Asset Management in Nipissing

Township of Nipissing: 2025 Asset Management Plan

Council Presentation, October 28, 2025

Agenda

- Introduction to Asset Management
- Township Assets Overview
- Details by Asset Class
  - Roads
  - Bridges and Culverts
  - Facilities and Land Improvements
  - Fleet and Equipment
- Financial Strategy and Next Steps

Asset Management is Regulated

The *Asset Management Planning for Municipal Infrastructure* regulation calls on each municipality in Ontario to produce an updated Asset Management Plan (AMP) every 5 years.

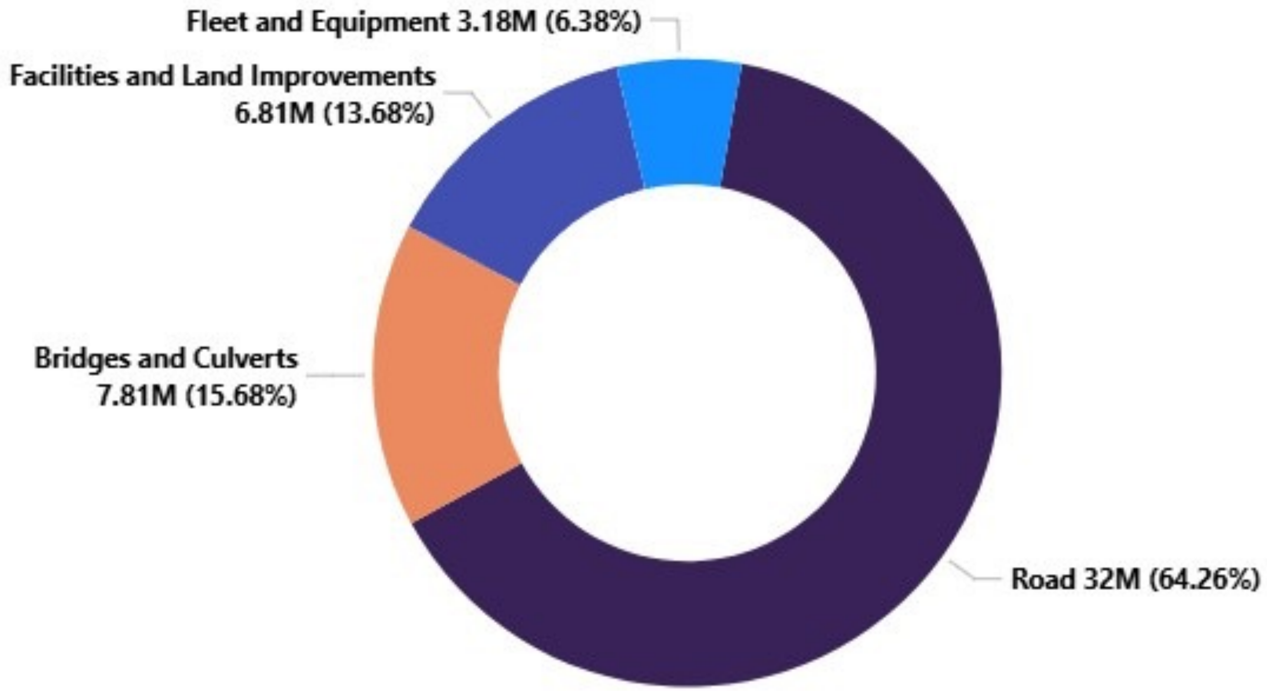
The AMP should include:

- **Asset Information:** summary, age, condition, replacement cost
- **Levels of Service:** currently offered and proposed
- **Lifecycle Activities:** to achieve proposed LOS over 10 years
- **Financial Strategy:** cost estimates and funding needs

Focus on incremental improvements to planning and capabilities.

Nipissing Context and Asset Overview

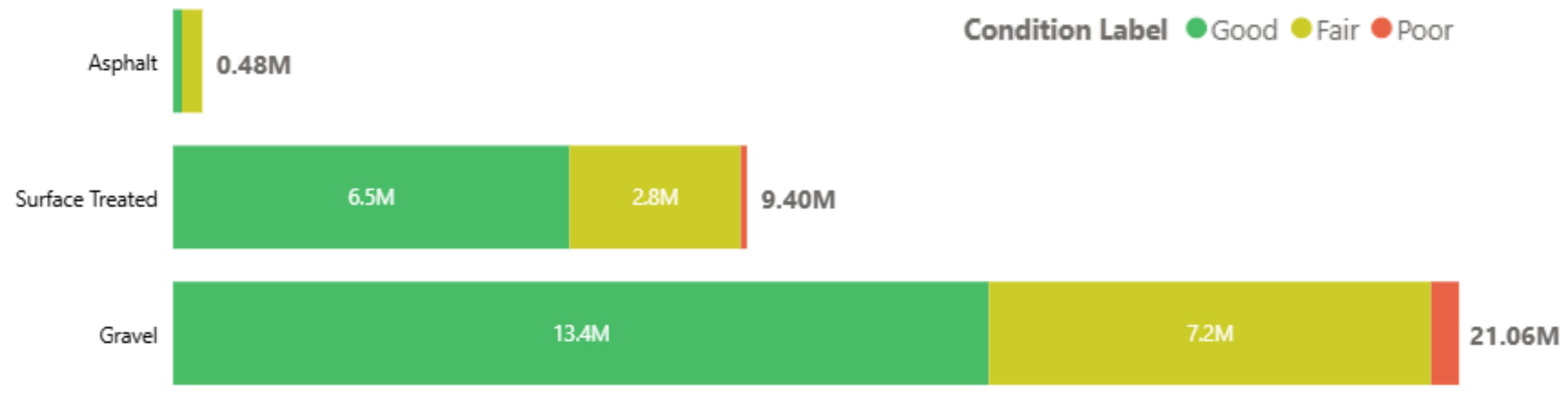
Nipissing Assets by Value, 2025 $



- Total estimated current replacement value is $49.8 million
- Average age of assets is 25.4 years
- **Context:** Community has historic assets and is growing, at a slower rate than the Province. Risks of wildland fires and flooding.

Roads

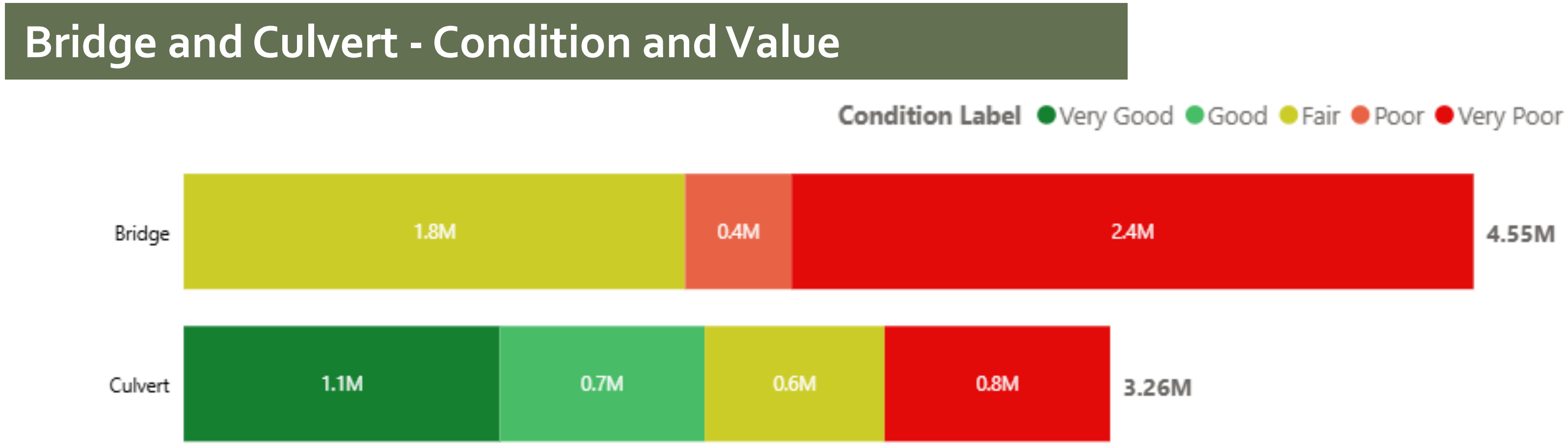
Nipissing Road Condition and Value

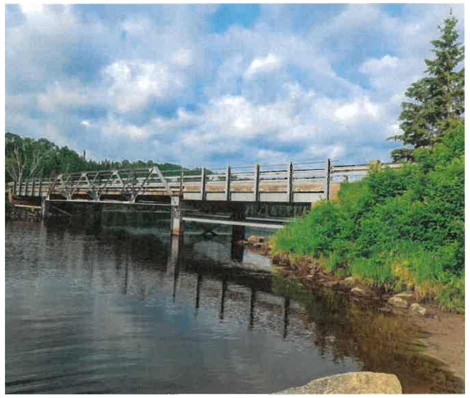


- Road needs assessment completed in 2023 by D.M. Wills
- Levels of Service aim to maintain current average road network quality
- Priority rehabilitation projects to be completed over time, using allocated funds

Road Type	Total Length	Annual Funds
Paved	1.2 km	$ 20,900
Surface Treated	33.2 km	$ 164,500
Gravel	115.7 km	$ 290,000
Total Road Network	**150.1 km**	**$ 475,400**

Bridges and Culverts [1/2]





Hummel Bridge	Bear Creek Rd. Culvert	Seventh Concession Br
Closed to traffic	Emergency repairs completed in 2024	'Ponderosa' - Load restrictions in place

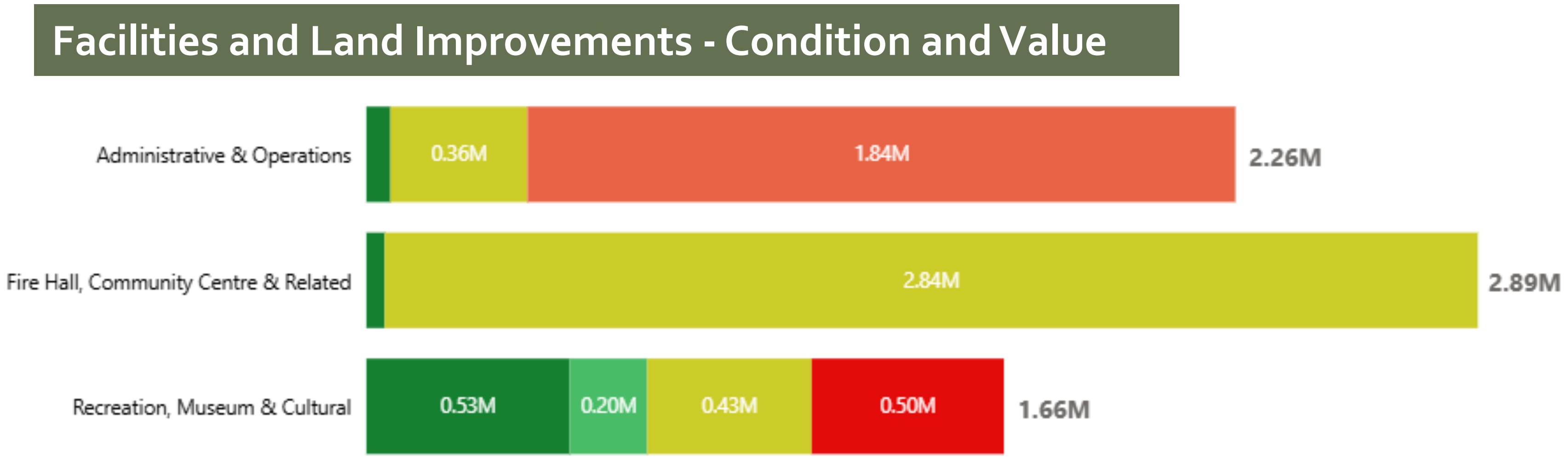
Bridges and Culverts [2/2]

Bridges and Culverts – Asset Needs

- Levels of Service aim to restore safe, open, unrestricted bridges and culverts.
- Bear Creek Rd. Culvert is a critical asset.
  - Risk assessment may suggest replacing the culvert with a bridge.
- Hummel Bridge and Hart Rd. Culvert costs may be shared.
  - Township contribution estimate: 33% of Hummel, 50% of Hart Rd.
- Long-term, reserve funding model proposes to allocate 2% of total bridge value, estimated at $200,000 per year, from 2032 onward.

Priority	Asset	Cost (estimate)	Year (estimate)
1	Bear Creek Rd. Culvert	$1,000,000	2026
2	Hummel Bridge	$4,000,000	2027-2031
3	Seventh Concession Bridge	$750,000	2027-2031
4	Hart Road Culvert	$439,000	2027-2028
Other	Guardrails and Studies	$250,000	2027-2031
Total		**$6,439,000**	**2026-2031**

Facilities and Land Improvements



- Levels of Service aim to maintain Condition, Accessibility, and Suitability.
- Five facilities identified by staff with limitations based on those criteria.

Priority	Asset	Cost (est.)	Year (est.)	Notes
1	Public Works Garage	$167,500	2026	Short-term repairs
2	Dock at Chapman's Landing	$70,000	2026	Deck and structure repairs
3	Community Centre	$175,000	2028	Accessibility and painting
4	Boat Launch at McQuaby Lake	$250,000	2030-2032	Rehabilitation
5	Township Office and Public Works Garage	$4,000,000	2035	New facility proposed to replace existing
Total		**$4,812,500**	**2026-2035**	

Fleet and Equipment

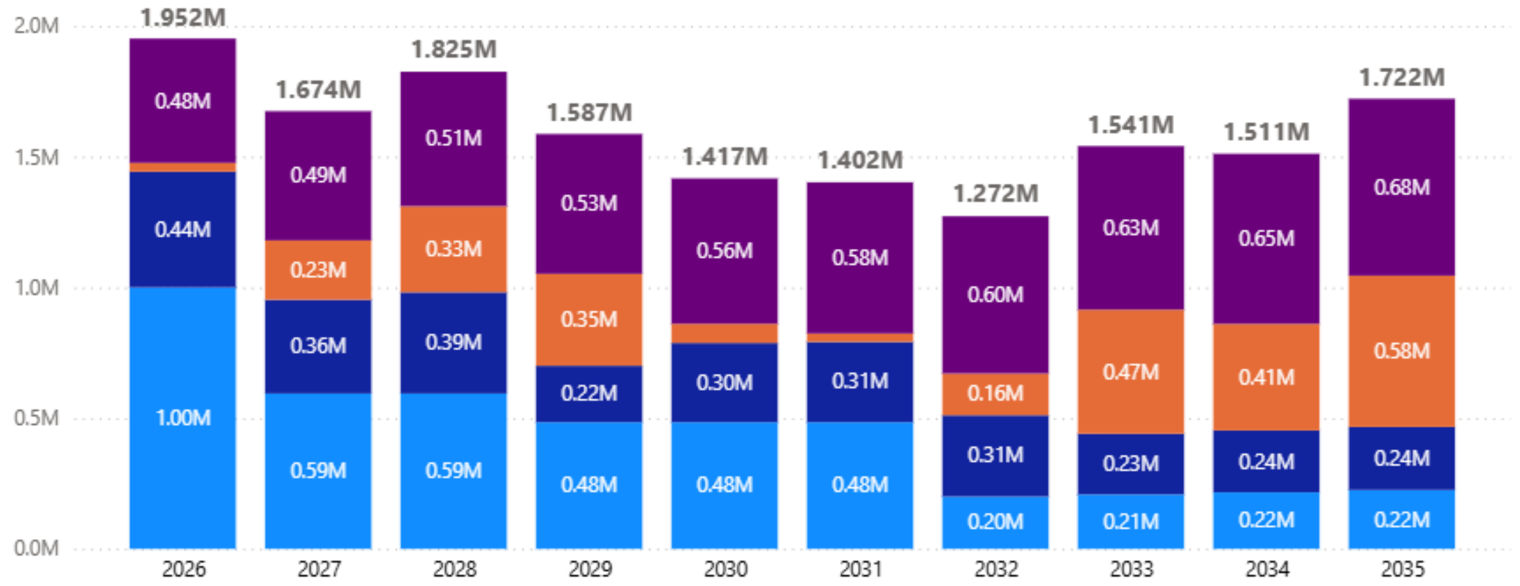
Fleet and Equipment - Condition and Value

- Levels of Service aim to maintain fleet and equipment as required to complete Township duties.
- Two service limitations: sanding hillsides, Fire personnel transport
- Costs for replacing fleet and equipment as required, at end-of-life

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Cost $	33,997	226,925	329,412	351,801	73,338	32,186	159,669	474,979	407,834	578,982

10-year Funding Needs

Nipissing Capital Needs Projection – 2026 to 2035



- **Roads** funding needs are stable across the period
- **Fleet and Equipment** variable based on annual replacement needs
- **Facilities and Land Improvements** include reserves for major projects
- **Bridges and Culverts** are a major cost driver to 2031

Financial Strategy

Financial Strategy

- Average capital funding need estimated to be $1.59 million per year
- Past capital additions average $0.69 million per year since 2020
- Township has reserve funds, estimated at $4.35 million
- If budget surplus is applied to capital projects from 2026 to 2031, funds may address identified needs, except unfunded projects listed below
- Continue to reserve funds in years when projects are not completed

Unfunded Projects

Asset	Estimated Funding Need	Township Funding	External Funding
Hummel Bridge	$4,000,000	$1,330,000	$2,660,000
Bear Creek Culvert	$1,000,000	$1,000,000	TBD
Hart Road Culvert	$438,000	$219,000	$219,000
Township Office and Public Works Garage	$4,000,000	$800,000	$3,200,000
Total	**$9,438,000**	**$3,349,000**	**$6,079,000**

Next Steps

- Develop capital budgets and complete works as approved.
- Annual reporting to Council on progress relative to the AMP.
- Continue monitoring asset needs and costs.
- Continue to improve Township data and asset management capabilities, to support planning capacity and future AMPs.

Thank you.
Questions?