

## Report to Council

<b>Report Title:</b>	Feasibility Study in Support of Green and Inclusive Community Buildings Funding Application		
<b>Prepared By:</b>	Mark Coleman, Director of Community Services		
<b>Department:</b>	Parks and Recreation		
<b>Date:</b>	January 31, 2023		
<b>Report Number:</b>	REC2023-04	<b>File Number:</b>	C11REC, F11
<b>Attachments:</b>	N/A		

### Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number REC2023-04 – Feasibility Study in Support of Green and Inclusive Community Buildings Funding Application, prepared by Mark Coleman, Director of Community Services for information purposes; and

Further that Council directs Staff to submit grant applications to 1) Federation of Canadian Municipalities (FCM) Greenhouse Gas (GHG) Reduction Pathway Feasibility Study, and 2) the Green and Inclusive Communities Building Program; and

Further that Council accepts Option C of the proposal from I.B. Storey in the amount of \$68,490.00 + HST; and

Further that Council authorizes the CFO to fund up to \$68,490.00 for Option C from the Brockton Recreation

### Background:

At the July 12, 2022 meeting of Council, Staff presented Reports REC2022-14 Update on Green and Inclusive Community Buildings (GICB) Program Application and REC2022-15 Next Steps to Planning Future of Walkerton Arena and Community Centre. The application to the first intake of the GICB was declined with feedback that the municipality prepare a feasibility study, provide attestation letter from a P. Engineer and conceptual plans to strengthen an application for the next intake. From there Council directed staff to seek the services and cost of a P.Eng and consulting team to:

- 1) Produce a feasibility study of the existing facility and updated Class “D” budget for a new recreation complex for submission to the next GICB application intake;
- 2) To prepare an attestation letter from a qualified registered professional on the project’s net-zero carbon design decision utilizing funds from the Recreation Reserve; and report back.

The second intake of the GICB program was recently announced and is currently available with the funding application due February 28, 2023.

Through December and January, staff sought by invitation proposals and costing from four (4) P.Eng Consultants to provide services that would support and strengthen a second application to the GICB program for upwards of \$13.5 million towards the new build net zero carbon design of the future Walkerton Community Centre and Area.

There is also a very good opportunity through the Federation of Canadian Municipalities (FCM) Green Fund, that a grant up to \$65,000 to cover up to 80% of eligible costs to support the cost of a Feasibility Study (Assess the feasibility to support near-term and long-term projects that reduce energy and GHGs, extend asset life and reduce cost of ownership for local recreational and cultural facilities. Determine the best approach to achieving near net zero buildings with a study grant. This grant enables the identification of measures to be addressed in a GHG reduction pathway capital project. Studies will consider the unique objectives and constraints of the building owner (e.g., building condition, capital budgets, equipment renewal cycles, etc.), and provide a detailed exploration of multiple optimization scenarios. Applications can be submitted anytime, and approval takes around 4-6 weeks.

A feasibility study (6-8 months) will not be completed by the time of the application to the second intake of GICB program. However, mention of the feasibility study and attestation letter being underway and forthcoming and preliminary information in support of Brockton's GICB application would be viewed favourably. The review of applications to the GICB take several months, in which time the feasibility study and attestation letter may be available prior to final decision and awarding of grants. Regardless, the feasibility study would support any other future grant funding opportunities and intakes and position Brockton to be more project ready.

### **Analysis:**

The CAO, CFO and the Director of Community Services reviewed and evaluated the proposals received.

The proposal submitted by I.B. Storey provided the following three Options (Grade of Study) for a Feasibility Study:

#### **A. Overview for \$29,720.00**

- Intended for and typically used by clients that are seeking to establish a basic expectation for facility development.

#### **B. Framework for \$47,200.00**

- Intended for and typically used by clients that are seeking to pursue a new or refurbished facility and require stakeholder alignment. Includes Class 4 Budget.

#### **C. Conceptual Design Package (CDP) for \$68,490.00**

- Intended for and typically used by clients that are seeking to pursue a new or refurbished facility, where development expectation is of a higher certainty, and where the intention is to compete for

additional funding sources. Includes deliverables from A and B plus facility rendering and Class 3 Budget.

Option C is the preferred and recommended proposal with the following deliverables:

- Assistance with completion of grant applications to GICB and FCM (previous experience and success)
- Written report
- Input desired facility programming
- Detailed facility features -descriptions and inclusions
- Energy Audit for Existing Arena
- RETScreen Energy Model and “Net Zero” Analysis
- Resiliency Analysis
- Viability Analysis
- Construction Estimates – Class 3
- Conceptual renderings of Facility -exterior and interior
- Conceptual Floor Plans of Proposed facility

I.B. Storey will deliver a customized Feasibility Study which will form the guidance towards facility development. This will be a key input into further pursuit of funding and stakeholder engagement. Intended for and typically used by clients that are seeking to pursue a new or refurbished facility, where development expectation is of a higher certainty, and where the intention is to compete for additional funding sources.

Ultimately, I.B. Storey will provide the background information that is needed for staff to submit both necessary grant applications.

#### About I.B. Storey Inc.

Is an independent specialty engineering firm that specializes in facilitating decision-making information for clients and is the distinguished leader in the recreation industry for providing independent expert advice for innovative refrigeration solutions in recreational, industrial and commercial facilities across North America. The firm has over 20 years experience and is the largest specialized rink engineering firm implementing successful recreational facility projects, achieving, or exceeding energy saving targets, as well as converting the identified measures into construction projects. The firm utilizes a collaborative approach with stakeholders to ensure complete understanding and a hassle-free experience. Additionally, I.B. Storey Inc. has lent its expertise to the recreation sector with the firm’s President and Founder, Ian Storey, P.Eng. an editorial columnist with the Ontario Recreational Facility’s Association Facility Forum.

Staff recommends that Council accept Option C of the proposal from I.B. Storey in the amount of \$68,490.00 + HST as it optimally covers the criteria of the GICB new build net zero program.

#### **Strategic Action Plan Checklist:**

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

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|--|-----|
| • Recommendations help move the Municipality closer to its Vision          | Yes |
| • Recommendations contribute to achieving Heritage, Culture, and Community | Yes |


- |   |     |
|---|-----|
| • Recommendations contribute to achieving Quality of Life                               | Yes |
| • Recommendations contribute to achieving Land Use Planning and the Natural Environment | Yes |
| • Recommendations contribute to achieving Economic Development                          | Yes |
| • Recommendations contribute to achieving Municipal Governance                          | Yes |

### **Financial Impacts/Source of Funding:**

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

The feasibility study costs could be funded in full or part from the Brockton recreation facility reserve pending or in lieu of a grant award from FCM. The Green and Inclusive Community Buildings Grant would potentially fund a significant portion of the design and construction of the facility itself (up to 13.5 million). The proposal from I. B. Storey will provide the information needed for staff to submit both applications.

### **Reviewed By:**



Trish Serratore, Chief Financial Officer

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### **Respectfully Submitted by:**



Mark Coleman, Director of Community Services

### **Reviewed By:**



Sonya Watson, Chief Administrative Officer