

STATE OF INFRASTRUCTURE



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The City of Vernon owns and operates a broad range of municipal infrastructure assets as detailed below:

Table 1: Vernon Asset Categories and Sub-Categories

Asset Categories and Major Sub-Categories ¹			
Parks & Public Spaces	Buildings	Irrigation	Trails
	Equipment	Pavement	Lake Accesses
	Fencing	Sports Facilities	
Buildings	Corporate Facilities	Emergency Operations	Residential/ Commercial
	Recreation and Culture	Parks	
Transportation Infrastructure	Major Arterials	Bridges and Structures	Traffic Signals
	Collector Roads		Traffic Signs
	Local Roads	Sidewalks/ Walkways	Streetlights
	Alleys		
Drainage Infrastructure	Culverts	Catch basins	Inlets
	Mains	Manholes	Outfalls
Sanitary Sewer Infrastructure	Collection	Treatment	Disposal/Outfall
	Lift Stations	VWRC	Buildings
	Mains		Mains
	Casings / Valves / Manholes		Nodes Spray Irrigation
Airport Infrastructure	Runway	Aprons	Equipment
	Taxiways		

1: Vehicles and Equipment Pool items have not been included in the scope of this plan. Airport Buildings are included in the Building category.

Inventory Quantity & Value

The estimated replacement costs of the City’s depreciable assets are approximately \$2.6 Billion. The value of the City of Vernon’s asset inventory demonstrates the significant service-providing value they have to the Community.

Table 2: Asset Inventory Quantity & Valuation

Asset	Quantity	Replacement Value
Parks & Public Spaces	n/a	\$53.2M
Buildings	53 ea.	210.8M
Transportation Infrastructure	617.3 lane km	930.0M
Drainage Infrastructure	202.7 km	543.0M
Sanitary Sewer Infrastructure	280.4 km	861.4M
Airport Infrastructure ¹	47,200 m ²	12.8M
Total Depreciable Assets		\$2,611.2M

1: Airport building assets are included in the Building asset class

Condition Assessment

Overall the City’s assets are estimated to be 42.7% through the useful life of its assets on average. The value of this consumption is \$1.1B. The total proportion of assets overdue for replacement is estimated to be 4.6%, with a replacement value of \$121.1M.

Table 3: Asset Consumption & Backlog

Asset	% Consumed	\$ Consumed	% Overdue	\$ Overdue
Parks & Public Spaces	68.2%	\$36.2M	18.1%	\$9.6M
Buildings	42.0%	88.6M	0.5%	1.1M
Transportation Infrastructure	35.6%	331.4M	1.0%	9.8M
Drainage Infrastructure	50.0%	271.4M	7.7%	42.0M
Sanitary Sewer Infrastructure	44.5%	383.0M	6.7%	57.7M
Airport Infrastructure ¹	39.7%	4.3M	7.1%	0.9M
Total Depreciable Assets	42.7%	\$1,114.9M	4.6%	\$121.1M

1: Airport building assets are included in the Building asset class

Formal condition assessments have been conducted on all major asset classes: Facilities, Road Infrastructure, Drainage, and Sanitary Sewer. Overall, the City is estimated to be 42.4% through the useful life of its depreciable assets. Age is often correlated with condition rating.

Table 4: Summary of Condition Ratings by Asset Class

Asset	Condition Rating	% Consumed
Park and Public Spaces	Fair-Good	68.2%
Buildings	Fair	42.0%
Transportation Infrastructure	Fair	35.6%
Drainage	Good	50.0%
Sanitary Sewer	Good	44.5%
Airport	Fair-Good	39.7%
Total:		42.7%

Below you will find the basis for condition assessments conducted on each asset class. For more detailed condition assessment information, please see individual asset class Asset Management Plans and further information in the Detailed Inventory of Infrastructure Section of this report.

Table 5: Basis for Condition Assessments

Asset	Condition Assessments
Park and Public Places	Condition assessments conducted as part of the Parks and Asset Management Plan, 2023.
Buildings	Facilities Condition Index ratings conducted as part of the 2024 Building Facilities Asset Management Plan. This Asset Management Plan was being prepared concurrently with this Organizational Asset Management Plan.
Transportation Infrastructure	Pavement Quality Index average per 2020 Stantec Pavement Present Status and Recommend Work Programs Report.
Drainage	Combination of Closed-Circuit Television (CCTV) assessments and aged-based assessments.
Sanitary Sewer	Combination of Closed-Circuit Television (CCTV) assessments and aged-based assessments.
Airport	Combination of 2013 Pavement Facility Study Vernon Airport and aged-based assessments.