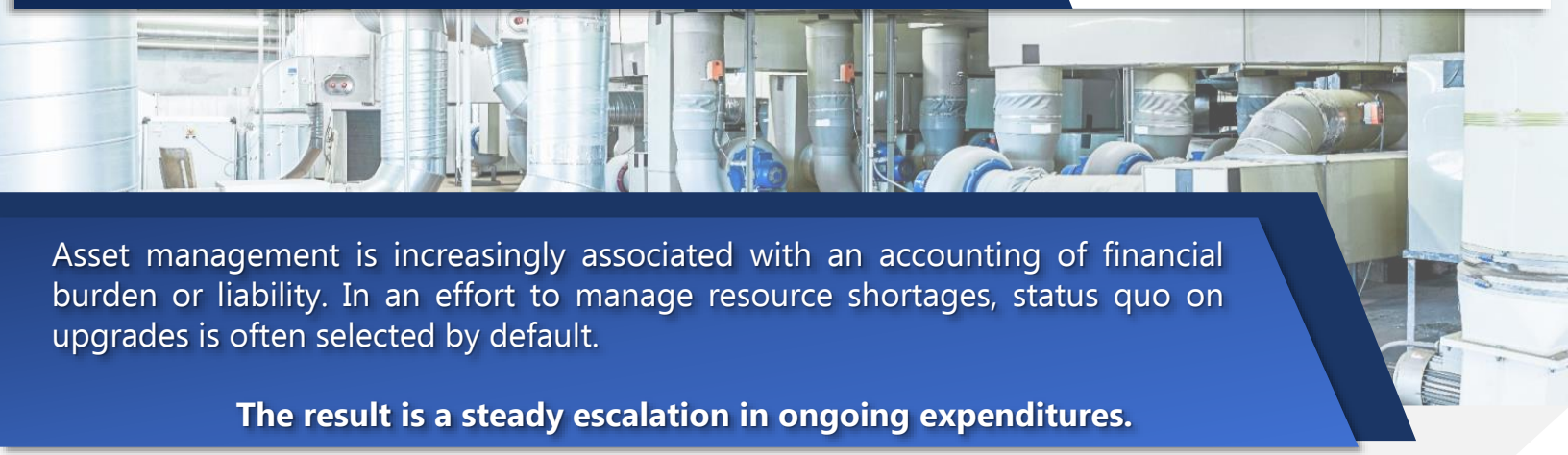
Asset Redevelopment

I.B. STOREY
Rink Engineering Experts



Asset management is increasingly associated with an accounting of financial burden or liability. In an effort to manage resource shortages, status quo on upgrades is often selected by default.

The result is a steady escalation in ongoing expenditures.

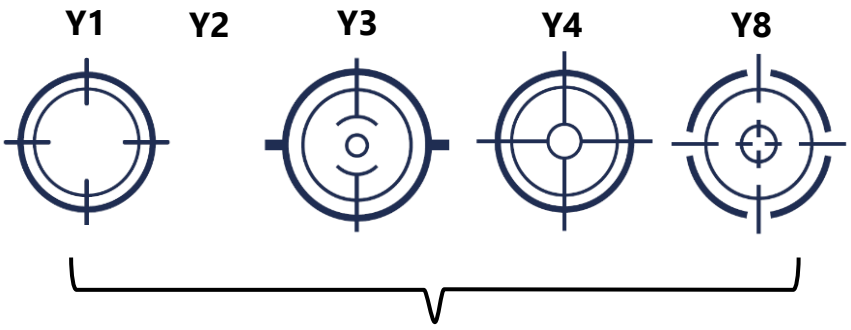
Asset management spending represents default planned spending. By identifying wholistic system operating expenses, and deriving options for large-impact changes, an **Asset Redevelopment Plan** is created.

Many organizations have environmental policies and know that they should reduce carbon emissions from their operations but **miss the opportunity to embed these principles in refurbishment projects.**

Reference: Carbon Trust - A Guide to Achieving Carbon Savings in Non-Domestic Buildings, June 2008.

About Carbon Trust
Founded in 2001 by the UK government with the unique purpose of driving decarbonization for businesses, governments and financial institutions by support organizations globally as they accelerate towards Net Zero.

Evaluation Process



Evaluation Process Factors

- **Asset Value**
- **Utility Savings and Avoidance**
- **Escalation**
- **Depreciation**
- **Labor Savings**
- **Maintenance Savings and Avoidance**

Y3.5

Asset Redevelopment empowers owners to seize the opportunity to decrease their spending trajectory, while renewing lifecycle. This maximizes the value delivered from their time and money.

Identification and evaluation of targeted systems for spending trajectory-reduction, is a core principle of any **Asset Redevelopment Plan.**

The first step is to target high-potential systems, those with intensive operating and maintenance burdens, and rank options for business case development.

The best practice process is to target, then compare and rank using three distinctive lenses. These are:

- **Effectivity:** Assess how well the system performs its intended function.
- **Efficiency and Maintenance Burden:** Evaluate operational efficiency and the effort required for upkeep.
- **Business Case Reveal:** Uncover business cases for the highest-ranked options using the Evaluation Process.

Myth:

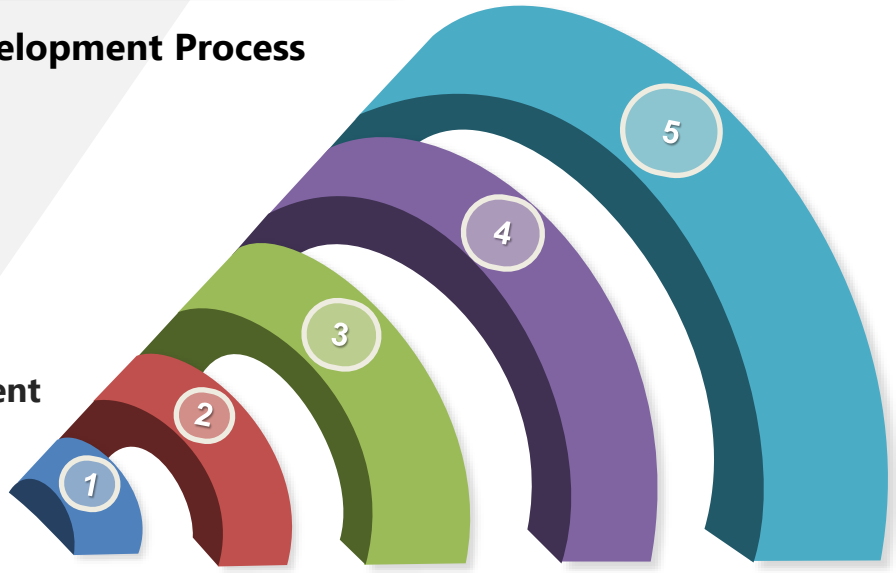
The asset replacement will be (much) more efficient than the end-of-life asset.

Fact:

Without changes in the approach or technology the "new" will perform with negligible difference from the existing unit only achieving lifecycle upgrade of an aged piece of equipment.

Asset Redevelopment Process

5. **Identify Targeted System(s)**
4. **Determine Innovative Option(s)**
3. **Evaluate Option(s) Using 3 Lenses**
2. **Rank Relative Scale of Improvement**
1. **Determine Top Option(s) for Business Case Analysis Using Evaluation Process**



I.B. Storey is the industry's leading independent rink engineering firm, designing innovative and reliable systems that empower clients to excel at all levels. With over 20 years of experience, I.B. Storey has successfully executed projects across North America. Our corporate mission is to provide decision-making information that enables organizations to make informed choices.

At time of publication, I.B. Storey's engineering has led to over 230,000,000 ekWh of energy saved in the rink industry.

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