



### Staff Report

**Report Title: Green and Inclusive Community Building Program**

**Prepared By: Mike Fair**

**Department: Community Services**

**Date: Feb. 17, 2023**

**Report Number: CS-2023-02-17**

**File Number:**

**Attachments: Grant summary, Drawings**

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**Recommendation:**

That the Township of Huron-Kinloss Committee of the Whole hereby receives Report Number CS-2023-02-17 prepared by Mike Fair, Director of Community Services;

AND FURTHER authorizes staff to submit a grant application to the Green Initiatives Building Program.

**Background:**

**The Green and Inclusive Community Buildings Program (GICB)**

The program was released on December 5th, 2022. The following is a brief description of the program. Community buildings are non-commercial community-oriented structures and spaces that provide open, available, and accessible community services to the public. With this Program, the Government of Canada is making investments to improve the availability and condition of community buildings – in areas with populations experiencing higher needs – while also making the buildings more energy efficient, lower carbon, resilient, and high performing.

The Program focuses on publicly accessible community buildings with a recognition that these structures and spaces are at the heart of community vitality: they are the places where Canadians gather, access essential services, and learn and play. The quality, availability and location of these spaces – along with the services that they sustain – plays a meaningful role in fostering inclusion in society and combating systemic inequities.

The applicant must submit their building's structural information, energy profile, and GHG emissions using the RETScreen® Expert software (retrofits only).

The following community buildings/assets are eligible for retrofit projects:

Community, culture and recreation facilities (e.g. community centres; public sports and recreation facilities; cultural buildings; child and youth centres; community adult learning centres; seniors activity centres)

Community health and wellness facilities (e.g. food safety and security, community food storage facilities, greenhouses, and food banks; community health centres; addiction and mental health centres; rehabilitation centres, etc.)

Indigenous health and social infrastructure facilities (e.g. short-term medical recovery facilities, long-term care facilities/elders lodges, family violence and homeless shelters)

Indigenous education facilities (e.g. schools, universities and colleges, adult learning centres, early childhood and daycares)

Funding Formula

Huron-Kinloss would qualify for the eighty percent (80%) funding formula.

The application deadline is February 28th, 2023

The conceptual plans are attached.

### **Discussion:**

The attached spreadsheet summarizes the grant proposal. A condition of the grant proposal is a 21% contingency be added to the project cost. All budget numbers were either provided by a Pretium Consulting, or a local contractor. Successful grant applications will be announced in the spring or summer of 2023 with no deadline date for announcements.

Pretium Consulting has completed the attached energy building model report. Pretium has listed several energy conservation measures (ECM's) including upgrading roof insulation, wall insulation, windows, doors, lighting, motion controls, building automation controls, air source heat pumps (ASHP), and solar generation. The attached budget proposal includes the Pretium ECM's, and the Ripley-Huron Community Centre capital forecast.

The following phases are described below for implementation with timelines; however, some projects may be combined for efficiency / logistical purposes. Upon receiving the grant, a request for proposal for architect / engineering / and project management will be the first step and assist with project completion phases and timelines being aware of the special events such as the Ripley Reunion (2025) and mitigate disruptions of regular programming such as ice rentals.

**Phase one** (Fall of 2023 - Summer of 2024) is the addition of a 50 x 20 storage addition to the northeast corner of the Ripley-Huron Community Centre. A drawing is attached. Phase one also includes Auditorium insulation, cement pad at rear of building, and insulating all walls and new steel siding. Total submission to the GICB program is \$643 122.00.

**Phase two** (Summer 2023-Summer 2026) includes an extensive list from Pretium Consulting for recommended energy conservation measures, in addition to other capital upgrades from the Ripley-Huron Community Centre ten-year capital plan. Phase two also includes any projects completed since April of 2021 as a condition of the grant and including 2023 capital total \$347 000. Details of the proposed projects are listed in the budget description attached. The phase two projects will be grouped into similar projects and completed over the three years. Total submission to the GICB program is \$1 594 108.00.

**Phase three** (Spring 2024-Summer 2025) the addition at the front or south side of the RHCC 138 ft wide by 32 ft out from the existing building, a Lulu elevator, and solar generation on the roof top, and five level one charging stations. Drawings are attached. Total submission to the GICB program is \$2 419 637.00

Phase three would include extending the social room with divider panel, a fitness / wellness centre, fully accessible elevator, vehicle charging stations, and additional storage.

The roof top solar generation has improved in the last ten years. An example of the warranty available is attached and explains the 15-year limited product warranty, and the 25-year limited performance warranty.

Included in the budget is \$250 000 for Architect / engineering / project management costs and also includes \$856 117.00 for a contingency.

Also note the savings in utility cost of an estimated \$45 000 per year from 2029-2049 is \$900 000 and the savings in capital costs from 2021 to 2033 is \$689 226.50. The total savings over 26 years is \$1 589 226.50 without factoring in the cost of inflation.

The commitment for Council is \$659 573.50 plus financing if borrowed at 6% is \$127 461.00 totalling \$787 034.50. If payments are made over six years, the annual cost to the tax payer is \$86 172.42 after the reduction in utility cost of an estimated \$45 000 per year. Please refer to the budget for further details.

### **Financial Impacts:**

If our application is successful, the Township's share could be funded through an application to the near term investments program, if the timing requirements of the program can be achieved. Alternatively, borrowing, either internally or externally is an option as savings from reduced utility costs and future capital costs that will be no longer required can service the debt. We will review financing options if the grant receives approval.

### **Strategic Alignment / Link:**

We are a prosperous community that continues to grow in a sustainable manner  
By investing in infrastructure

We are a vibrant community that values our uniqueness and creativity.  
By creating places where people want to be

We are a spirited community that takes pride in calling Huron-Kinloss home and welcoming others.  
By engaging in our community  
By retaining our youth

We are an accessible community that offers opportunities for everyone.  
By having amenities and services nearby  
By being age friendly  
By enhancing our mobility  
By being accessible for those with disabilities  
By being open and transparent

We are an environmentally conscious community that are good stewards of our natural environment.  
By protecting our natural assets  
By using our resources wisely  
By being aware and taking responsibility

**Respectfully Submitted By:**

Mike Fair, Director of Community Services

**Report Approved By:**

Mary Rose Walden, Chief Administrative Officer