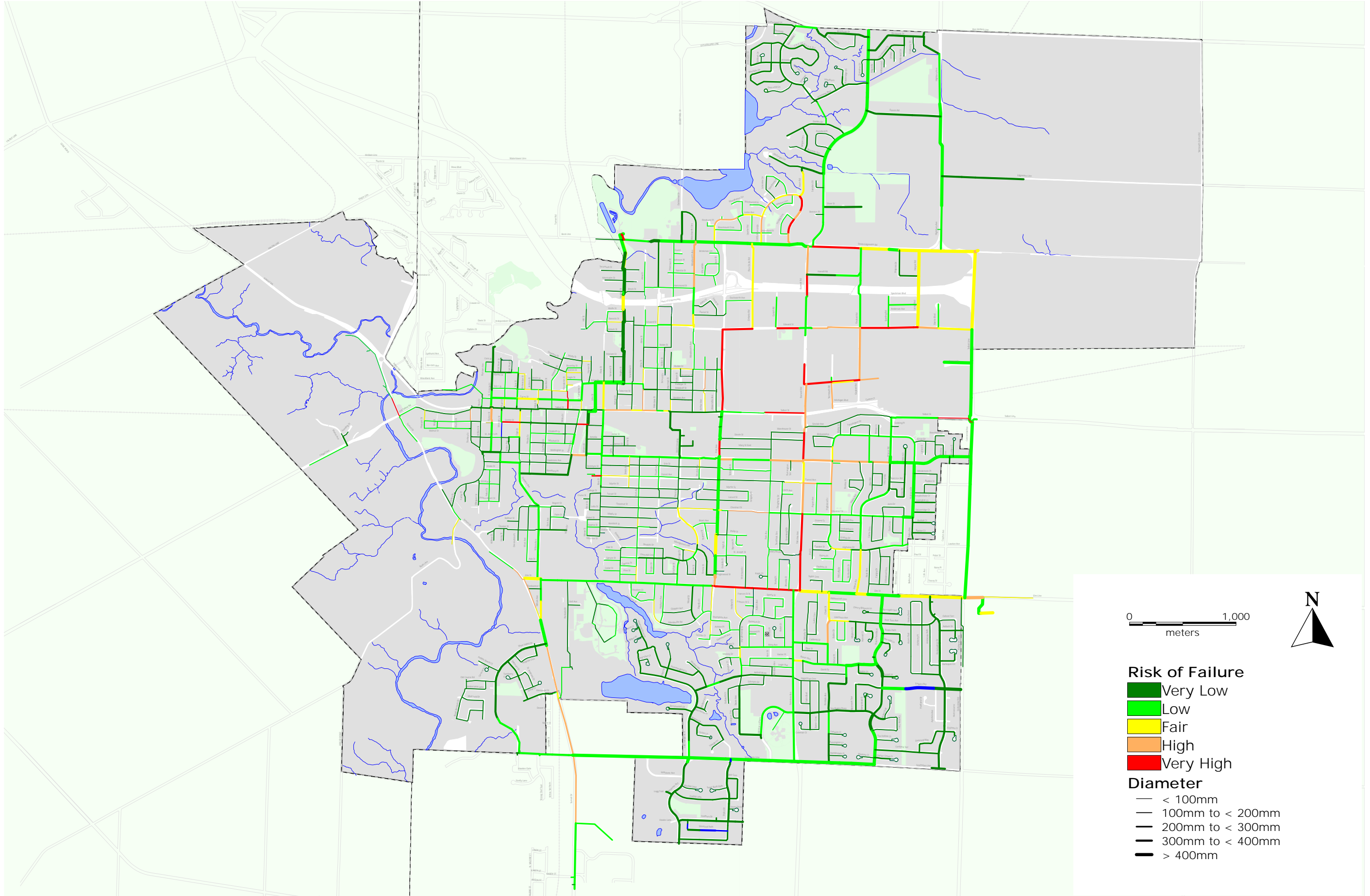


**Road Condition**

- Very Good
- Good
- Fair
- Poor
- Very Poor







# APPENDIX B – 10 YEAR CAPITAL FORECAST

## Street Construction Schedule 2024 - 2033

STREET	FROM	TO	Project Type	YEAR
Alma	Brock	North End	Reconstruction	2026
Alma Street	Nolan Street	Highway #3	Reconstruction	2026
Arthur Avenue	Talbot	End	Reconstruction	2030
Barwick Bridge Construction	Flora Street	Hill St	Renewal	2024
Bill Martyn Parkway	Sauve Avenue	Southdale Line	Development	2024
Bush Line	West Limit	Sunset Drive	Renewal	2031
Centre Street	Stanley	Elgin	Reconstruction	2025
Centre Street	Pleasant	Stanley Street	Reconstruction	2032
Chestnut Street	Third Avenue	First Avenue	Reconstruction	2030
Church Street	Centre	Walnut	Reconstruction	2032
Churchill Crescent	Fifth	Elmina	Replacement	2027
Confederation Drive	Lakeview	South Edgware	Renewal	2030
Crotia Ct.	Highview Avenue	End	Renewal	2029
Cypress	Elmina	Fifth Avenue	Replacement	2027
David Drive	Raven Avenue	Penhale Avenue	Renewal	2029
Devonshire	Regent	Chester St	Combined Sewer	2033
Dieppe Drive	Dunkirk	Churchill	Reconstruction	2024
Dieppe Drive	Churchill	Churchill	Renewal	2029
Dunwhich Drive	Airey	Airey	Renewal	2032
Dyer Street	Raven Avenue	Caldwell St	Renewal	2032
Elm Street	First Avenue	Peach Tree Boulevard	Renewal	2033
Elysian & East (Elysian to End)	St. George	Penwarden	Reconstruction	2024
Erie Street	Smith	Fourth	Reconstruction	2028
Fairview Avenue	Elm	Talbot	Replacement	2025
Fairview Bridge Removal and Road Rehabilitation	Talbot	Steele	Replacement	2025
Fifth Ave	Hemlock	Dunkirk	Reconstruction	2033
Fingal Line	Creek	City Limits	Renewal	2029
First Avenue	Brant Ave	South Termination	Renewal	2032
First Avenue	Talbot	S. Edgware	Renewal	2027
First Avenue Traffic Signal	Talbot	S. Edgware	Replacement	2027
Flex-o-lite	South Edgware	End	Renewal	2026
Forest Ave	Ross Street	Fifth Avenue	Reconstruction	2025
Gaylord Road	Cosma Court	North End	Renewal	2028
Gustin Place	Vanbuskirk Drive	End	Renewal	2028
Harper Road	South Edgware	Highway #3	Renewal	2024
High Street	Chestnut Street	Phillip Street	Renewal	2033
Highbury Ave Widening to 5 Lanes	Ron McNeil	Southedgware	Development	2024
Highview Avenue	Wellington Street	Sifton Drive	Renewal	2033
Hincks Street	Wellington	Rosebery	Replacement	2027
Hitch Crescent	Rice Road	Rice Road	Renewal	2024
John	Kains	Talbot	Reconstruction	2030
Kains Bridge (B007)	Bush Line		Renewal	2031
Kains Street	Alma	Mondamin	Reconstruction	2024
Ker	Vanier	Airey	Renewal	2029
King Street	Old Talbot Street	Walnut	Reconstruction	2032
Kopic Ct	Park	End	Renewal	2026
Lakeview Circle	Confederation	Confederation	Renewal	2030
Leger	Sauve Avenue	Fairview Avenue	Renewal	2029
Mackenzie Place	Lakeview	End	Renewal	2030
Mary Bucke St	Park	Trevithick	Renewal	2026
Massey Dr	Aldborough Ave	End	Renewal	2029
McCully Drive	Vanbuskirk Drive	Vanbuskirk Drive	Renewal	2028
McGibbon Ave	Leger	Axford	Renewal	2029
Meda Street	Hiawatha Street	East End	Reconstruction	2028

## Street Construction Schedule 2024 - 2033

STREET	FROM	TO	Project Type	YEAR
Meehan	Churchill	Elm	Reconstruction	2024
Metcalfe	Talbot	Wellington	Reconstruction	2033
Michener Ct	Massey Dr	End	Renewal	2029
Miller Street	Redan	Nolan	Replacement	2027
Mitchell	Hincks	Princess	Replacement	2027
Old Talbot Street	Stanley	Sunset Drive	Reconstruction	2029
Ontario Road	Edward Street	End	Renewal	2032
Paddon Street	Highview Drive	Pol Court	Renewal	2029
Parish Street	Aldborough Ave	Airey	Renewal	2029
Park Ave	Elm	Wellington	Renewal	2026
Parkview Drive	Elm	Mandeville	Renewal	2030
Paulson Ct	Vanbuskirk Drive	End	Renewal	2028
Pearl	Elysian	Scott	Combined Sewer	2031
Phillip Street	First Avenue	East End	Renewal	2027
Pinafore Crescent	Parkview Drive	End	Renewal	2030
Pleasant	Old Talbot Street	Walnut	Reconstruction	2032
Pol Ct	Highview Avenue	End	Renewal	2029
Porter Place	Raven Avenue	End	Renewal	2029
Princess Avenue	Centre	Mitchell	Replacement	2027
Raven Ave	Fairview Ave	Penhale Avenue	Renewal	2029
Redan	Alma	First	Reconstruction	2033
Regent	Wilson	East	Combined Sewer	2033
Rice Road	Manor Road	Wellington	Renewal	2024
Ross Street	Wellington	Chestnut Street	Replacement	2031
Scott Street	St George	Mondamin	Reconstruction	2031
Smith Avenue	Wellington	Forest	Reconstruction	2025
South Edgeware Road	Waterworks Park	Harper	Development	2026
Southdale	City Limits	City Limits	Renewal	2030
Sparta St	Aldborough	Aldborough	Renewal	2027
St. Catharine Street	North End	Kains Street	Reconstruction	2028
St. Joseph St	First Avenue	Morrison	Renewal	2033
Sunset Drive	Glenwood	Elm	Reconstruction	2032
Sunset Drive	Talbot Hill	City Boundary	Renewal	2031
Talbot Bridge (B005)	Kettle Creek		Renewal	2028
Talbot Bridge (B006)	Dodd's Creek		Renewal	2028
Talbot Hill	Wellington Road	Stanley Street	Renewal	2028
Talbot Streetscape Ph 5	Ross	Inkerman	Reconstruction	2029
Tecumseh Street	Start	End	Reconstruction	2032
Third Avenue	Wellington	Brant Avenue	Reconstruction	2024
Vanbuskirk Drive	Highview Drive	Highview Drive	Renewal	2029
Vanier Pl	Leger	End	Renewal	2029
Walnut	Pleasant	Stanley Street	Reconstruction	2032
Warren Crescent	Confederation	Confederation	Renewal	2030
Wellington	Third Avenue	Fairview	Renewal	2027
Wellington Street	Highview Avenue	Manor	Renewal	2025
Yarmouth Road	Talbot Street	Railroad Tracks	Replacement	2027
Young Street	Elm	End	Renewal	2032



