

Levels of Service

Urban Elements

Urban Elements - Asset Portfolio

Furniture



Public Art



Urban Elements

Playground



Shelters and Structures



Level of Services Workshop

Urban Elements – Consultation Feedback

Location	Asset Group	Questions	Satisfaction Index
Parkland	Overall	Good Service	94.00%
		Meet My Expectation	92.71%
	Playground	Well Maintained	96.92%
		Accessible	93.94%
		Meet My Need	91.84%
		Safe	91.53%
	Parkland Furniture and Artwork	Clean	93.90%
		Well Maintained	94.57%
		Accessible	94.44%
		Meet My Need	93.10%
City Street	Furniture and Artwork	Well Maintained	92.39%
		Clean	85.71%
		Readily Available	83.15%
		Meet My Needs	86.21%
		Safe	92.63%

Note: Satisfaction index is the % of survey respondent that responded as Agree or Strongly Agree, Neutral responses were omitted from the assessment

Consultation occurred in November 2021, with responses from 113 people.

Key Themes

- Majority of the community is satisfied with the Urban Elements assets located in the parkland area with overall satisfaction indicator sitting at **94%**
- Majority of people surveyed agree that Council's playgrounds and Parkland Furniture are safe to use, easily accessible, clean and well maintained.
- Majority of the community is satisfied with the Urban Elements assets located in city street
- Majority of people surveyed agree that the furniture installed are safe to use, easily accessible, clean and well maintained.

Levels of Service Predictive Modelling Overview

Asset Management Predictive Modelling Software been utilised, which enables us to:

- Predict the deterioration of our assets over short, medium and long term
- Model scenarios to evaluate and assess asset renewal costs, levels of service and asset risk
- Enable evidence based decision making to optimise service level outcomes and capital renewal expenditure

The screenshot displays the Brightly Predictor software interface for the City of Adelaide - Roads. It is divided into several key sections:

- Asset Heat Map:** A table showing asset data for 20Y CoA Roads. The table includes columns for Asset Name, Asset ID, and a 17-year service state index (0-16). A color-coded bar at the top indicates the service state for each year.
- Service Level Analysis:** A chart showing Service Level by Year and Service State. The chart uses a stacked bar format to show the distribution of service states over time. A table below the chart provides the Service State Distribution by Year.
- Simulation Results:** A bar chart showing Cost \$ over 18 years. The chart displays multiple simulation scenarios with different colors and trends.
- Navigation and Controls:** A sidebar on the left contains navigation options like 'Portfolios', 'Workspaces', and 'Simulations'. The top right features a 'Service State Distribution by Year' table.

Year	0	1	2	3	4	5	6
0	29,881.14	495,202.51	794,287.76	424,735.42	35,844.22	3,241.95	0.00
1	36,344.66	477,871.96	849,666.50	576,562.53	29,455.70	3,476.53	0.00
2	43,145.04	461,148.09	864,461.90	558,200.75	7,833.14	11,463.96	0.00
3	60,873.02	421,900.84	709,148.97	344,581.65	6,166.00	8,486.32	0.00
4	69,486.41	409,623.67	609,734.93	391,373.69	6,419.89	1,736.45	0.00
5	64,820.87	506,538.76	787,896.54	595,915.13	12,465.55	1,739.45	0.00
6	54,960.51	509,752.28	746,660.53	454,022.20	11,220.53	1,739.45	0.00
7	62,905.87	451,453.57	737,863.33	362,727.91	1,199.96	2,064.66	0.00
8	49,416.79	700,134.17	611,466.67	406,242.09	8,862.66	1,068.26	1,068.49
9	28,149.74	798,930.08	529,328.23	397,287.46	23,714.13	676.31	1,320.95
10	21,864.03	469,414.48	516,333.61	339,557.11	36,307.48	676.31	1,320.95
11	17,225.95	477,088.08	524,737.78	334,648.71	22,081.65	676.31	1,320.95
12	15,459.43	505,749.72	542,491.26	293,652.66	13,892.85	721.67	828.16

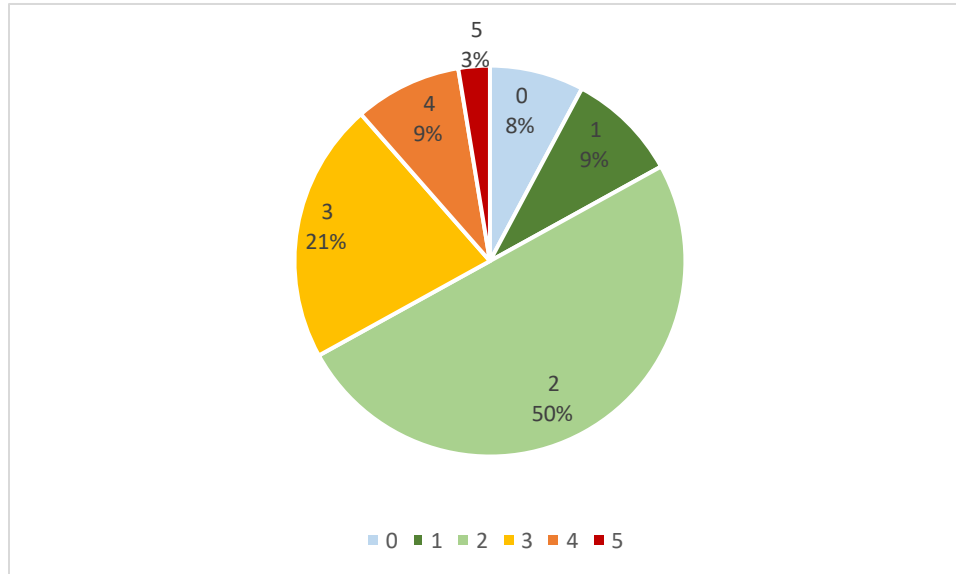




Public Art

Public Art – Current Condition

- **Current Condition Distribution**



- **Condition Description**

Pie chart represents current condition of public art assets. Last condition audit was undertaken in FY2022. Public Art is condition audited every 4 years.

Majority of public art assets is rated in good (50%) and fair condition (21%). Ongoing investment is required over the 20-year planning period to refurbish public art assets to prohibit deterioration into a poor condition.

Condition 1

Very Good: asset is free of defects with no or minimal maintenance required

Condition 2

Good: minor wear, tear and defects, minor maintenance required

Condition 3

Fair: functionally sound, however aging asset with defects requiring regular maintenance. Likely to require refurbishment within 2-4 years approx

Condition 4 – Poor

Poor: aging asset with significant defects. Major maintenance required and refurbishment work required

Condition 5

Very Poor: physically unsound and beyond rehabilitation

Public Art – Refurbishment Cycle

Due to the cultural, aesthetic and economic value that each public artwork provides to the community, plus the unique design and construction of individual artwork, it is not always feasible or cost effective to completely renew the assets. Instead, it is recommended to assess and refurbish the artwork at a frequent cycle to ensure structural stability and visual appreciation.

Public Art refurbishment intervention levels have been established considering:

- Feedback provided through community consultation
- Risk management principles
- Objective to minimise Public Art whole of life costs
- Industry recommended refurbishment frequency

Community consultation feedback revealed that our Public Art are generally well maintained (93% satisfactory indicator) and clean (90% satisfactory indicator).

It is recommended that assessment and refurbishment cycle for public art assets to be:

- Routine assessment and refurbish large memorial, monument and heritage asset every 5 years
- Routine assessment and refurbish small memorial and other public artwork every 10 years

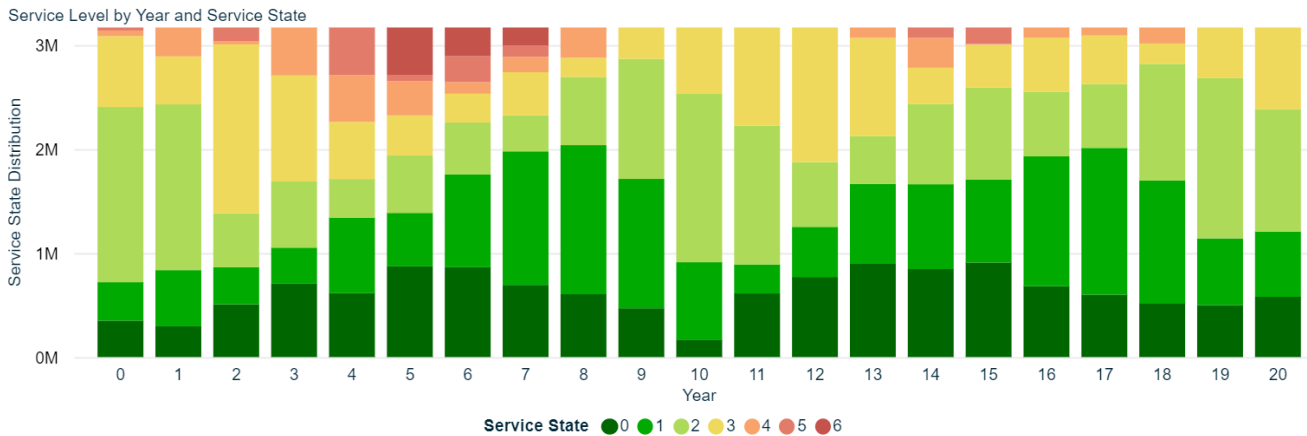
Levels of Service Public Art – Current LTFP



Current LTFP – \$424,000/yr

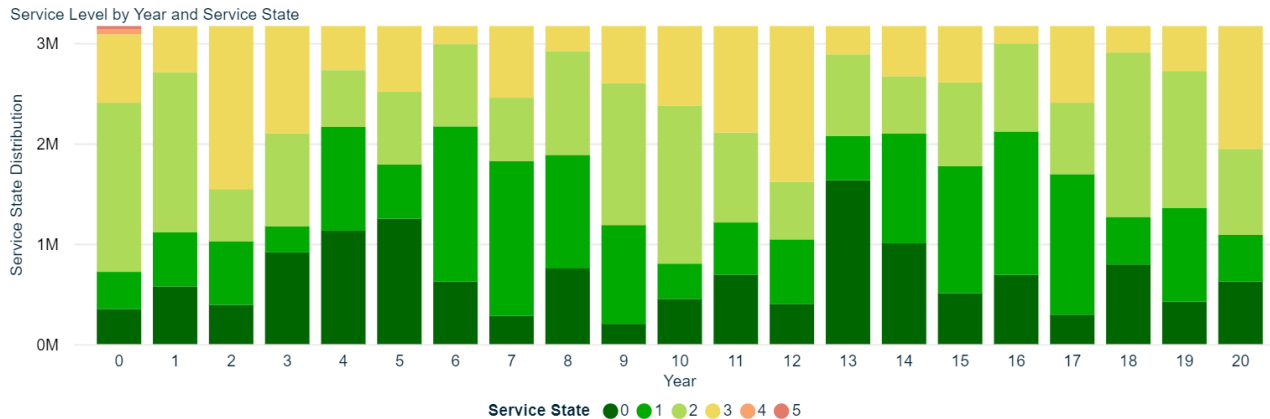
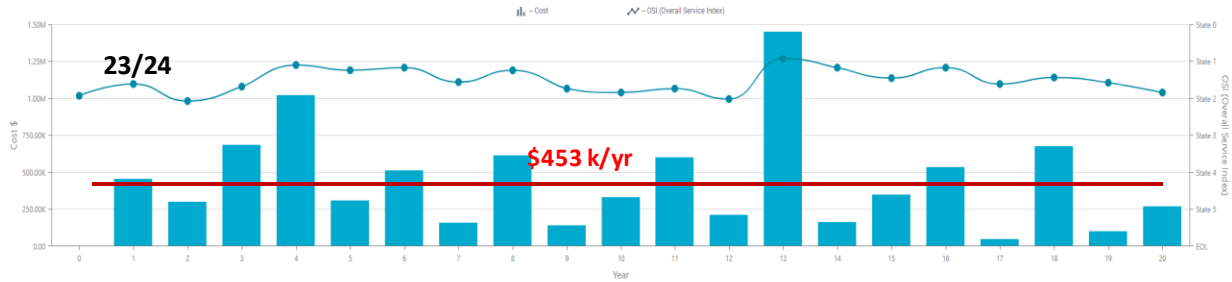
The overall Public Art condition is maintained around 1.5

Increasing amount of condition 4 and 5 assets could be experienced between years 3 and 7 under the current LTFP.



Conclusion – recommend minor increase to artwork refurbishment funding

Levels of Service Public Art – Recommended Strategy



Expenditure – unconstrained model balanced average at \$453,000/year

Overall service state of the network is maintained around condition 1.6

Sufficient funding to ensure assets can be assessed and refurbished in accordance with the recommended intervention levels to reduce whole of life costs

This would result in a healthier distribution of condition for public art assets

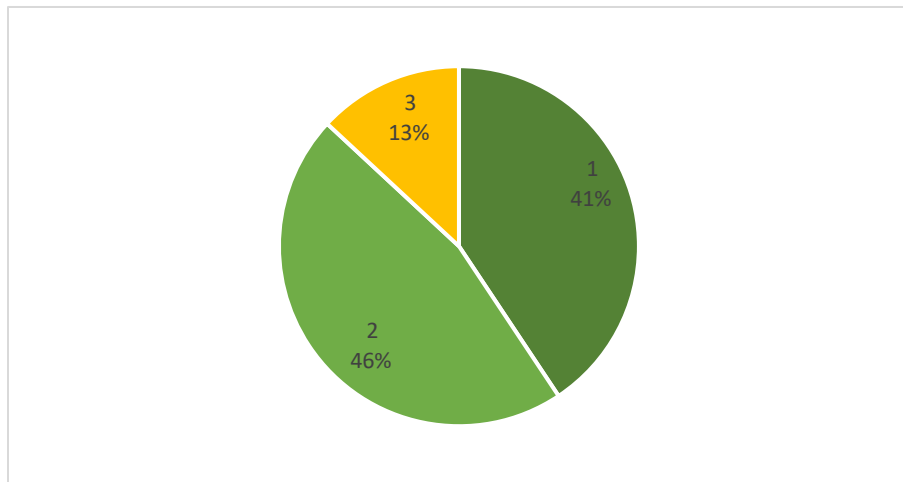
Conclusion – recommend this strategy is adopted with 5% increase from LTFP



Playground

Playground – Current Condition

- Current Condition Distribution**



- Condition Description**

Pie chart represents current condition rating of playground equipment assets assessed in FY2022. Playground is inspected and condition audited annually

Majority of playground assets are rated as very good condition (41%) and good condition (46%), with small percentage of assets rating as fair condition (13%)

Condition 1
Very Good: asset is free of defects with no or minimal maintenance required
Condition 2
Good: minor defects, requiring infrequent planned maintenance
Condition 3
Fair: defects requiring regular planned maintenance
Condition 4
Poor: moderate defects requiring more significant maintenance
Condition 5
Very Poor: significant defects, asset approaching end of life, renewal should be planned in short-term

Playground – Renewal Intervention Criteria

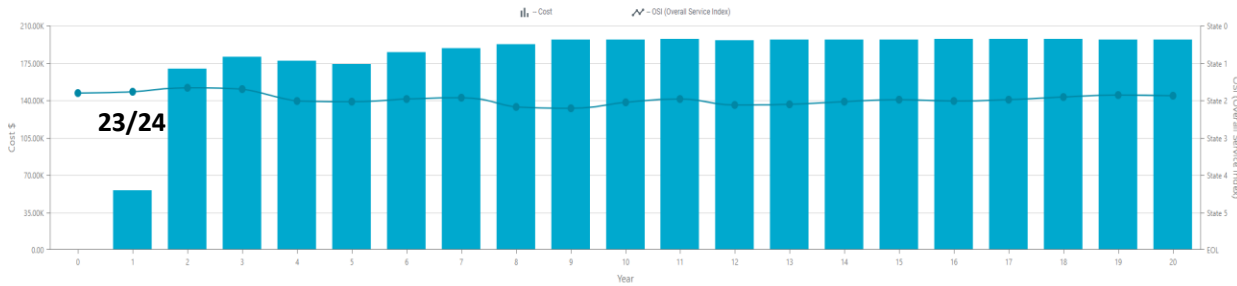
Playground renewal intervention levels have been established considering:

- Feedback provided through community consultation
- Objective to minimise Playground whole of life costs
- Risk management principles

Community consultation feedback showed that users were currently satisfied with the existing levels of service for playground with overall satisfactory indicator sitting at 94%. The recommended renewal intervention levels aim to minimise the number of assets that deteriorate into condition 4 (poor condition).

Due to high volume of users and safety focus from the community, renewal intervention level is recommended to intervene when playground asset transitions from fair condition (rating 3) to poor condition (rating 4).

Levels of Service Playground – Current LTFP

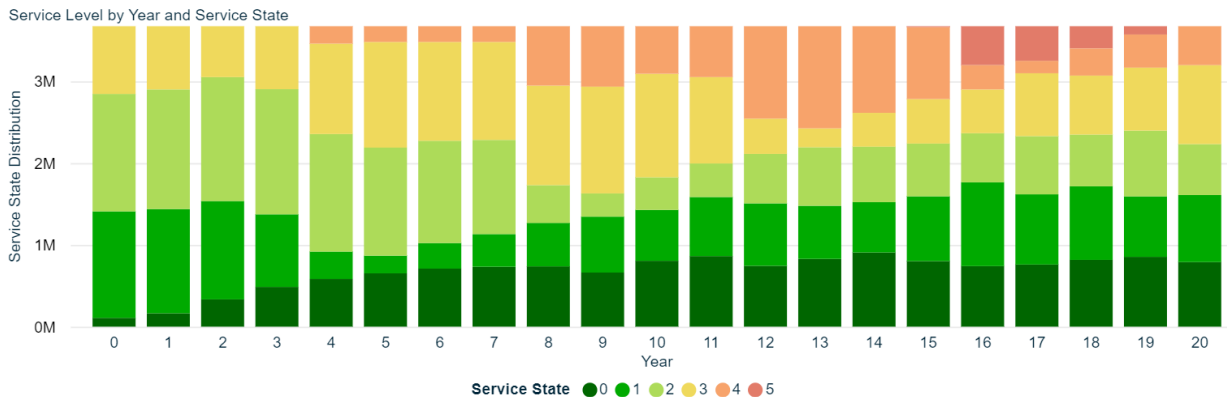


Current LTFP - \$176,000/yr

Overall service state of the playground assets is maintained around condition 1.9

The number of assets in condition 4 will increase in the long term due to the current LTFP funding

Conclusion – moderate increase to budget to accelerate renewal and reduce risks after year 10



Levels of Service Playground – Recommended Strategy



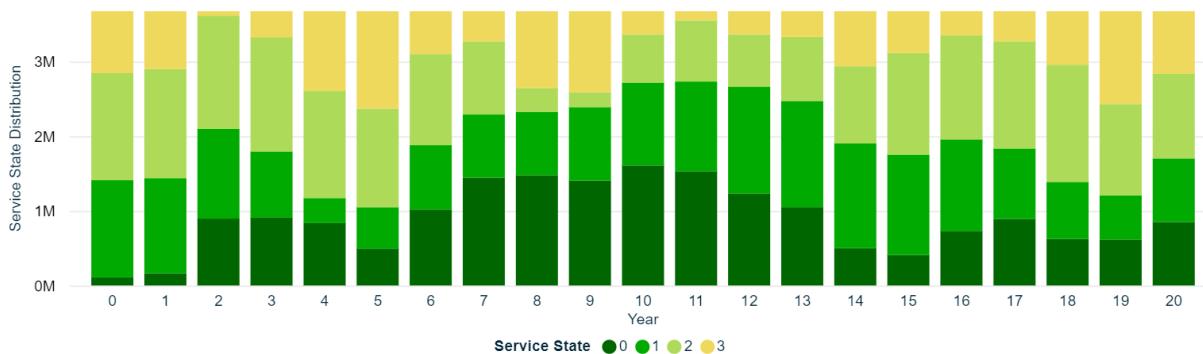
Expenditure – unconstrained model balanced at \$187,000 for years 1-5, then \$283,000 for years 6-20

Overall service state of the network is generally maintained between condition 1 and condition 2

This would maintain a healthy distribution of condition for playground assets and align with recommended community expectations

Conclusion – recommend this strategy is adopted

Service Level by Year and Service State

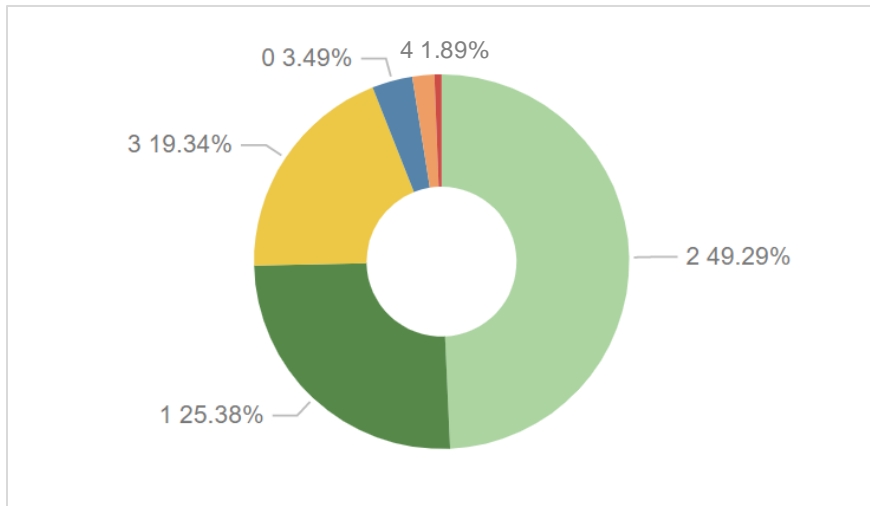




Furniture

Furniture – Current Condition

- **Current Condition Distribution**



- **Condition Description**

The majority of urban elements furniture assets are in very good condition (rating 1) and good condition (rating 2) representing 74.67% of the total furniture asset portfolio

Furniture with fair condition (rating 3) and poor condition (rating 4) represent 19.34% and 1.89% respectively, maintenance work will be required on these assets to ensure serviceability

Condition 1

Very good condition, no maintenance work required



Condition 2

Good condition, minor maintenance work required



Condition 3

Fair condition, showing wear and tear, some maintenance work required



Condition 4

Poor condition, major maintenance work required



Condition 5

Very poor condition, renewal required



Furniture – Renewal Intervention Criteria

Furniture renewal intervention levels have been established considering:

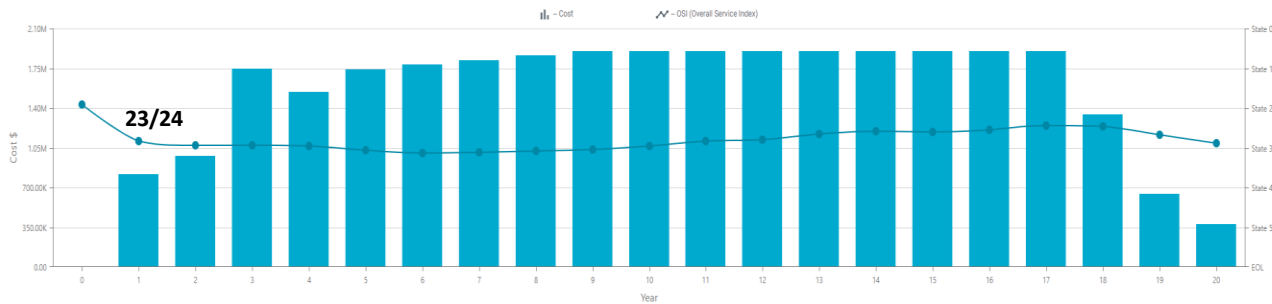
- Feedback provided through community consultation
- Risk management principles
- Objective to minimise Furniture whole of life costs

Community consultation feedback identified that users were currently satisfied with the existing levels of service (94% average satisfactory indicator for Parkland furniture and 88% average satisfactory indicator for Street furniture).

The recommended renewal intervention levels aim to maintain existing levels of service, which cost effectively manage the assets and minimise the number of assets that deteriorate into condition 5.

Furniture assets are generally considered as low risk assets and can be cost effectively managed through maintenance activities before assets reach condition 5. Therefore, it is recommended to replace the furniture assets as they transitions from condition 4 to 5.

Levels of Service Furniture – Current LTFP



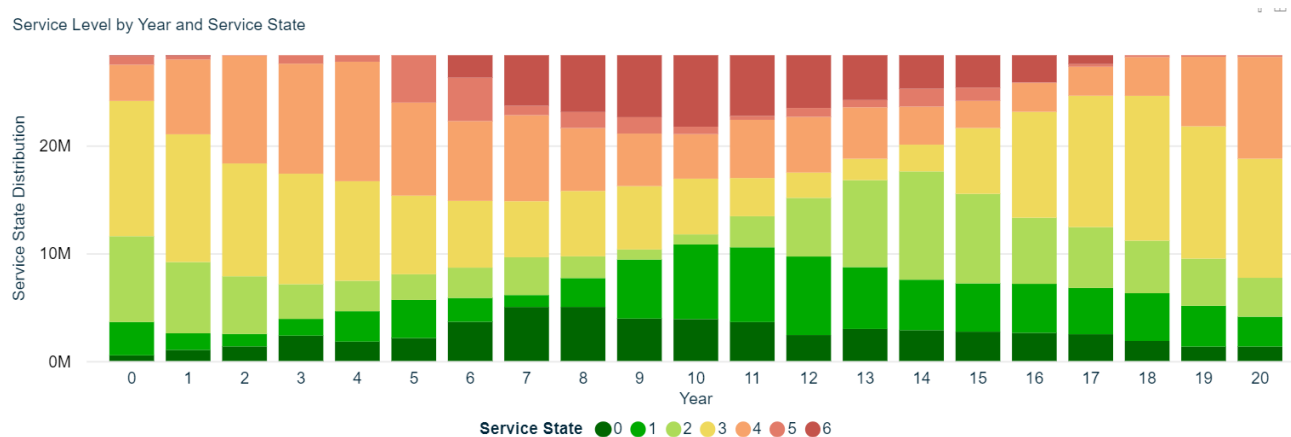
Current LTFP - \$1.7m/year

Overall service state of the network is maintained around condition 3

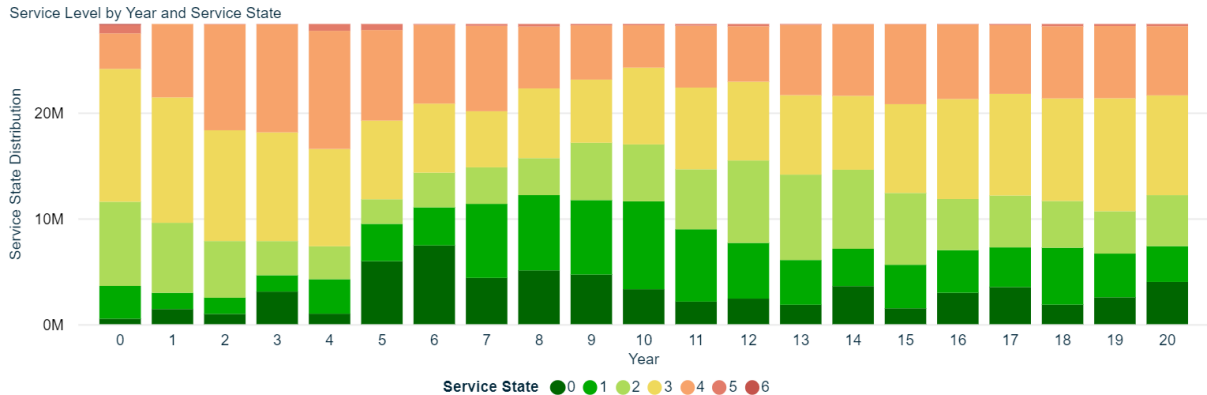
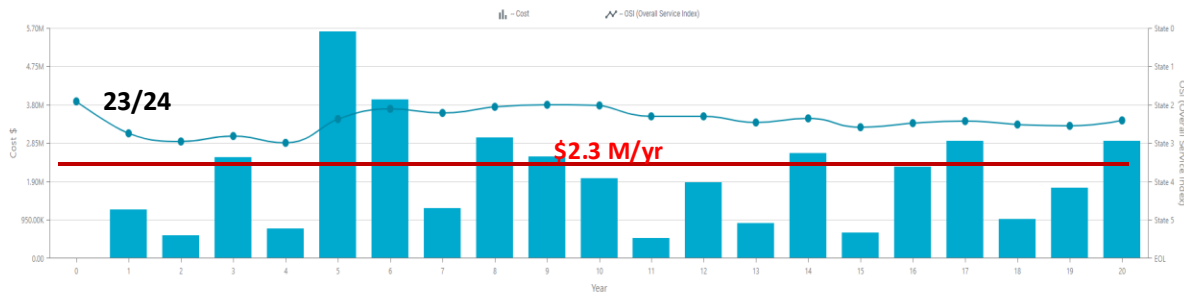
Increasing amount of condition 4 and 5 assets between year 6 and year 16 under the current LTFP

Conclusion – recommend moderate increase to funding

Service Level by Year and Service State



Levels of Service Furniture – Recommended Strategy



Expenditure - \$2.3m/yr

Overall service state of the network is maintained around condition state 2.4

Moderate increase and 'smoothed' funding model to replace the assets at the recommended levels of service in a financially sustainable manner.

Small quantity of assets fall into condition 4 and no assets fall into condition 5 after year 6

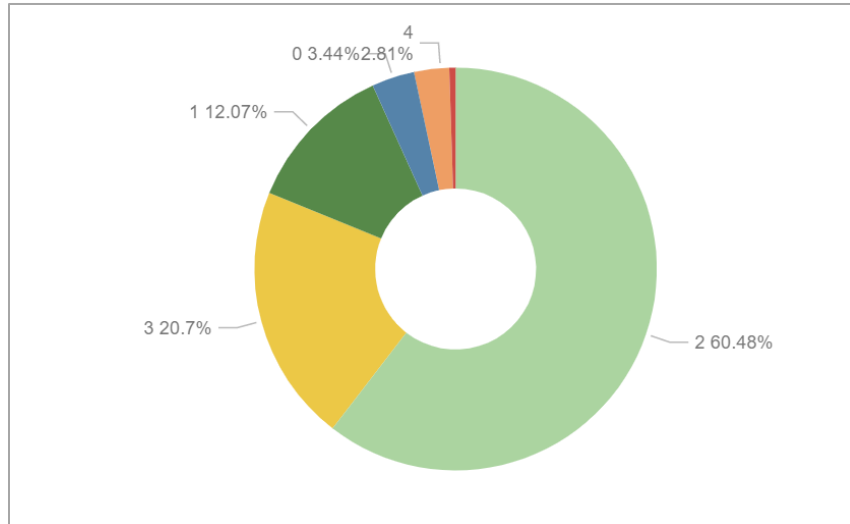
Considered acceptable from a risk management perspective, noting that service deficiencies can be managed through maintenance programs.

Conclusion – recommend this strategy is adopted with 35% increase from LTFF

Shelters and Structures

Shelters and Structures – Current Condition

- **Current Condition Distribution**



- **Condition Description**

Pie chart represents the current condition of shelters and structures assets (2022). Last condition audit was undertaken in 2021. Shelters and structures assets are condition audited every 4 years

Majority of shelters and structures are rated in good (60.48%) to fair condition (20.7%), the portion of assets rated in condition 4 (Poor) and condition 5 (very poor) will require immediate repair or renew work

Condition 1

Very good condition, no maintenance work required

Condition 2

Good condition, minor maintenance work required

Condition 3

Fair condition, showing wear and tear, some maintenance work required

Condition 4

Poor condition, major maintenance work required

Condition 5

Very poor condition, renewal required

Shelters and Structures – Renewal Intervention Criteria

Shelters and structures renewal intervention levels have been established considering:

- Feedback provided through community consultation
- Risk management principles
- Objective to minimise whole of life costs

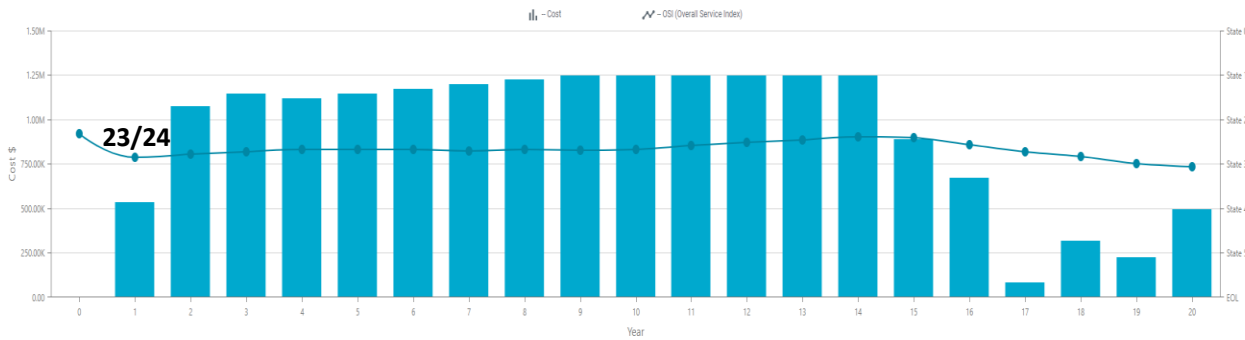
The recommended renewal intervention levels aim to cost effectively manage the assets and minimise the number of assets that deteriorate into condition 5.

Shelters and structures can generally be cost effectively managed through maintenance activities before assets reach condition 5.

Therefore, renewal intervention level is recommended to interfere when furniture asset transitions from condition 4 to 5.

For heritage listed rotunda assets in Elder Park and Park 23, it is recommended that they are assessed and refurbished every five years.

Levels of Service Shelters and Structures – Current LTFP



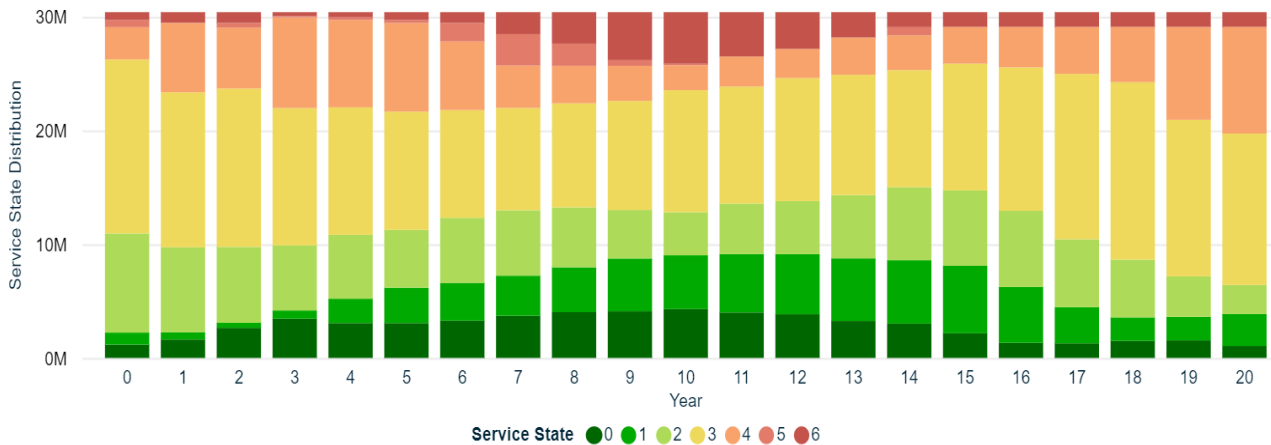
Current LTFP - \$1.1m/yr

Overall service state of the network is condition 3

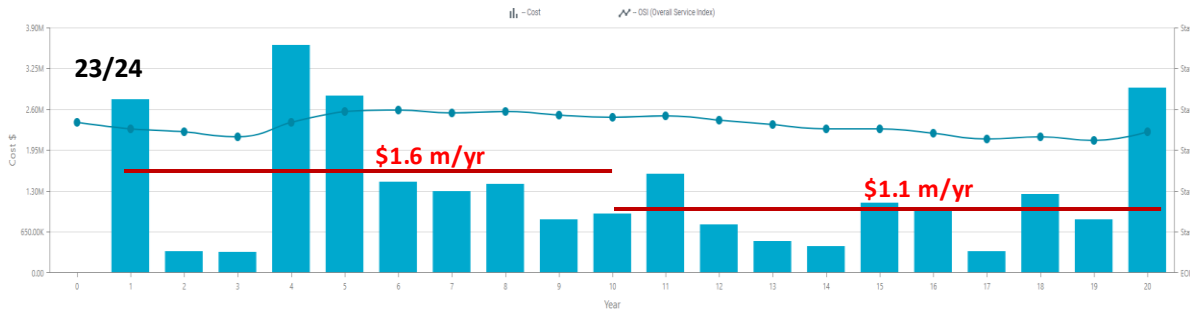
Increasing amount of condition 4 and 5 assets under the current LTFP.

Conclusion – recommend moderate increase to funding to manage asset risks

Service Level by Year and Service State

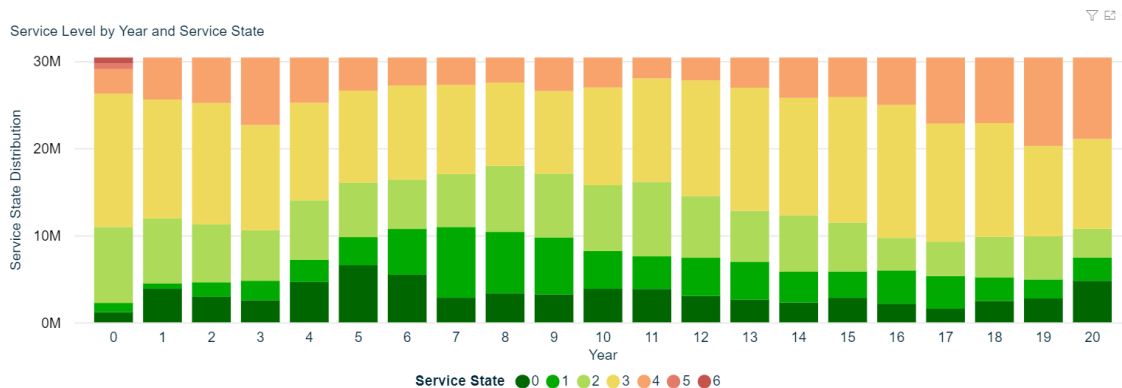


Shelters and Structures – Recommended Strategy



Expenditure – unconstrained model balanced at \$1.6m for years 1-10, then \$1.1m for years 11-20

Overall service state of the network is generally maintained between condition 2 and 3



Accelerated funding in years 1-10, allows assets to be renewed in line with recommended levels of service in a financially sustainable manner. Funding can then be reduced in years 11-20

Conclusion – recommend this strategy is adopted

The background features a large, solid blue shape on the left side, which is a right-angled triangle pointing towards the top-right. This blue shape overlaps with a larger, semi-transparent light blue shape that also points towards the top-right but is positioned further back. The right side of the image is plain white.

Summary

Urban Elements Summary

Asset Category	Current LTFP (10 year average) (Note 90% Sustainability Ratio) (\$M)	Recommended Estimated Funding Required (10 year average) * (\$M)	Estimated Funding Change (10 year average) (\$M)
Furniture	\$1.70m	\$2.33m	+\$0.63m
Public Art	\$0.42m	\$0.45m	+\$0.03m
Playground	\$0.18m	\$0.24m	+\$0.06m
Shelters and Structures	\$1.11m	\$1.58m	+\$0.47m
Total	\$3.42m	\$4.60m	+\$1.19m

The recommended estimated renewal costs required over the next 10 years is approximately \$1.2 million higher (35%) than the current LTFP. This is attributed to:

- Additional asset renewal requirements that need to be addressed in this planning period
- Current LTFP is based on a 90% sustainability ratio
- Increase in asset replacement costs
- Increase in the quantity of assets we manage