



Making a difference...together

**REPORT TO ELECTORAL AREA SERVICES COMMITTEE
MEETING OF WEDNESDAY, 03 AUGUST, 2011**

SUBJECT PENDER ISLANDS COMMUNITY HALL ENERGY RETROFIT

ISSUE

The energy-inefficient Pender Islands Community Hall requires a retrofit to help make operational costs more sustainable.

BACKGROUND

The Pender Islands Community Hall, officially opened in 2000, is owned and operated by the Pender Islands Recreation and Agricultural Hall Association (PIRAHA). This building provides a meeting venue for various community events. PIRAHA has observed that the building is very energy-inefficient, thus resulting in high operating costs. It would like to determine if and how the building could be retrofitted to consume less energy.

The Southern Gulf Islands (SGI) Electoral Area Director requested CRD staff advice regarding actions and funding to address this issue. As a result, the following key points were concluded:

- Corporate Finance staff confirmed that analysis and implementation of energy improvement measures are eligible for Community Works Funding (CWF) funding under the terms of the Federal Gas Tax Agreement.
- SGI Electoral Area Director identified that a funding maximum of \$120,000 in SGI CWF would be an appropriate allocation for the building retrofit work specifically, and exclusive of any other project costs.
- Engineering staff identified the need for an upfront project scoping analysis to determine the most appropriate retrofit measures to undertake within the recommended funding cap of \$120,000. This analysis will cost approximately \$11,000 and will need to be conducted by an external consultant in order to qualify for CWF funding.

In light of these conclusions, the SGI EA Director is requesting funding from the SGI EA's share of CWF funds. Initially, a contribution on \$11,000 in CWF is required to cover the cost of the project scoping analysis. Subsequently, a second contribution of approximately \$120,000 will be required to implement the project scoping recommendations. For its part, PIRAHA has agreed to pay for any project costs that are not grantable under CWF, yet are needed for successful implementation (e.g. CRD staff time for oversight of the project scoping analysis and subsequent retrofit implementation). To date, PIRAHA has committed \$14,500.

ALTERNATIVES

1. That the CRD authorize implementation of an upfront project scoping analysis of the Pender Islands Community Hall with a funding contribution of \$11,000 from the Southern Gulf Islands (SGI) portion of the Community Works Fund (CWF).
2. That the CRD proceed with building retrofit of the Pender Islands Community Hall without conducting an upfront project scoping analysis.

IMPLICATIONS

Social Implications

The Pender Islands Community Hall is a hub of community activity. It hosts a wide range of events, including festivals, fairs, concerts, recreational programming, and private functions. In addition, the hall provides meeting space for community groups. It is important for this building to be well maintained in a sustainable manner; energy efficiency is critical to achieving that goal.

Environmental Implications

The aim of enhancing the Pender Islands Community Hall's energy efficiency aligns with the CRD's climate action strategic priority and related goals. Although the CRD does not own the building, the CRD does contribute funding annually to its operation. An upfront project scoping analysis will help determine the most appropriate building retrofit measures to optimize energy efficiency within the funding limit. Without this analysis, there is no basis for prioritizing energy improvement measures.

Financial Implications

Funds to support the project scoping analysis (\$11,000) as well as the subsequent retrofit (\$120,000) are available in the SGI's allocation of CWF resources. The proposed use of the CWF funds for this project is in keeping with the terms of the Federal Gas Tax agreement. It is also a good investment of resources to help make the operation of a building, to which the CRD contributes, economically sustainable over the long term. To help ensure optimum return on the resources invested in retrofitting the building, the upfront project scoping analysis will prioritize energy improvement measures that fit within the \$120,000 limit.

CONCLUSION

The Pender Islands Community Hall is a well-used facility that serves as a 'hub' of community activity. Constructed just over a decade ago, the building is energy inefficient and therefore costly to operate and maintain. The PIRAHA would like to determine what retrofits could help make the building more energy efficient and economically sustainable. The first step entails conducting an upfront project scoping analysis to specify the optimal retrofit recommendations within a funding limit of \$120,000 as set by the SGI Electoral Area Director. The upfront analysis and the retrofit can be resourced with CWF funding under the terms of the Federal Gas Tax agreement.

RECOMMENDATION

That the Electoral Area Services Committee recommend to the CRD Board:

- That the CRD authorize implementation of an upfront project scoping analysis of the Pender Islands Community Hall with a funding contribution of \$11,000 from the Southern Gulf Islands (SGI) portion of the Community Works Fund (CWF).

Rajat Sharma
Senior Manager, Financial Services Division
Concurrence

Diana E. Lokken
General Manager, Corporate Services
Concurrence

Kelly Daniels
C.A.O.
Concurrence