



MISSISSAUGA

CREATING ACCURATE CAPITAL PLANS WITH DETAILED FACILITY CONDITION ASSESSMENT DATA

INDUSTRY

Public Sector

ACCRUENT SOLUTIONS

VFA - Facility Condition Assessment & Capital Planning

*“Asset management at the city means value
for the money.”*

– Jasbir Raina, Manager, Capital Planning & Asset Management



720,000+
CITY
RESIDENTS

400,000+
SQUARE MILES
OF BUILDINGS

CAD \$1.3B
REPLACEMENT
VALUE OF BUILDING
AND SITE ASSETS

CAD \$26.9M
ANNUAL FACILITIES
AND PROPERTY
MANAGEMENT BUDGET

THE COMPANY

The City of Mississauga is one of the largest and fastest-growing major cities in Canada. Mississauga is a family-oriented city, offering a variety of sports, leisure and arts facilities; it has multiple community centers and a city center in the downtown area with a variety of retail, entertainment, and residential spaces. Numerous Fortune 500 companies are located in the city as well. With the rising population and city growth, many new buildings have been constructed within the last decade.

THE CHALLENGE

The Facilities & Property Management Department of Mississauga lacked complete condition information on the buildings within its portfolio and required a facility asset management program that would offer the means to manage major capital redevelopment projects. It required a system that would allow it to manage building asset information, take advantage of portfolio analysis and reporting capabilities, and access a database for facility condition information for various building and asset types in the portfolio such as fire stations, libraries and transit. Lastly, the solution needed to have capabilities for facility capital budget development, lifecycle planning for building assets, and forecasting for long-term capital plans.

- Budget based on historical averages instead of concrete data
- Requests not supported with validated costs for deferred maintenance projects
- Insufficient information to enable effective prioritization of requests



THE SOLUTION

The City of Mississauga used Accruent's VFA Facility Condition Assessment service to improve its assessments, process mapping, ranking, and budgets. The project was completed in phases. Accruent first conducted assessments on a sample of the city's buildings, and the results were presented to key stakeholders for buy-in and final approval. Next, assessments were performed on the remaining facilities within the portfolio. A total of 228 buildings were assessed covering over 423,942 square miles, as well as over 350 site assets, including parks. The final phase of the project defined best practice procedures moving forward to maintain data integrity, add new assets, modify assets and more.

- Detailed assessments on condition, age and lifecycle of buildings and systems
- Assessments of on-site elements included lighting, paving, and water
- Phased project approach for smooth stakeholder engagement

THE RESULTS

After the completion of the project, Mississauga found that the current replacement value of the building and site assets was just under CAD \$1.3 billion. Using assessment data and the VFA solution as a decision tool, the city runs funding scenarios and prioritizes projects, turning the results into defensible capital plans. The city has been diligent in keeping up with facility assessments, and when new construction is completed or a building is acquired, those buildings are assessed and added to the VFA database. The City of Mississauga now has the detailed facility information that it needs to develop accurate capital plans and budgets for its portfolio.

- Increased visibility and insight into comprehensive facility data
- Objective prioritization of capital projects
- Data-based, defensible capital plans
- Defined best practices for moving forward