



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Green and Inclusive Community Building Program

Date: Sep. 4, 2024

Report Number: CS-2024-09-34

Department: Community Services

File Number: C11 CS 24

Prepared By: Mike Fair, Director of Community Services

Attachments: Grant Summary Budget, Drawings

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives Report CS-2024-09-34 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) was program released on December 5th, 2022.

Staff applied to the GICB program in 2023 and were not successful. The GICB program is now receiving applications again.

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; libraries; 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; addictions 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, early childhood and daycares) Funding Formula

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

Scheduled intake stream: Applications for large retrofit projects to existing community buildings or new community building projects with total eligible costs ranging from \$3 million to \$25 million* will be accepted through a scheduled, competitive intake process from September 4, 2024, until October 16, 2024, at 15:00 (ET).

The conceptual plans are attached.

Discussion/Analysis/Overview:

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 2025 - Summer of 2026) 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 \$716 622.00.

Phase two (Summer 2025-Summer 2027) 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 \$1 757 888.00.

Phase three (Spring 2025-Summer 2028) 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, arena board replacement, and five level one charging stations. Drawings are attached. Total submission to the GICB program is \$2 601 137.00

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 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 \$933 397.00 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 \$616 170.50. The total savings over 26 years is \$1 516 170.50 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 taxpayer 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:

We will review financing options if the grant receives approval. There will be savings from reduced utility costs and future capital contributions that could be reallocated.

Performance Measurement:

Reduce Green House Gas emissions

Strategic Area:

- | | |
|--|--|
| <input type="checkbox"/> Embrace a thriving rural lifestyle | <input checked="" type="checkbox"/> Enhance Municipal Service Delivery |
| <input checked="" type="checkbox"/> Prepare for Inclusive Growth | <input checked="" type="checkbox"/> Ensure Financial Stability |

Strategic Goal: Strive for continuous improvement and increased efficiency
Manage assets and infrastructure

Respectfully Submitted By:

Mike Fair, Director of Community Services

Report Approved By:

Jodi MacArthur, Chief Administrative Officer