

# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** November 4, 2024

**SUBMITTED BY:** J. Nielsen, Director, Facility & Property Services

**PREPARED BY:** N. Schaper, Energy Project Manager, Facility & Property Services

**REPORT TITLE:** Facilities Greenhouse Gas and Energy Reduction Feasibility Study

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## EXECUTIVE SUMMARY

Administration is seeking Council's approval to complete an Energy Audit and Greenhouse Gas Reduction Pathway Feasibility Study for 13 City facilities utilizing Federal and Provincial grants. The relevant grants operate on a first come first served basis and the City is hoping to use this to seek ways to improve our facilities in the future.

## RECOMMENDATION

That Council direct Administration to pursue, subject to full grant funding approval, a facilities greenhouse gas and energy reduction feasibility study for 13 City-owned facilities.

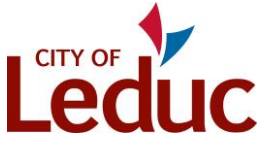
## COUNCIL HISTORY

N/A

## BACKGROUND / RATIONALE

The City of Leduc has ambitions to improve our facilities by taking advantage of energy reduction opportunities and new technologies. In 2022, detailed Building Condition Assessments were completed on all City facilities as a major step in defining what we currently have. The next step is to take that even further and conduct a detailed energy audit, including a comprehensive look at all major equipment end of life and retrofit capabilities over the next 20 years. It will provide a clear plan on how our facilities will grow and change in the future, taking into account a full cost analysis to take advantage of the best new technologies in a way that makes sense for the City. This plan will be a recommendation only and give guidance to facilities staff on the future of our facilities and what types of equipment fit best into that. Facility and Property Services currently replaces equipment on a like-for-like basis and this assessment would allow the city to identify appropriate upgrades. This study will look at the broader array of options available to the City and advise on future improvements with a full cost and benefits analysis including the payback and ancillary benefits of each new piece of equipment.

The total project cost is expected to be between \$150,000 and \$200,000 if all 13 building energy audits are completed. The City will pursue two grants which will cover 100% of the project costs to the City. Those grants are, the [Federation of Canadian Municipalities Greenhouse Gas Reduction Pathway Feasibility Study](#) which will cover 80% of the project costs & the [Municipal Climate Change Action Centre Community Energy Conservation Grant](#) which will cover the remaining 20% of the project costs. The City is pre-approved for both grants and is expecting to be approved once Administration gets approval from Council to complete the grant applications. This study 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 for the future. The City is looking for recommendations to better replace major equipment and conduct capital retrofits which will result in a report with a plan for the future of the City's facilities. The goal is to be able to use this plan to undertake these project and equipment recommendations for asset end-of-life, or before end-of-life decisions as grants or budget become available.



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## STRATEGIC / RELEVANT PLANS ALIGNMENT

The City of Leduc will be completing section 3.4.2. Energy Efficiency, point 3: Conduct a carbon audit in all facilities, and investigate the costs and benefits of converting equipment. The City of Leduc Environment Plan (2024) is available at: <https://www.leduc.ca/sites/default/files/2024-Leduc-Environmental-Plan.pdf>

## ORGANIZATIONAL IMPLICATIONS

### ADMINISTRATION:

Facility and Property Services would manage this project with support from a consultant who will be hired to complete this project.

### RISK ANALYSIS: FINANCIAL / LEGAL:

Should the FCM GHG Reduction Pathway Feasibility Study and the MCCAC Community Energy Conservation grant not be approved, a small amount of fees for grant applications assistance would need to be paid to the hired consultant and would be paid for from the Facility and Property Services operating budget.

### IMPLEMENTATION / COMMUNICATIONS:

The plan will be celebrated and promoted.

### ALTERNATIVES:

That council chose to forego this funding opportunity.

## ATTACHMENTS

N/A