

Green and Inclusive Community Buildings Program

ISSUE

Infrastructure Canada is accepting applications for the Green and Inclusive Community Buildings (GICB) program. The Administration is requesting City Council approval to submit applications for Harry Bailey Aquatic Centre, Albert Community Centre and the Civic Conservatory under the large retrofit stream, and the Farmers' Market redevelopment under the medium retrofit stream.

RECOMMENDATION

That City Council approve and direct the Administration to submit the following four applications to the Green and Inclusive Community Buildings Program:

- a) Harry Bailey Aquatic Centre Major Retrofit;
- b) Civic Conservatory Renewal;
- c) Albert Community Center Retrofit; and
- d) Farmers' Market Building Redevelopment.

BACKGROUND

The Government of Canada is providing up to \$1.5 billion in funding over five years to establish the GICB program. It is designed to support retrofits, repairs, or upgrades of existing publicly accessible community buildings, as well as new buildings for underserved and high needs communities. The program primarily aims to increase accessibility for the community and to reduce carbon emissions by increasing energy efficiency.

The GICB program is broken into two funding streams:

1. Retrofit – Up to \$860.0 million is available for projects and is split into three sub streams:
 - a. Small retrofit projects – range in size from \$0.1 million to \$0.25 million of total eligible costs with applications received through a continuous intake process;
 - b. Medium retrofit projects – range in size from \$0.25 million to \$3.0 million of total eligible costs with applications received through a continuous intake process; and
 - c. Large retrofit projects – range in size from \$3.0 million to \$25.0 million in total eligible costs with applications received through a competitive scheduled intake process.
2. New Buildings – projects that range in size of \$3.0 million to \$25.0 million in total eligible costs with applications received through a competitive intake process.

The program will provide up to 80% of eligible costs on retrofit projects on the first \$9.99 million, and 60% of eligible costs over \$10.0 million.

The application deadline for the competitive scheduled intake process is July 6, 2021, and requires a resolution from City Council as part of the application process.

DISCUSSION/ANALYSIS

Civic Buildings account for 40% of the corporate greenhouse gas emissions (GHG). Targets for GHG emissions set by City Council in the Low Emissions Community Plan (LEC) include a 40% reduction for the City of Saskatoon (City) by 2023 (over 2014 levels), and a total reduction of 80% by 2050. This initiative contributes directly to Action 2 from the LEC Plan: Perform deep energy retrofits on municipal buildings.

The GICB program is for non-commercial community-oriented structures or spaces that provide open, available, and publicly accessible community services. Retrofit projects are encouraged to realize 25% in energy efficiency improvements. Projects that also demonstrate the ability for greater GHG reductions in relation to the building's base line will also receive a higher score. Accessibility improvements are also recommended and are required to meet or exceed the requirements under the highest published accessibility standard in the project's jurisdiction. A climate resilience and adaptation analysis is also required. All projects must be completed by March 31, 2026.

The funding opportunity provides incentives for higher levels of energy reductions, by aligning scoring with performance. A deep energy retrofit targets energy consumption reductions between 30% - 75% and requires a systems-thinking approach for all planned upgrades and building systems. The Administration is recommending the following projects submit an application under the large retrofit stream, due to the estimated costs being greater than \$3 million, except for the Farmers' Market where costs are estimated under \$3 million and can be submitted under the medium retrofit stream.

Harry Bailey Aquatic Centre

Harry Bailey Aquatic Centre (HBAC) was originally built in 1976 and added a 25-meter leisure pool in 1989 for the Jeux Canada Games and includes both a competition and leisure pool. The HBAC has the highest energy use intensity (energy use per square meter) of all City recreation facilities and is an ideal candidate for a comprehensive upgrade of building systems. The Facilities Management Department (Facilities) has recently completed condition assessments of the building and identified significant need for capital renewal work in the building. The building could also be improved to better meet the needs of the users, including improvements to accessibility and geometry of the 50m pool basin. The proposed scope of work for the grant proposal may involve:

- Roof renewal, with addition of insulation where possible;
- Window replacement and envelope reconstruction to reduce air leakage, increase insulation levels, and increase longevity of the building envelope;
- Installation of upgraded and more efficient heating system;
- Pool mechanical systems renewal;

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- Pool basin reconstruction for both capital renewal and to meet a higher level of competition standards;
- Installation of low flow water fixtures in any renovated areas;
- Building controls to improve operations and energy efficiency;
- Solar photovoltaic;
- Commissioning/re-commissioning;
- Crime Prevention Through Environmental Design (CPTED) improvements;
- New accessible entrance, weight room, and multipurpose room; and
- Addition of modern private change room spaces (serves families, people with disabilities, seniors, transgender individuals, people who require or prefer modesty or discretion, etc.).

The Administration has estimated that the range of costs for the project is between \$9 million and \$14 million.

Civic Conservatory

The Civic Conservatory was originally built in 1964 and had attracted over 80,000 visitors annually prior to closing in 2017. Condition assessments indicate that while the existing concrete columns and beam structures are adequate, the remainder of the building envelope, roof design, mechanical systems, health and safety measures and accessibility are all in need of replacement prior to reopening. A decision report will be considered by City Council at its June 28, 2021, meeting detailing options on the extent of the retrofit for possible application to the GICB program. In general, the project involves the following components:

- Repair and renewal of the roof;
- Replacement of the glazing to a more energy efficient and bird-friendly glass product;
- Installation of an upgraded heating and cooling system;
- Restoration of the walled garden adjacent to the south elevation of the Civic Conservatory;
- Repair of the east (river side) heritage brick wall; and
- Enhancements to address accessibility of the conservatory area, which may include addition of an external walkway/ramp.

As the Civic Conservatory and the adjoining Mendel Building (now housing the Nutrien Wonderhub) is a designated municipal heritage property, any retrofit and/or expansion must proceed in a way that is sensitive to the heritage character-defining elements. The Administration has estimated the cost for the project to be \$6 million.

Albert Community Centre

The Albert Community Centre (ACC), one of Saskatoon's "Castle Schools", opened as Albert School in 1912, and was later repurposed as a community centre beginning in 1984. It has been designated as a Municipal Heritage Property. With its current usage, the ACC is home to multiple tenants, ranging from a dance studio to a preschool. In addition, the third floor or "attic" space is often rented for various gatherings and functions, such as weddings.

Facilities has recently completed condition assessments of the building and identified significant need for capital renewal work in the building. It is the intent of the Administration to complete renewal work in the building in order to bring it to a standard where it would be eligible for inclusion under the Civic Building Comprehensive Maintenance Reserve. The building could also be improved to better meet the needs of the users, including accessibility improvements. The proposed scope of work for the grant proposal may involve:

- Window replacement;
- Exterior brick repointing;
- Roof renewal;
- Fire alarm system upgrades;
- Security upgrades;
- Installation of upgraded and more efficient heating system;
- LED lighting retrofits;
- Structural upgrades;
- Flooring replacement;
- Accessibility upgrades to meet current standards;
- Installation of low flow water fixtures in any renovated areas;
- Building controls to improve operations and energy efficiency;
- Ventilation and air conditioning improvements; and
- Crime Prevention Through Environmental Design (CPTED) improvements.

The Administration has estimated that the range of costs for the project is between \$5 million and \$7 million.

Farmers' Market Building

The Farmers' Market Building Improvement Project is a multi-departmental approach intended to prepare the Farmers' Market building to operate as a six-day-a-week food hub with a Farmers' Market component, as envisioned by the River Landing Concept Plan and directed by City Council. The Farmers' Market building and outdoor market is a key component of the River Landing area. The Farmers' Market building is intended

to create a vibrant community destination and gathering place that will provide an indoor food hall and market with dedicated outdoor farmers' market days with Saskatchewan produce and content. This public building will help provide food and food services in an area that does not have ready access to fresh produce and healthy foods.

The Project includes new gender-neutral washroom facilities, improved electrical capacity, upgraded plumbing, improved floor and lighting treatments, and may assist with the addition of vendor spaces. The improvements are required to upgrade the condition of the building to support its intended use.

The Farmers' Market Roof Replacement Project, completed in March 2021, does not qualify under this funding application as costs incurred prior to April 1, 2021, are not eligible for funding under this grant program.

The Administration has estimated the total cost of the project, not including the completed roof replacement, between \$1.25 million and \$1.5 million.

Triple Bottom Line

The GICB program will score proposals based on categories that are very similar to the categories and priorities in Council Policy No. C08-001, Triple Bottom Line, and the City's Triple Bottom Line (TBL) Decision Making Tool. For example, the program has either minimum requirements or scoring criteria in the following areas:

- Energy efficiency and reduction of GHG emissions;
- Climate resilience and adaptation;
- Benefits one or more communities that are underserved, have higher needs, and/or equity-seeking groups;
- Address measures under the Truth and Reconciliation Commission Calls to Action or other municipal, regional and community plans and reports;
- Improvements to public safety; and
- Asset management, condition assessments, and lifecycle costing.

Each project team will complete a Triple Bottom Line assessment for their project and will consult with representatives in the above areas.

FINANCIAL IMPLICATIONS

The GICB program will provide up to 80% of eligible costs on the first \$9.99 million, and 60% of eligible costs on eligible costs greater than \$10.0 million. Currently, the HBAC project has Civic Building Comprehensive Maintenance Reserve funding which may be sufficient to cover the City's portion of eligible costs if the application is approved. A portion of the funding available was transferred into the Civic Building Comprehensive Maintenance Reserve from the acquisition of Yarrow Youth Farm Property and the transfer of full ownership of HBAC to the City.

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The ACC has a small reserve of \$50,000 that can contribute to the project costs; however, this reserve is insufficient to cover the full 20%.

The Civic Conservatory and Farmers' Market building currently have no funding available.

OTHER IMPLICATIONS

There are no privacy, legal, social or environmental implications identified.

NEXT STEPS

The Administration may prioritize projects when applying based on an analysis of how each project is expected to be ranked based on the GIBC program requirements. If applications are approved, the Administration will report back to City Council at the appropriate time to create capital projects for those that do not have an existing project, also to report on funding plans for each project. The Administration is also researching available grants for heritage buildings.

REPORT APPROVAL

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