2027 London Public Library Asset Management Plan



Library Board Presentation,
October 22, 2026

London Public Library

London CANADA

Agenda

1. Asset Management Plan (AMP) Purpose, Roles and Responsibilities
2. 2027 AMP Highlights
   - ❑ State of Infrastructure
   - ❑ Levels of Service
   - ❑ Climate Change Considerations
   - ❑ Lifecycle Management Strategy and Risk
   - ❑ Infrastructure Gap
3. Continuous Improvement and Next Steps
4. Questions and Discussion

Outcome:
Library Board Approval of the 2027 AMP prior to Council Approval



AMP Purpose, Requirements and Roles

Why does this AMP matter?

- Fulfills Ontario Regulation 588/17 requirements.
- Connects infrastructure assets to service delivery and long-term funding.
- Creates a planning baseline for future updates and continuous improvement.

AMP Answers

- What assets are owned?
- What are they worth?
- What condition are they in?
- What work is needed?
- What will it cost?

Roles:
London Public Library owns the assets and the AMP.
CAM prepares the AMP in collaboration with LPL staff, provides guidance and continuous improvement support.

Key Components of Asset Management Plan



State of Infrastructure

Portfolio Snapshot as of December 31, 2025: $324.7 million Replacement Value across Facilities, Collections, Furniture and Equipment and IT Equipment.

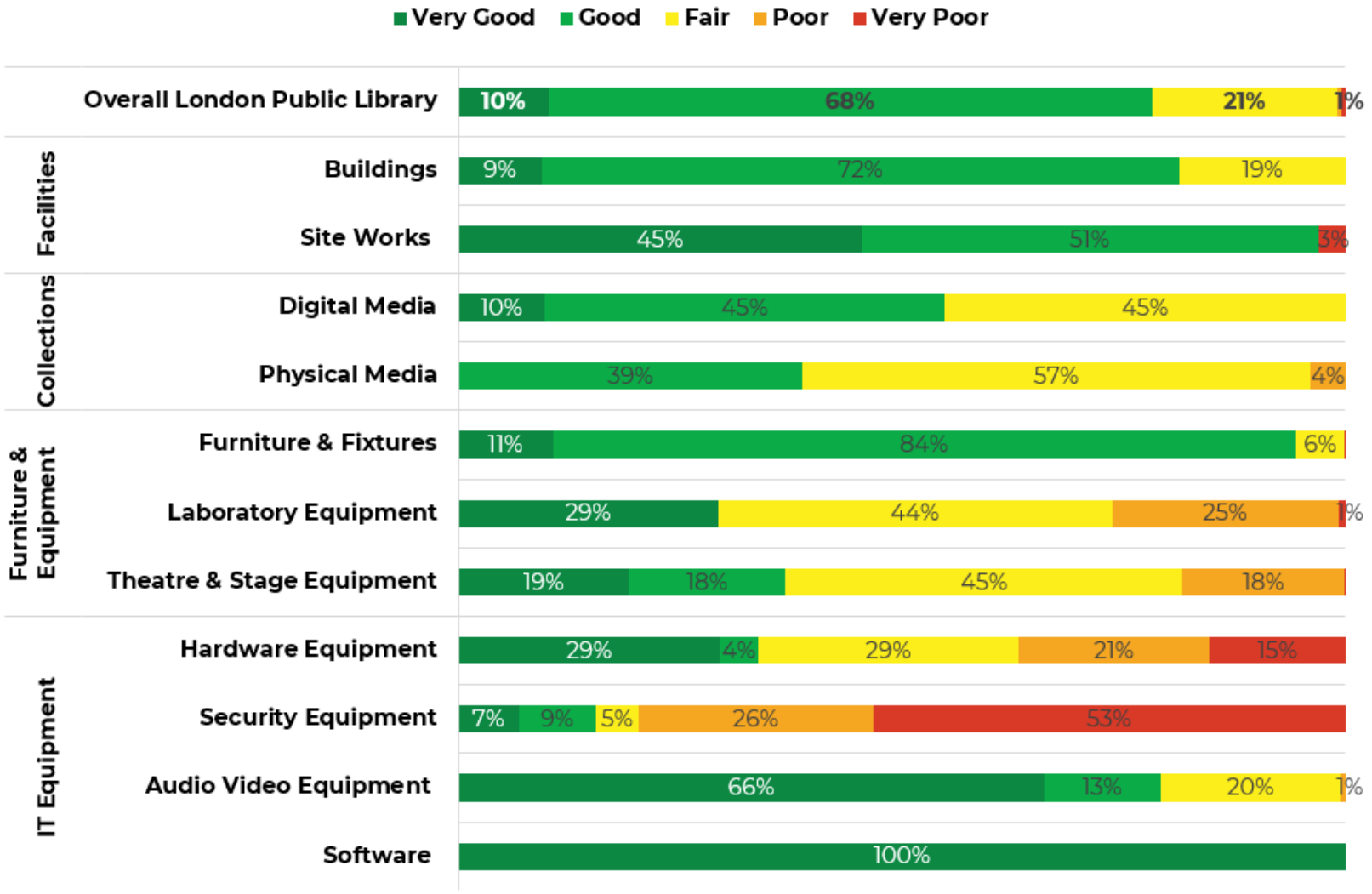
Asset Type	Asset	Inventory	Unit	Replacement Value (Millions)	Average Age (Years)	Expected Useful Life (Years)
Facilities	Buildings	16	Each	$276.0	37	50
	Site Works	9	Each	$8.2	38	50
Collections	Digital Media	111,953	Each	$6.0	3	6
	Physical Media	690,112	Each	$20.9	9	6
Furniture and Equipment	Furniture and Fixtures	8,337	Each	$8.3	15	19
	Laboratory Equipment	40	Each	$0.1	6	4
	Theatre and Stage Equipment	323	Each	$0.6	11	13
IT Equipment	Hardware Equipment	2,754	Each	$2.1	6	6
	Security Equipment	415	Each	$1.2	4	10
	Audio Video Equipment	352	Each	$0.7	5	12
	Software	2,279	Each	$0.4	N/A	N/A
	Total	816,590	-	$324.7	-	-

*Subject to rounding.

- Facilities account for 88% of the portfolio value.
- Most assets remain within their Expected Useful Life with some physical media, laboratory equipment and hardware assets are at or near their expected lifecycle thresholds.
- While age provides an indication of lifecycle status, asset condition is the primary driver for renewal and replacement decisions.

State of Infrastructure – Condition

- 99% of assets are in Fair or better condition, reflecting a strong overall condition profile.
- Facility condition is informed by updated assessments and methodology, while targeted IT Equipment renewals are planned over the 10-year horizon.



*Subject to rounding.

Levels of Service

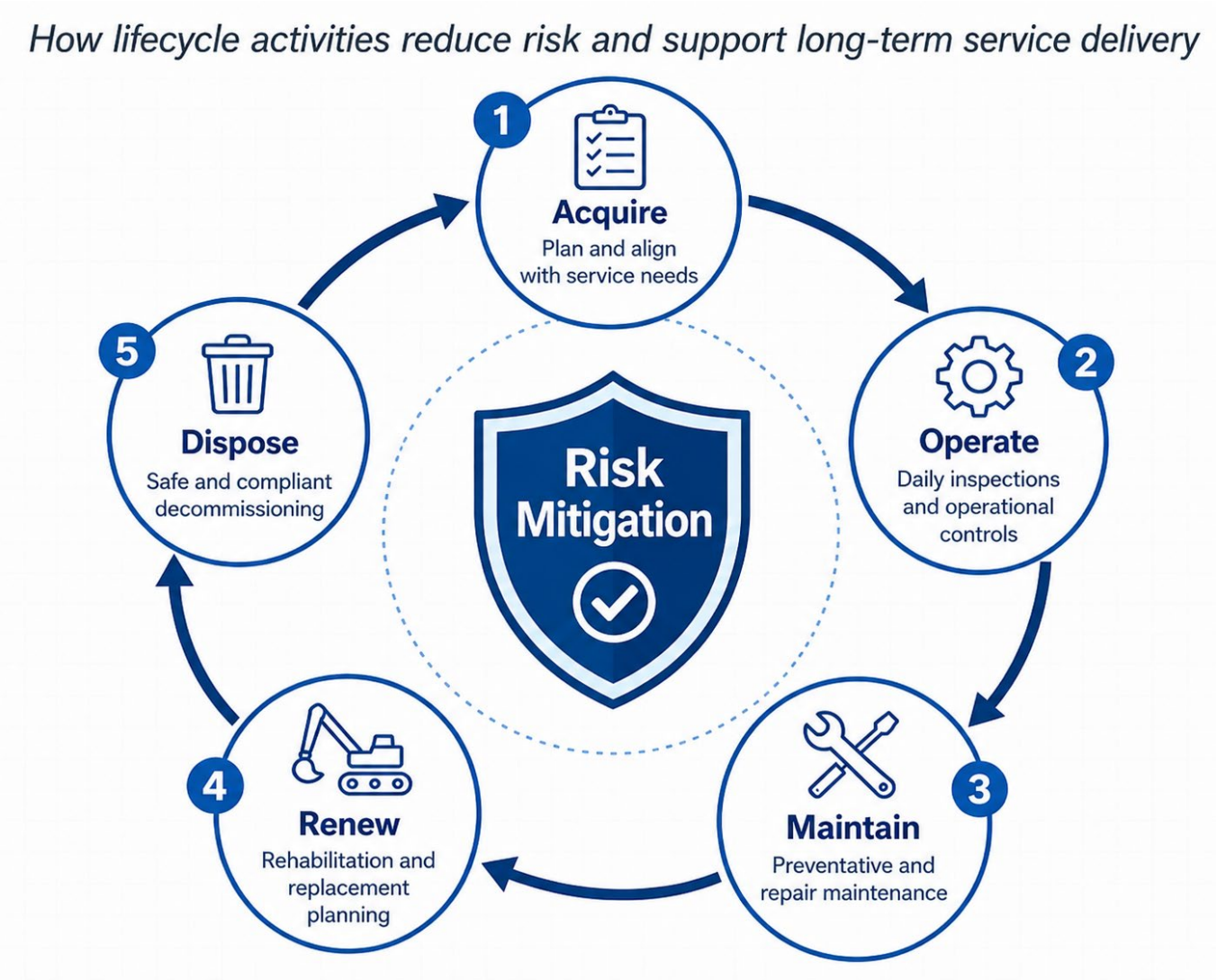
O. Reg. 588/17 requires municipalities to define and monitor Levels of Service (LOS).

Service Attribute	Technical Performance Measure	2025 Performance	10-Year Target (2026–2035)
Cost Efficiency	Overall Reinvestment Rate	1.3%	1.4% to 1.6%
Reliability	Percentage of total LPL assets in Fair or better condition	99%	Maintain ≥ 99%
Environmental Stewardship	Annual electric energy consumption kilowatt-hour per square foot	11.28 kWh/ft²	Optimize and reduce
	Annual natural gas consumption cubic meters per square foot	0.91 m³/ft²	Optimize and reduce
	Annual water consumption cubic meters per square foot	0.04 m³/ft²	Optimize and reduce
	Annual renewable electricity generation (kWh/ft²) – microFIT solar installation at Landon Library	0.44 kWh/ft²	Optimize and increase
Safety	Number of Facilities meeting library security access control standards	6 of 16	16 of 16
Community Satisfaction	Percentage of patrons satisfied with the LPL and its services	95%	Maintain ≥ 95%
Scope	Square footage of library space per capita	0.72 ft² per capita	Maintain ≥ 0.70 ft² per capita
Accessibility	Percentage of entrances that are FADS compliant	100%	100%
	Percentage of washrooms that are FADS compliant	94%	100%

*Subject to rounding.

- LPL is performing well across key service measures, including 95% patron satisfaction.
- Over the 2026–2035 period, priorities include sustaining asset condition, monitoring and improving energy performance and completing security improvements.

Lifecycle Management Strategy & Risk



Manage lifecycle risk through planned renewal, regular inspections and condition-based project prioritization to limit future costs and asset deterioration.

Climate Change Considerations

Climate action is integrated with facility stewardship to support the City's CEAP objectives.

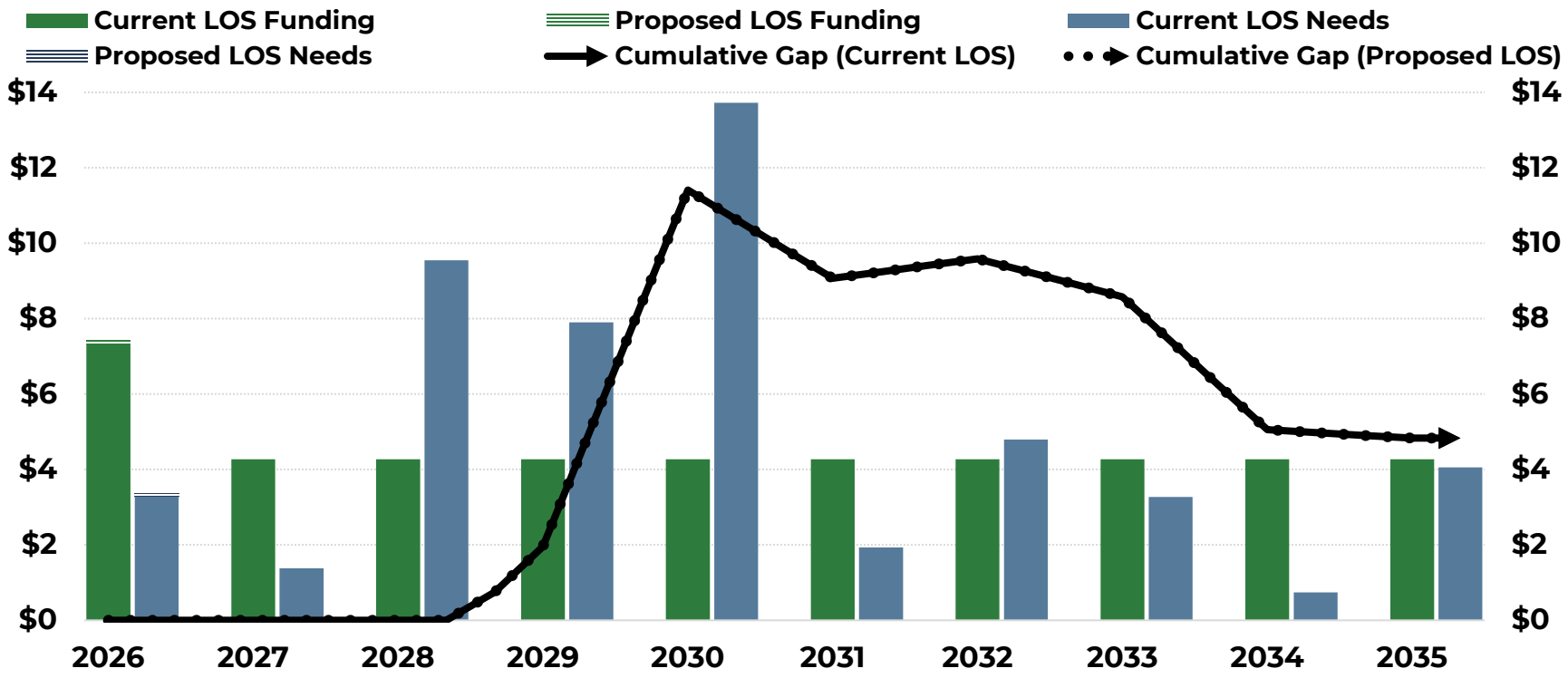
- Supports net-zero GHG emissions, climate resilience and community participation.
- Facilities Master Plan emphasizes sustainable design, flexible buildings, natural light and outdoor community spaces.
- Branch retrofits include HVAC upgrades, LED conversions, building automation and facility modernization that improve efficiency and performance.



Infrastructure Gap

An Infrastructure Gap is the difference between Projected Funding and the investment required to maintain the chosen service level (Current or Proposed LOS).

10-Year Comparison of Funding, Needs and Cumulative Infrastructure Gap (Millions)



The Current LOS Needs are greater than the Projected Funding over the 10-year planning horizon, with the highest renewal needs occurring between 2028 and 2030.

Infrastructure Gap

Projected Funding is not sufficient to maintain the Current LOS

- **10-Year Infrastructure Gap: $4.8 million**
- **Required Reinvestment Rate: 1.6%**

10-Year Funding, Needs and Infrastructure Gap Summary (Millions)

Scenario	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total	Gap
Current LOS Funding	$7.3	$4.3	$4.3	$4.3	$4.3	$4.3	$4.3	$4.3	$4.3	$4.3	$45.8	-
Proposed LOS Funding	$0.1	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.1	-
Total Projected Funding	**$7.4**	**$4.3**	**$4.3**	**$4.3**	**$4.3**	**$4.3**	**$4.3**	**$4.3**	**$4.3**	**$4.3**	**$45.9**	-
Current LOS Needs	$3.3	$1.4	$9.5	$7.9	$13.7	$1.9	$4.8	$3.3	$0.7	$4.1	$50.6	**$4.8**
Proposed LOS Needs	$0.1	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.1	**$0.0**
Total Needs	**$3.4**	**$1.4**	**$9.5**	**$7.9**	**$13.7**	**$1.9**	**$4.8**	**$3.3**	**$0.7**	**$4.1**	**$50.7**	**$4.8**

*Subject to rounding.

- Recent increases in capital funding and facility renewal projects have helped reduce the overall Infrastructure Gap.
- Facilities account for approximately$4.0 million of the lifecycle capital renewal gap over 10 years.
- Remaining $0.8 million gap relates to non-facility assets, including IT Equipment replacement.

Continuous Improvement and Next Steps

Continuous Improvement

1. **Improve asset data quality and maintain accurate Facility, Collections, Furniture and Equipment and IT Equipment records.**
2. **Continue to refine condition assessments and lifecycle forecasting practices.**
3. **Strengthen integration of asset management with capital budgeting, Facilities Master Plan priorities and long-term financial planning.**

Next Steps

1. **Board Approval** - Approve the 2027 London Public Library Asset Management Plan.
2. **Council Approval in Early 2027** - Submit the LPL-approved AMP for Council approval.
3. **Public Availability** - Following approval, AMP to be posted on LPL and City website.
4. **Budget Integration** - Use the Financial Analysis and condition forecasts to inform lifecycle and capital planning for the next Multi-Year Budget.
5. **Continuous Improvement** - LPL and CAM continue collaboration as part of annual reports leading to the next AMP update in 2031.

Questions and Discussion



Thank you