



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR COMMITTEE CONSIDERATION

TO: Chair and Members, Climate Action Mitigation and Adaptation
Standing Committee

File No.: ENG 1.0

FROM: Rachael Ryder, Corporate Sustainability Specialist

DATE: March 4, 2025

SUBJECT: The Exploration Place – Energy Audit
SUMMARY: Purpose: For Information

Attachments:
Backgrounder
Previous Reports: None

RECOMMENDATION(S):

THAT the report dated March 4, 2025, regarding “The Exploration Place – Energy Audit” be received for information.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority

ISSUE(S):

The Corporate Climate Change Action Plan 2024 (CCCAP) identifies The Exploration Place as the Regional District facility that contributes the largest proportion of energy consumption, greenhouse gas (GHG) emissions and energy costs due to the high use of natural gas for heating and overall electricity usage. The building that houses The Exploration Place was built in 1981, with major renovations in 2001 to add the Atrium and Gallery. As the facility is nearly forty-five years old, a significant portion of the heating, ventilation, and air conditioning (HVAC) system have reached or exceeded its end of useful life. This is consistent with the Facility Condition Assessment information obtained in 2017.

An action item in the CCCAP for existing buildings and infrastructure is to conduct building energy audits in 2025. Sustainable Practices Administration has engaged FortisBC and BC Hydro to conduct energy audits on a number of Regional District facilities, including The Exploration Place. The energy audits will identify energy management opportunities for energy savings along with no-cost and low-cost tips to improve energy efficiency. This will also assist in prioritizing next steps to achieve large, long-term savings and energy management goals.

The Committee is not being asked to take any action at this time.

RELEVANT POLICIES:

Corporate Climate Change Action Plan 2024:

- provides action items to reduce energy consumption, costs and GHG emissions

Asset Management Strategy 2017:

- sustainable service delivery
- predictable infrastructure investment

STRATEGIC PRIORITIES ALIGNMENT:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Indigenous and Intergovernmental Partnerships | <input type="checkbox"/> Organizational Strength and Adaptability | <input checked="" type="checkbox"/> Quality Community Services | <input checked="" type="checkbox"/> Environmental Stewardship and Climate Action |
| <input type="checkbox"/> Awareness and Engagement | <input type="checkbox"/> Statutory or Routine Business | | |

SERVICE RELEVANCE:

Sustainable Practices works with the relevant service areas to develop strategies and implement initiatives to effectively reduce the Regional District's corporate GHG emissions. The 2024 to 2028 Strategic Priorities include the implementation of both the Corporate Climate Change Action Plan (CCCAP) and a corporate asset management plan.

FINANCIAL CONSIDERATION(S):

Budget implications for funding the energy audits are included in the Sustainable Practices (1403) budget. FortisBC delivers the energy audits at no charge to the Regional District. BC Hydro's Integrated Energy Audit program offers up to 100% funding for energy audits. If the cost for the BC Hydro audit is not completely covered, there is funding support available from the Local Government Climate Action Program (LGCAP) grant funds.

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendation.
 - report will be received for information.

COMMENTS:

Energy audits are one of the first steps in the implementation of the Corporate Climate Change Action Plan. Identifying opportunities for energy savings and GHG emission reductions at Regional District facilities, including The Exploration Place, will assist in evaluating sustainable replacement options for aging infrastructure.

Respectfully submitted,

"R. Ryder"

Rachael Ryder
Corporate Sustainability Specialist

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Corporate Climate Change Action Plan (CCCAP)

The updated CCCAP identifies twenty-seven action items for the Regional District to implement to achieve the corporate GHG emissions reduction target of 30% of 2022 emissions by 2030.

Conduct building energy audits is the first action item for existing buildings and infrastructure. This aims to improve energy performance and lower GHG emissions in existing Regional District buildings and infrastructure.

Energy Audits will start with those buildings that consume the most energy. As the audits are completed, the Regional District will then prioritize improvements based on audit results. The Regional District may choose to prioritize projects based on energy cost savings or GHG emissions savings. The former is most likely to come from reduced electricity consumption whereas the latter is most likely to come from reduced natural gas consumption.

FortisBC – Commercial Energy Assessment Program

An authorized FortisBC consultant will provide a free walkthrough energy assessment of the following Regional District facilities:

- The Exploration Place
- Public Safety and Operations Building
- Beaverly Fire Hall
(155 George Street Office audit was completed in July 2024)

This assessment will identify low and no-cost energy conservation measures, potential energy efficiency upgrades to consider and available rebates from FortisBC. If the Regional District decides to proceed with the identified upgrades, FortisBC will provide support in acquiring quotes and applying for rebates.

BC Hydro – Integrated Energy Audit

BC Hydro will provide up to 100% of the funding for an energy expert (engineering consultant) to conduct an energy audit of the following Regional District facilities:

- The Exploration Place
- Robson Valley Recreation Centre
- Canoe Valley Recreation Centre
- 155 George Street Office Building
- Public Safety and Operations Building

The energy expert will conduct an on-site, detailed audit of the facilities and create a high-level report. The report will include:

- a. An analysis of the facility's systems and equipment, including a breakdown of the energy used within the facility.
- b. Identification of energy management opportunities. This includes a list of opportunities in areas with the greatest room for improvement and savings. This "opportunity register" will help prioritize next steps to achieve larger, long-term savings and energy management goals.
- c. No-cost and low-cost tips to improve each facility's energy efficiency.

BC Hydro also offers a feasibility study program to assess and compare options for upgrading multiple systems. The energy expert will conduct the study and provide a comprehensive understanding of options and costs.