



# Capital Asset Management Plan

Piers Island Improvement District  
Capital Asset Management Plan Task Force

Presented by Tony Kaul. March 7, 2015

# Capital Asset Management Plan Task Force

- Capital Asset Management Plan Task Force Asked to Develop Comprehensive Capital Asset Management Program Including:
  - Complete Inventory of Capital Assets Including Life Expectancy and Estimated Replacement Costs
  - Capital Asset Maintenance Plans Including Annual Capital Costs
  - Capital Asset Reserve Plan for Replacement of Existing Assets Based on Inventory
- Task Force Worked With and Reviewed Assumptions With PIID, PIVFD, Water Operators, and Outside Professionals including CRD
- Members Include a Cross-Section of Piers Islanders:
  - Trevor Matthew
  - Bill Jordan
  - Don Gardner
  - Don Gilley
  - Tony Kaul

# Capital Asset Management Components

- Phase One: Inventory of Assets
  - Inventory of Current Capital Assets
  - Understanding of Life Cycle of Existing Assets
  - Understanding of Current Capabilities Supported by Existing Assets
- Phase Two: Capital and Operating Maintenance Plans
  - Maintenance Schedule for Existing Assets
  - Replacement Schedule of Existing Assets
- Phase Three: Capital Asset Reserves
  - Capital Budget Plan to Sustain Existing Capabilities
  - Long-Term Capital Replacement Funding Plan



# Phase One: Inventory of Assets

Presentation to the PIID Trustees  
March 7, 2015

# Phase One: Inventory of Assets

- Understand Exactly What Our Capital Assets Are
- Understand How We Got What We Have
- Understand What Our Community Requires

# Inventory of Current Capital Assets

## What do we currently have?

- Objective of this Step is to Develop Inventory and Estimate Replacement Costs of Existing Capital Assets
- Only Existing Capabilities Reviewed
- Basis Used to Value Assets: What Would it Cost Today for a New Asset Replacement In-Kind?
- New Purchase Estimates are Like-for-Like ONLY
- No Assumptions or Recommendations for New Capabilities or New Capital Asset Classes
- No Assumptions or Recommendations for Eliminating Existing Capabilities
- Provide Current Information to Inform Future Decisions

# Capital versus Operating Budgets

- Operating Budget:
  - Purchase non-Capital Equipment and Supplies
  - Fund Standard Ongoing Operating Costs of All Assets (e.g. Fuel, Chlorine)
  - Fund Standard Ongoing Operating Maintenance of All Assets (e.g. Oil Changes)
- Capital Budget:
  - Capital Purchase:
    - Minimum Cost of \$2,000 per Individual Item
    - Minimum 5 Year Life Expectancy
  - Capital Maintenance:
    - Maintenance of a Capital Asset Costing More than \$2,000 (e.g. New Garage Doors for Firehall)

# Capital Asset Categories

- PIID Buildings and Lands
- PIVFD Vehicles and Major Equipment
- Domestic Potable Water System



# PIID Buildings and Lands

Category	Asset	Cost	Avg. Lifespan Years	Current Age Years
Fire Hall Structure	Fire Hall Structure External	\$ 260,000.00	80	22
Fire Hall Structure	Fire Hall Structure Internal	\$ 22,000.00	50	22
Fire Hall Structure	Foundation	\$ 30,000.00	80	22
Fire Hall Structure	Roof (metal)	\$ 30,000.00	40	22
Fire Hall Structure	Finishings	\$ 14,000.00	40	22
Fire Hall Structure	Electric (wiring, heating, lighting)	\$ 20,000.00	50	22
Fire Hall Structure	Overhead Doors	\$ 10,000.00	30	2
Fire Hall Structure	Doors and windows	\$ 10,000.00	30	2
Fire Hall Structure	Kitchen appliances	\$ 6,000.00	20	15
Fire Hall Structure	Utilities - Water hookup, plumbing, septic	\$ 15,000.00	50	22
Old Fire Hall	Old Fire Hall Structure External	\$ 14,000.00	60	45
Old Fire Hall	Old Fire Hall Structure Internal	\$ 5,000.00	50	35
Old Fire Hall	Foundation	\$ 6,000.00	60	45
Old Fire Hall	Roof (metal)	\$ 6,000.00	40	1
Old Fire Hall	Finishings	\$ 1,000.00	40	25
Old Fire Hall	Electric (wiring, heating, lighting)	\$ 4,000.00	50	35
Old Fire Hall	Doors and windows	\$ 2,000.00	25	10
Old Fire Hall	Bathroom and fittings	\$ 5,000.00	20	5
Old Fire Hall	Utilities - Water hookup, plumbing, septic	\$ 3,000.00	50	35
Other Assets	Dolphin Road Compound Fencing & Gates	\$ 30,000.00	50	37
Other Assets	Dolphin Road Compound Lighting/Electrical	\$ 9,000.00	45	20
Other Assets	Dolphin Road Shed & Ramp	\$ 10,000.00	50	37
Other Assets	McKenzie Cres. Roadbed & Drainage			
Other Assets	Piers Island Boat Ramp	\$ 15,000.00	45	30
Other Assets	Public Dock & Access			
	<b>Structural Subtotals</b>	<b>\$ 527,000.00</b>		

# PIVFD Vehicles and Major Equipment

Category	Asset	Total	Avg. Lifespan Years	Current Age Years
PIVFD Equipment	Large Portable Pumps	\$ 20,000.00	25	13
PIVFD Equipment	Small Portable Pumps	\$ 10,000.00	10	7
PIVFD Equipment	SCBA (Breathing Apparatus)	\$ 20,000.00	15	5
PIVFD Equipment	Pumper/Tanker	\$ 70,000.00	15	8
PIVFD Equipment	4 x 4 Fire/Rescue	\$ 130,000.00	40	35
PIVFD Equipment	Golf cart/command	\$ 7,000.00	12	9
PIVFD Equipment	Ambulance - Type IV	\$ 25,000.00	40	38
PIVFD Equipment	Tractor & Attachments	\$ 44,000.00	20	12
PIVFD Equipment	Large Generator	\$ 25,000.00	25	11
PIVFD Equipment	911 Systems, wiring and Sirens	\$ 20,000.00	40	25
PIVFD Equipment	Miscellaneous Emergency Equip	\$ 5,000.00	10	8
	<b>Equipment Subtotals</b>	<b>\$ 376,000.00</b>		

# Domestic Potable Water System

Category	Asset	Total	Avg. Lifespan Years	Current Age Years
Water System	Piers Road Vault, Valve & Meter	\$ 3,000.00	60	43
Water System	Piers Road Supply Line (100m 3")	\$ 40,000.00	80	43
Water System	Marine Line (1400m 2"PE)	\$ 50,000.00	50	17
Water System	Marine Line (1400m 1 5/8" PE)	\$ 50,000.00	50	17
Water System	Distribution Line & Valves (3500m 3" PVC)	\$ 788,000.00	80	43
Water System	Service Connections (123 @ 3/4" )	\$ 92,000.00	80	43
Water System	Service Meters (123)	\$ 30,000.00	40	16
Water System	Standpipes (21@ 2" Incl 1@2"-3")	\$ 38,000.00	40	7
Water System	Pump House #1, Structure & Piping	\$ 15,000.00	60	7
Water System	Pump House #2, Structure & Piping	\$ 15,000.00	60	6
Water System	Pump House #2, Chlorination System	\$ 27,000.00	20	6
Water System	Pump House #3, Structure & Piping	\$ 10,000.00	60	43
Water System	Pump House #3, Disinfection Equipment	\$ 15,000.00	20	13
Water System	Wooden Storage Tank (40,000 gal)	\$ 220,000.00	40	43
Water System	Tank Supply Line (140m 4" PVC)	\$ 36,000.00	80	43
Water System	Electrical Contol System	\$ 8,500.00	50	43
Water System	Upper & Lower Reservoir Fencing	\$ 35,000.00	50	24
Water System	Upper & Lower Reservoir Platforms	\$ 8,000.00	10	7
Water System	Lower Reservoir Hydrant	\$ 16,000.00	80	1
Water System	Air Valves	\$ 15,000.00	40	7
Water System	Golf Cart	\$ 7,000.00	15	3
	<b>Water System Subtotals</b>	<b>\$ 1,518,500.00</b>		

# Inventory of Current Capital Assets

## Summary of Total Replacement Costs

Category	Subtotal
PIID Buildings and Lands	\$527,000
PIVFD Vehicles and Major Equipment	\$376,000
Domestic Potable Water System	\$1,518,500

*Existing Capital Asset Totals in 2014 Dollars:*  
***\$2,421,500***