

**REPORT TO ELECTORAL AREA SERVICES COMMITTEE  
MEETING OF WEDNESDAY, 15 FEBRUARY, 2012**

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**SUBJECT     PENDER ISLANDS COMMUNITY HALL ENERGY RETROFIT  
IMPLEMENTATION**

**ISSUE**

The energy inefficient heating and ventilation systems are resulting in high operating costs and excessive greenhouse gas emissions.

**BACKGROUND**

At its August 10, 2011 meeting, the Capital Regional District (CRD) Board authorized a project scoping analysis to determine how the Pender Islands Community Hall could be retrofitted to operate more energy efficiently, thereby reducing operating costs and greenhouse gas emissions. At the Southern Gulf Islands (SGI) Electoral Area Director's request, \$11,000 of SGI Community Works Funds (CWF) was allocated to help fund the study. The Pender Islands Recreation and Agricultural Hall Association (PIRAHA) agreed to cover the non-grantable costs of approximately \$3,000 for project management by CRD Engineering Services.

The decision to fund this scoping analysis was made with the understanding that a further allocation of CWF funding of approximately \$120,000 would be needed and requested by the SGI Electoral Area Director to implement the building retrofit. This amount excludes the non-grantable CRD project management costs of approximately \$11,500 that PIRAHA has also agreed to cover if the project proceeds, bringing their total contribution to the project to \$14,500.

According to the scoping analysis, key components of the retrofit will include heating and ventilation improvements with new energy efficient heat pumps and furnaces, as well as a new back-up power generator to provide essential power for the facility.

The SGI Electoral Area Director supports the allocation of CWF resources to this project.

**ALTERNATIVES**

1. That the CRD Board authorize implementation of the Pender Islands Community Hall building retrofit according to the recommendations of the scoping study and with a funding contribution of \$132,000 (inclusive of a 10% contingency) from the Southern Gulf Islands (SGI) portion of the Community Works Fund (CWF).
2. That the CRD Board delay implementation of the Pender Islands Community Hall building retrofit.

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## **IMPLICATIONS**

### **Environmental Implications**

The aim of enhancing the Pender Islands Community Hall's energy efficiency aligns with the CRD's climate action strategic priority and goals. Although the CRD does not own the building, the CRD does contribute funding annually to its operation. Implementation of the building retrofit is now ready to proceed in an informed manner as a result of the scoping study.

### **Financial Implications**

Funds to cover the recommended and CWF-eligible building retrofit (\$132,000 inclusive of a 10% contingency) are available in the SGI's allocation of CWF resources. The SGI Electoral Area Director supports the allocation of CWF resources to the project, subject to PIRAHA's confirmation of its ability to sustain the building financially over the long term and to cover the CRD project management costs for the building retrofit implementation.

## **CONCLUSION**

The project scoping analysis for determining how to best improve the Pender Islands Community Hall's energy efficiency is now complete. The study recommends heating and ventilation system upgrades that can be implemented with a funding contribution of \$132,000 from the SGI CWF fund. The project is eligible for CWF funding.

The SGI Electoral Area Director supports the allocation of CWF resources to this project, subject to PIRAHA's confirmation of its ability to sustain the building financially over the long term and to cover the CRD project management costs for the building retrofit implementation.

This proposed building retrofit is an investment in helping to make operation of the Pender Islands Community Hall more sustainable.

## **RECOMMENDATION**

That the CRD Board authorize implementation of the Pender Islands Community Hall building retrofit according to the recommendations of the scoping study and with a funding contribution of \$132,000 (inclusive of a 10% contingency) from the Southern Gulf Islands (SGI) portion of the Community Works Fund (CWF).

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