



## Staff Report

**Report Title: Community Buildings Retrofit Initiative**

**Prepared By: Mike Fair, Director of Community Services**

**Department: Community Services**

**Date: May. 3, 2021**

**Report Number: CS-2021-05-28**

**File Number:**

**C11 CSE**

### **Attachments:**

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### **Recommendation:**

That the Township of Huron-Kinloss Committee of the Whole hereby approves Report Number CS2021-05-28 prepared by Mike Fair, Director of Community Services and authorizes submitting an expression of interest at this time and contact both Lucknow Boards for interest in the project.

### **Background:**

#### **The Federation of Canadian Municipalities FCM Community Buildings Retrofit initiative**

The Grant guide is attached.

Community buildings tend to consume the most energy and have the highest levels of GHG emissions and operating costs of all buildings owned by municipalities.

FCM's Community Buildings Retrofit initiative helps municipalities and their partners retrofit community buildings while managing their capital expenditures and minimizing ongoing operating and maintenance costs. Through this initiative, FCM aims to help municipalities and their partners reduce GHG emissions from community buildings by at least 50 percent within 10 years and by at least 80 percent (i.e., near net-zero GHG emissions) within 20 years.

GHG retrofits — such as replacing windows and doors, improving insulation during wall or roof maintenance, or replacing HVAC systems — are usually done at the same time as major capital upgrades to an existing facility. These retrofits can reduce operating costs and extend the useful life of these buildings, as well as tackle climate change. But planning a retrofit that significantly reduces GHG emissions can be complex and expensive. CBR funding can help overcome these barriers and

implement a high impact retrofit. Timing a retrofit with maintenance and equipment renewal cycles can also help manage capital costs while maximizing savings. With CBR funding, we can plan and implement retrofits in phases that will significantly reduce GHGs and costs over the remaining useful life of the retrofitted buildings.

### **Discussion:**

GHG reduction pathway Feasibility Grant summary conditions:

- Grant for up to 80% of eligible costs feasibility studies
- Up to \$65,000 for a single building
- Up to \$200,000 per portfolio of buildings (the average per building must not exceed \$65,000)
- Only one feasibility study of this type is eligible for funding within an individual municipality regardless of whether the included building or buildings are owned by the municipality or a not-for-profit organization.

Estimate Cost is \$0.25 per square foot for a feasibility study. The following buildings: Ripley-Huron Community Centre, Point Clark Community Centre, Municipal Office, Ripley Medical Centre Day Care, Ripley Public Works Shed, Lucknow Public Works Shed, Kinloss Public Works Shed, and Lucknow Town Hall, Ripley Fire Hall, and Lucknow Fire Hall are eligible for a GHG reduction pathway Feasibility study (\$24 000 total estimate only). Also note the Lucknow and District Sports Complex, and Lucknow Community Centre are also eligible for the same feasibility study (\$14000 total estimate only). Costs are all based on square footage, and type of use.

The municipal share of the grant or loan for the feasibility study could be offset with Municipal modernization funds for consideration in the future.

Staff recommends that the Lucknow Community Centre board and the Lucknow and District Sports Complex be contacted and included in the project if successful

At this time, an expression of interest is required, and staff seeks approval to submit an expression of interest at this time, and keep Council apprised of the updates, and the financial considerations moving forward.

### **Financial Impacts:**

None at this time.

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

We are a prosperous community that continues to grow in a sustainable manner  
By investing in infrastructure  
We are an accessible community that offers opportunities for everyone.  
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

**Approved By:**

Mary Rose Walden, Chief Administrative Officer