

# Level of Service, Valuation and Life-Cycle Costing for Natural Assets:

Approaches and examples from CVC-led projects

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May 5, 2022



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## **Acknowledgements**



















... and many agency, municipal and industry professionals who have taken the time to share information and data to inform this project

#### **Presentation Outline**

- 1. Role of Natural Assets in Climate Resilience
- 2. What are Natural Assets?
- 3. Why do we need to estimate their Level of Service (LOS), Value and Lifecycle Costs?
- 4. Levels of Service for Natural Assets:
  - General LOS Process
  - Types of LOS
  - Challenges in identifying LOS for Natural Assets
  - Sample Metrics and Examples from CVC-led Projects
- 5. Valuation of Natural Assets:
  - General Asset Valuation Approaches
  - Valuation for Asset Management Planning vs. Ecosystem Services Valuation
  - Challenges for Valuing Natural Assets
  - Sample metrics and examples from CVC-led projects

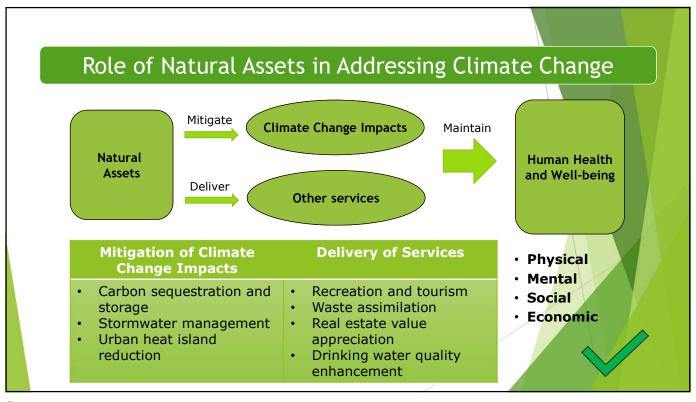
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#### **Presentation Outline (contd.)**

- **6. Life-cycle Costing for Natural Assets:** 
  - Need for defensible Life-cycle Costing Data
  - Learning from the "Costing Natural Assets in Peel Region": Natural asset life cycle framework; Natural asset costing; Project results and their applications
- 7. Take Away Messages
- 8. Upcoming Natural Asset Webinars



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# Natural Heritage System Protection and Climate Resilience

Protecting and restoring the natural heritage system and its natural assets is one of the most important climate change actions we can undertake for local ecosystems.

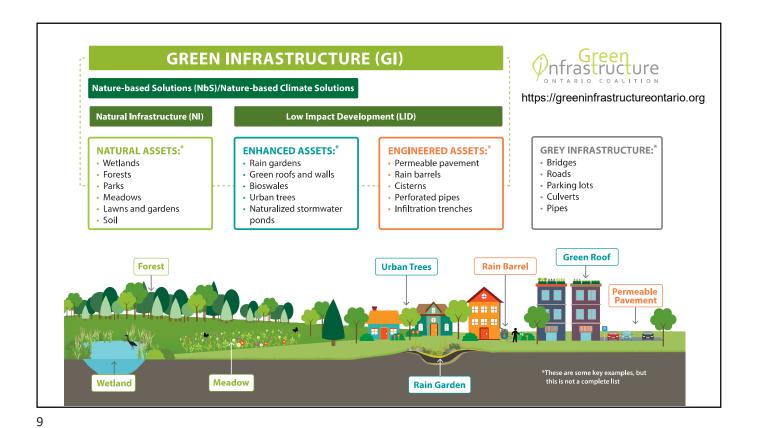


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#### **Defining Natural Assets**

... the stock of natural resources or ecosystems that are relied upon and managed, or could be managed, by a municipality for the sustainable provision of one or more local government services.



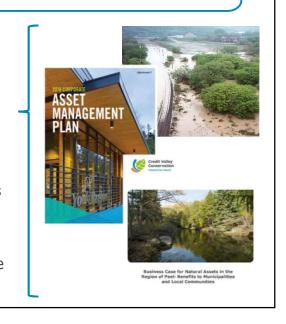


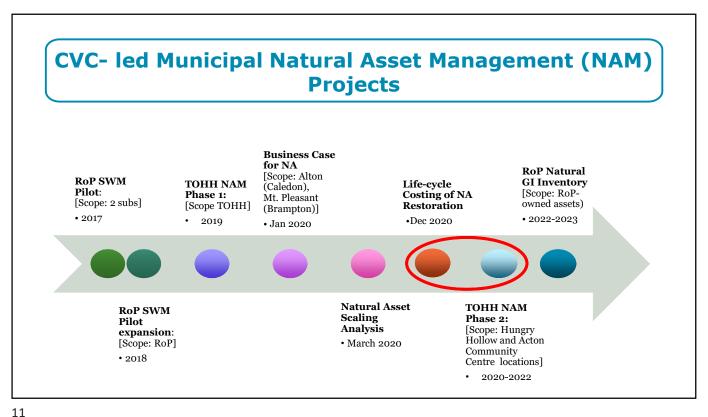
#### **Rationale for Natural Asset Management**

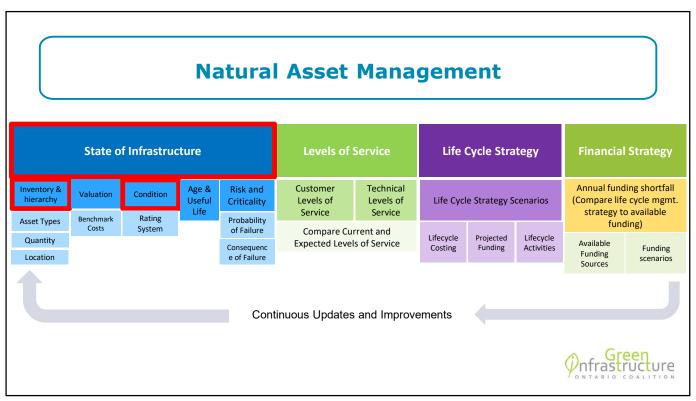
**Goal:** Help municipal partners to measure and manage the contribution of natural assets to municipal service delivery

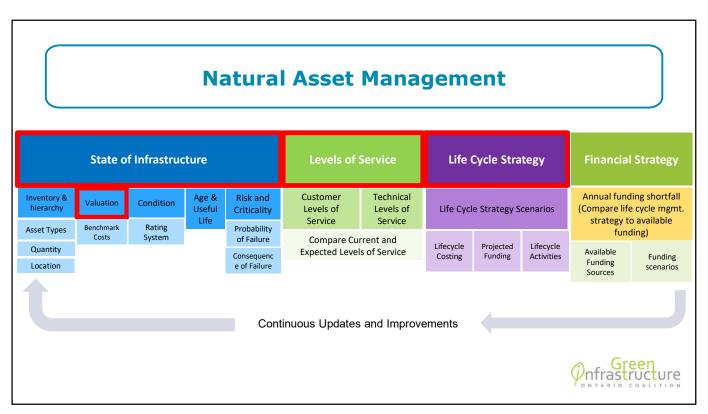
#### Why include Natural Assets in AMP?

- Comply with the O.Reg.588/17
- Increase infrastructure asset portfolio resiliency to Climate Change
- Reduce the risk, capital and operating expenses of related grey infrastructure (as some natural assets can deliver equivalent services at lower cost/risk)
- Assist in maintaining the desired level of service









# Natural Assets: Levels of Service

# Ontario Regulation 588/17 Asset Management Planning for Municipal Infrastructure

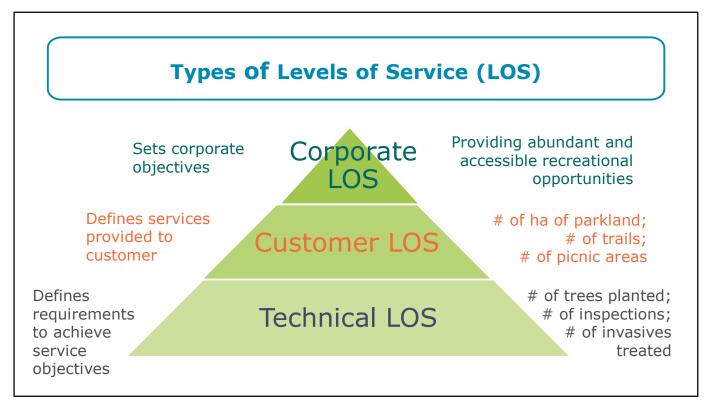
Every municipality must prepare an asset management plan for all its other municipal infrastructure assets (including Green Infrastructure) by July 1, 2024.

A municipality's asset management plan must include the following:

- Current levels of service measured by standard metrics and/or the qualitative descriptions and technical metrics established by the municipality
- Costs to maintain levels of service
- Proposed levels of service

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## **Establishing Levels of Service** Define Identify Identify Service Assets **Current LOS** Define Identify Develop **Expected** Strategies/ **Performance** LOS **Plans** Gap



## **Challenges in identifying LOS for Natural Assets**

- A single Natural Asset provides multiple services
- Some services are not directly linked to the municipal/corporate objectives
- Relationship between a Natural Asset's Level of Service and its Condition is difficult to establish

## **Linking Services to Relevant Assets**

Benefit Provided by Natural Assets	Link to Municipal Services	Relevant Natural Assets
Reduce stormwater impacts	Stormwater management	Forests, wetlands, grassland
Recreation provision and tourism attraction	Parks, recreation and tourism objectives Public health	Forests, wetlands, grassland, greenspace
Reduction in urban heat	Public health and climate change adaptation objectives	Forests, wetlands, greenspace, and other natural urban areas
Air quality improvement	Public health	Forests, wetlands, greenspace, and other natural urban areas
Carbon sequestration	Climate change mitigation objectives	Forests, wetlands, grassland, pasture
Property value	Tourism objectives and property tax collection	Forests, wetlands, grassland, greenspace

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# TOHH Natural Asset Management Phase 2 Natural Asset Ecosystem Services Valuation (DRAFT)

Service	Biophysical Units	Hungry Hollow	Acton
Carbon sequestration	Tonnes C sequestered per year	386.3	20.7
Recreation	Asset area (ha) with trails	200.1	15.1
Stormwater management	Stormwater retention (m3)	66,564.0	11,461.7
	Stormwater detention (m3)	516,996.5	83,032.6
Property value appreciation	Count of houses within 250m of green space buffer	18,245	723
	Count of houses within 250m to 500m of green space buffer	68,085	2,896
Air quality improvement	CO removal (kg/yr)	1.34	0.05
	O3 removal (kg/yr)	13,545.39	810.56
	NO2 removal (kg/yr)	2,231.78	133.05
	SO2 removal (kg/yr)	583.03	34.62
	PM2.5 removal (kg/yr)	634.50	38.11
Urban heat reduction	Avoided mortality (Deaths/yr)	0.10	0.008

Note: this analysis is in draft and numbers may change in the final report

## **Natural Assets: Valuation**



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# Ontario Regulation 588/17 Asset Management Planning for Municipal Infrastructure

- Every municipality must prepare an asset management plan for all its other municipal infrastructure assets (including Green Infrastructure) by July 1, 2024.
- A municipality's asset management plan must report the current replacement cost per asset category

# **Purpose of Asset Valuation in Asset Management Planning**

- Provides a uniform measure for assets
- Allows to assess and compare asset investment level among service areas and asset categories
- Helps to allocate costs for asset management activities throughout assets' life-cycle
- Informs long-term asset management and financial management decisions

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#### **General Valuation Approaches**

#### **Historical:**

original cost to purchase or construct the asset

VS.

#### **Current:**

current cost of the asset in today's dollars

#### **Options for Identifying Current Cost**

- Replacement cost: Costs of replacing an existing asset with a new asset that will provide the current required level of service
- Inflated Historical Cost: Historical cost inflated to current year dollars

#### **Challenges for Natural Asset Valuation in AMP**

- A single Natural Asset provides multiple services
- Most Natural Assets do not have end of life and do not need to be replaced
- Desired service capacity can take long time to achieve
- No common practice in establishing a depreciation rate

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# Asset Management Plan (AMP) Valuation vs. Ecosystem Service Valuation

Ecosystem Services Valuation

- Economic Valuation
- Service-focused
- Useful for making a business case for protecting, restoring and managing natural assets
- Does not align with the valuation method used for built assets

AMP Asset Valuation

- Current replacement cost (Restoration cost can be used)
- Asset focused
- Consistent across all assets in AMP

Source: Adapted from Green Infrastructure Ontario

#### **Value of Ecosystem Services: Methods**

#### **Non-market Value**

**Avoided damage costs, Substitute costs**: the cost of human-made technology to substitute for services performed by ecosystems

#### **Revealed preferences**

- Travel cost: values associated with ecosystems used for recreation
- **Hedonic valuation**: values for ecosystem services that directly affect market prices, e.g., impact of environmental attributes on housing prices

#### **Stated preferences**

**Contingent valuation/choice experiments**: estimates of Willingness to Pay (WTP) or Willingness to Accept (WTA)

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# TOHH Natural Asset Management Phase 2 Level of Service Valuation(DRAFT)

Service (annual)	Hungry Hollow	Acton		
Carbon sequestration	\$73,000	\$4,000		
Recreation	\$737,000	\$30,000		
Stormwater management	\$5,335,000	\$874,000		
Property values	\$4,776,000	\$175,000		
Air quality	\$38,000	\$2,000		
Urban heat	\$816,000	\$62,000		
Total	\$11,775,000	\$1,147,000		

Note: this analysis is in draft and numbers may change in the final report

#### **Replacement Cost Approach**

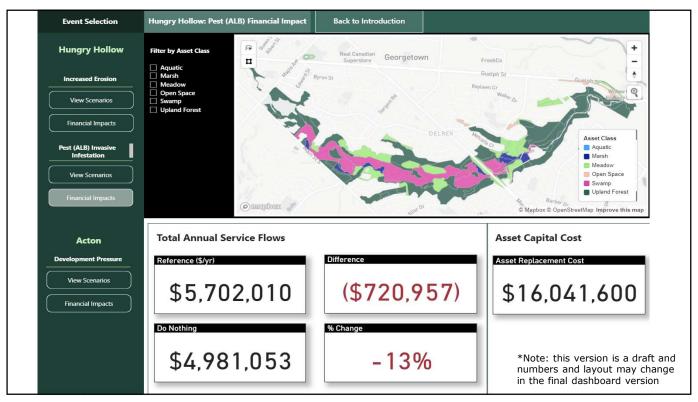
- Based on the "Life Cycle Costing of Restoration and Environmental Management Actions: Costing Natural Assets in Peel Region" (CVC 2020)
- Each individual Natural Asset was assigned an associated replacement cost
- Focused on the life cycle costs associated with the establishment and maintenance of the assets (more details in upcoming slides on Life-cycle Costing)

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# **TOHH Natural Asset Management Phase 2**Replacement Value Calculation(DRAFT)

A coat Class	Hungry	Hollow	Acton Community Centre			
Asset Class	Area (ha) Replacement Cost		Area (ha)	Replacement Cost		
Aquatic	3.3	\$1,166,000	N/A	N/A		
Marsh	6.7	\$2,356,000	N/A	N/A		
Meadow Successional	eadow Successional 35.0		2.7	\$550,000		
Open Space	Open Space 23.6		4.3	\$3,009,000		
Swamp	41.5	\$15,425,000	1.5	\$541,000		
Upland Forest	102.1	\$23,850,000	6.7	\$1,506,000		
Trees		\$83,070,000		\$2,097,000		
Total	212.2	\$145,014,000	15.1	\$5,607,000		

Note: this analysis is in draft and numbers may change in the final report



# Natural Assets Life Cycle Costing:

Life Cycle Costing of Restoration and Environmental Management Actions: Costing Natural Assets in Peel Region" (CVC 2020)

#### **Need for life-cycle costing data for natural assets**

#### Driver: O. Reg. 588/17

- Requires municipalities in Ontario to have an asset management plan in place by July 1, 2024, including natural assets.
- Requires that municipalities consider options to reduce full life cycle costs of assets in the context of infrastructure and climate change challenges, including the potential use of green infrastructure solutions.

Gap: lack of defensible life-cycle costing estimates for natural assets

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#### **Project Objectives**

- 1. Develop a life cycle framework for natural assets
- 2. Define natural asset types and life-cycle management activities for costing
- 3. Generate defensible life cycle cost estimates for each of these assets based on:
  - a. consulting team's in-house knowledge and expertise
  - b. input from CVC staff, and
  - c. engagement with municipal, agency and industry professionals



## **Assets Included in the Scope of Work**

Manicured Lawn (Open Space)



Wetlands



Individual Trees (Outside Natural Areas)



**Grasslands/Meadows** 



**Stream Corridors** 



**Upland Forests** 



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## **Assets Excluded from the Scope of Work**

**Shorelines & Lakes** 



**Rain Gardens & Other LIDs** 



**Groundwater & Aquifers** 



**Green Roofs** 



**Natural & SWM Ponds** 



**Trails & Boardwalks** 



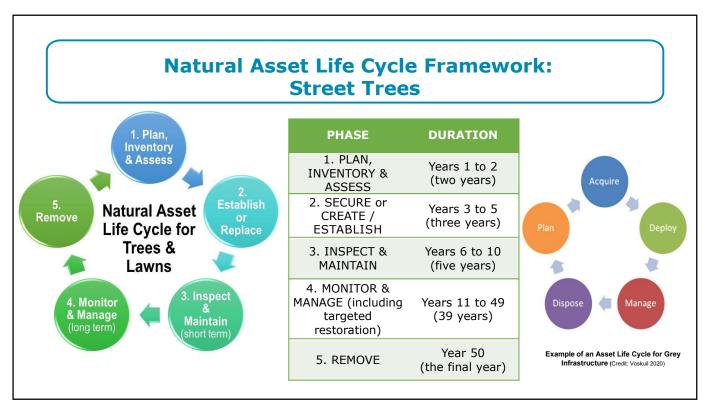
## **Hypothetical Natural Assets Selected (15)**

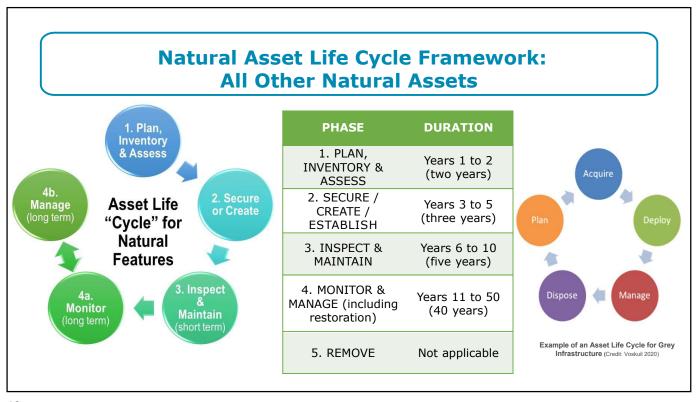
Asset Sub-type	Existing Community	Target Community
1a. Created Manicured Lawn	1 ha cultural meadow or old field	1 ha monoculture of healthy manicured lawn
2a. Trees in Softscape	30 m x 3 m open soil or grassed area	3 healthy deciduous trees in a grassed area 8 - 10 m apart, mulch under dripline
2b. Trees in Hardscape	built space able to accommodate a 30 m $\times$ 3 m $\times$ 1 m pit, 20 m height	3 healthy deciduous trees in continuous trench soil cell installation (90 m³) 8 - 10 m apart, mulched
3a. Stream Corridor Small System	500 m corridor segment, 20 m wide, bankfull width up to 5 m, in need of rehabilitation	500 m stable stream corridor with natural channel form, bankfull width up to 5 m, 20 m width well-vegetated
3b. Stream Corridor Large System	500 m corridor segment, 30 m wide, bankfull width 5-20 m, in need of rehabilitation	500 m stable stream corridor with natural channel form, bankfull width 5-20 m, 30 m width well-vegetated
3c. Stream Corridor Erosion Control for a Small System	same as 3a but focus on erosion protection works for 20% of the reach	same as 3a with on erosion protection works installed and maintained for 20% of the reach
3d. Stream Corridor Erosion Control for a Large System	same as 3b but focus on erosion protection works for 20% of the reach	same as 3b with on erosion protection works installed and maintained for 20% of the reach

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## **Hypothetical Natural Assets Selected (15)**

4a. Wetland - Meadow Marsh - Created	1 ha cultural meadow or old field where existing or created hydrology can support wetland creation	1 ha meadow marsh wetland, well-managed
4b. Wetland - Meadow Marsh - Acquired	1 ha meadow marsh requiring some limited (20%) management	1 ha meadow marsh wetland, well-managed
4c. Wetland - Thicket Swamp - Acquired	1 ha swamp thicket requiring targeted (20%) management	1 ha swamp thicket, well-managed
5a. Upland Meadow - Created	1 ha open soil or manicured lawn	1 ha upland cultural meadow, well-managed
5b. Upland Meadow - Acquired	1 ha upland meadow habitat requiring targeted (20%) management	1 ha upland cultural meadow, well-managed
6a. Upland Deciduous or Mixed Forest - Creation	1 ha lawn or cropped field or upland meadow	1 ha upland deciduous or mixed forest, well-managed
6b. Upland Deciduous Forest - Acquired	1 ha deciduous forest requiring targeted (20%) management	1 ha upland deciduous forest, well-managed
6c. Upland Plantation - Acquired	1 ha coniferous plantation requiring management to mixed forest (30-50%)	1 ha upland mixed forest, well- managed





## **Natural Asset Costing Inputs and Considerations**

#### Based on:

- actual projects completed in Peel Region / GTA
- current values (e.g., 2017- 2020)
- scale set for hypothetical asset (e.g., 1 ha)
- experience and judgement

#### Not accounting for:

- inflation or discounting over the 50-year period
- "opportunity costs" from alternative land uses
- contingencies related to risk of feature failure
- economies of scale



PHASE	Assets Management Actions/Components	Stream Corridor Erosion Control up to 100 m (up to 5 m bankfull)
1. PLAN, INVENTORY AND ASSESS  2-year (YEARS 1 to 2)	<ul> <li>Planning for acquisition or creation*</li> <li>Existing assets: inventory and assessment</li> <li>Asset creation: costs for design development</li> <li>Permitting and approvals*.</li> <li>Consultations with stakeholders*</li> </ul>	<ul> <li>Planning and Design</li> <li>Planning for acquisition or creation*</li> <li>Environmental Assessment (EA) and related engagement*</li> <li>Site-specific plans and/or designs</li> <li>Site Assessment</li> <li>Assessment of existing conditions</li> <li>Assessment of landscape context and upstream / downstream reach connectivity</li> </ul>
2. SECURE OR CREATE (AND ESTABLISH) Establishment Phase 3-year (YEARS 3 to 5)	<ul> <li>Creation: site preparation to vegetation establishment</li> <li>Basic maintenance associated with asset creation and/ or establishment, e.g., watering and mulching</li> </ul>	Acquisition and Securement Planning, legal, purchase* Site Preparation De/Mobilization (access, staging) Fencing (erosion and sediment, tree protection, pedestrian movement) Clearing, grubbing, herbiciding Grading (channel, offline/online wetlands) Soil removal or import Temporary Water Management Flow management during construction (e.g., dam and pump, diversion channel) Planting: Seeding, Erosion blanket, Live stakes, Shrub/trees

# Example: Life-cycle Costing Stream Corridor Erosion Control up to 100 m (up to 5 m bankfull)

	LIFE CYCLE PHASE 1: PLAN, INVENTORY and ASSESS (Years 1 - 2)										
#	Action	Est Qty	Unit	Unit Cost Range	Unit Cost	Freque ncy (per yr)	Cost (per yr)	Total Cost	Assumptions		
Plani	ning and Design										
1	Planning for acquisition or creation*	na	na	na	na	na	na		User defined		
2	Environmental Assessment (EA) and engagement*	na	na	na	na	na	na		User defined		
3	Site-specific plans and/or designs	1	l.s.	\$15K - \$25K	\$19,502	na	\$9,751	\$19,502	10% of life cycle Ph2 costs		
Site /	Assessment										
4	Assessment of existing conditions (e.g., topography, soils, geomorphology, drainage and hydrology)	1	l.s.	\$10K - \$20K	\$15,000	na	na	\$15,000	Lump sum for 20% of 500 m long corridor, 20 m wide		
5	Assessment of landscape context and upstream / downstream reach connectivity	1	l.s.	\$15K - \$25K	\$20,000	na	na	\$20,000	Lump sum for up to 200 m upstream and downstream		
6	Coordination of access and permissions*	na	na	na	na	na	na		User defined		
					Total						

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## **Summary of Estimated Moderate Life Cycle Costs**

	COSTS BY PHASE						
ASSET SUB-TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTALS	
	Yrs 1 - 2	Yrs 3 - 5	Yrs 6 - 10	Yrs 11 - 49 / 50	Yr 50		
1a. Manicured Lawn – Creation (1 ha)	\$1,313	\$202,575	\$79,800	\$693,579	NA	\$977,267	
2a. Individual Trees in Softscape (3 trees)	\$873	\$6,481	\$6,525	\$24,512	\$7,500	\$45,891	
2b. Individual Trees in Hardscape (3 trees)	\$4,373	\$41,481	\$6,525	\$42,647	\$7,500	\$102,526	
3a. Stream Corridor for a Small System – Rehabilitation (500 m x 20 m)	\$109,100	\$741,000	\$58,500	\$206,000	NA	\$1,114,600	
3b. Stream Corridor for a Large System – Rehabilitation (500 m x 30 m)	\$145,050	\$1,050,500	\$83,500	\$306,000	NA	\$1,585,050	
3c. Stream Corridor Erosion Control for a Small System (100 m x 20 m)	\$54,502	\$195,020	\$58,500	\$206,000	NA	\$514,022	
3d. Stream Corridor Erosion Control for a Large System (100 m x 30 m)	\$74,920	\$349,200	\$83,500	\$306,000	NA	\$813,620	
4a. Wetland - Meadow Marsh - Creation (1 ha)	\$27,863	\$357,250	\$13,750	\$254,000	NA	\$652,863	
4b. Wetland - Meadow Marsh - Acquisition (1 ha)	\$11,675	\$67,000	\$11,250	\$262,000	NA	\$351,925	
4c. Wetland - Thicket Swamp - Acquisition (1 ha)	\$11,775	\$71,000	\$11,250	\$278,000	NA	\$372,025	
5a. Cultural Meadow – Creation (1 ha)	\$15,935	\$168,700	\$15,250	\$127,500	NA	\$327,385	
5b. Cultural Meadow - Acquisition (1 ha)	\$8,540	\$41,600	\$15,250	\$127,500	NA	\$192,890	
6a. Deciduous or Mixed Forest – Creation (1 ha)	\$22,439	\$192,520	\$63,000	\$198,000	NA	\$475,959	
6b. Deciduous Forest - Creation (1 ha)	\$20,450	\$84,500	\$20,250	\$98,000	NA	\$223,200	
Co Cultural Blantation to be managed as Miyed Ferest - Acquired (1 ha)	\$21,080	\$90,800	\$24,750	\$120,000	NA	\$256,630	

#### Some interesting findings

- The life cycle costs for establishing and maintaining 1 ha of lawn over 50 years;
  - $_{\odot}$  2-4 times more expensive than creating / establishing and maintaining 1 ha of wetland, upland meadow or forest
  - o comparable to rehabilitating a 500 m reach of a 20 m wide stream corridor
- For all created natural assets  $\sim$ 50% of the costs were for Phases 1 and 2 (i.e., planning, assessment, creation or initial restoration) in the first 5 years
- Creation of natural assets is approximately twice as expensive as maintaining the good condition of an existing asset through restoration and management
- The costs for created assets in the second 50-year life cycle would be approximately halved and would be comparable to acquired assets

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#### **Project Outcomes**

The framework and the database developed for this project:

- informs the business case for municipal investment in natural assets
- provides tools for municipalities to track their natural asset activities from a life cycle perspective,
- provides solid basis for calculating replacement costs for natural assets for AMPs, and
- helps broaden recognition and acceptance of natural assets as important contributors to critical municipal services that help reduce risks and enhance services in a context of climate change



#### **Key Take Away Messages**

- Natural assets are important for climate change mitigation and provide critical municipal services
- Establishing an inventory for natural assets is first key step followed by condition and risk assessment, valuation, life-cycle costing and LOS assessments. All these are critical components required for a comprehensive asset management strategy.
- Natural assets and their services do not always fit easily in the AMP process.
   Assumptions will have to be made, and it is ok.
- Ecosystem valuation is not a requirement under the AMP, but can be a useful tool for building a business case for Natural Assets

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#### **2022 STEP Webinar Series**

- March 31 Overview of the Ecological Land Classification System
- April 7 Natural Asset Inventory and Condition Assessment (Part 1)
- April 28 Fish and Wildlife Passage at Bridges and Culverts
- May 5 Level of Service, Valuation and Life-Cycle Costing for Natural Assets (Part 2)
- June 2 Climate Considerations for Management of Natural Features
- June 23 CVC Ecosystem Offsetting Guidelines
- September 8 Building Business Case for Natural Assets (Part 3)
- September 29 Biodiversity Matters in Managing Natural Assets
   https://sustainabletechnologies.ca/events/2022-webinar-series/

# questions?

Link to the life-cycle costing report:
<a href="https://cvc.ca/wp-content/uploads/2021/09/2020-12-15">https://cvc.ca/wp-content/uploads/2021/09/2020-12-15</a>
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Contact: <u>Tatiana.Koveshnikova@cvc.ca</u>