



## STAFF REPORT ACTION REQUIRED

### Status Update on Building Automation Systems in Arenas and Savings Resulting from Energy Retrofits

<b>Date:</b>	October 11, 2012
<b>To:</b>	Audit Committee
<b>From:</b>	Acting Deputy City Manager and Chief Financial Officer
<b>Wards:</b>	All
<b>Reference Number:</b>	P:\2012\Internal Services\Fac\Ac12017Fac (AFS #16142)

#### SUMMARY

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This report responds to a request from the Audit Committee to report back on specific action plans with timelines on implementation of the building automation system in City arenas, including staff training on operating the system, the number of arenas having problems with the system, and the timeline for these buildings to have a fully operational system. As requested, the report also advises on the status of identifying the cost savings from the energy retrofit program.

#### RECOMMENDATIONS

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**The Acting, Deputy City Manager and Chief Financial Officer recommends that:**

1. The Audit Committee receive this report for information.

#### Financial Impact

There is no financial impact resulting from this report. The Acting Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact statement.

#### DECISION HISTORY

At its meeting on July 3, 2012, the Audit Committee adopted with amendments the Auditor General's Report: Review of the Energy Retrofit Program at Community Centres and Arenas. (<http://www.toronto.ca/legdocs/mmis/2012/au/bgrd/backgroundfile-48567.pdf>);

(<http://www.toronto.ca/legdocs/mmis/2012/au/bgrd/backgroundfile-48568.pdf>); (<http://www.toronto.ca/legdocs/mmis/2012/au/bgrd/backgroundfile-48569.pdf>). At its meeting on July 11, 12, and 13, 2012, City Council adopted the Audit Committee recommendations (Item AU7.9). <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.AU7.9>

The Audit Committee, at its meeting on July 3, 2012 also requested the Deputy City Manager and Chief Financial Officer to report to the October 25, 2012 Audit Committee meeting on the following matters:

1. Specific action plans, with timelines, in regards to:
  - a. a training program to ensure that staff are equipped to operate the building automation system;
  - b. updated information on the number of arenas which continue to have issues with the building automation system including those arenas where the system is still disconnected; and
  - c. a timeline whereby all arenas are fully operational in using the building automation system;
2. The status of identifying cost savings from this program. The calculation of net cost savings at the outset including training time, and support and equipment maintenance costs.

This report addresses each of these matters.

## **ISSUE BACKGROUND**

In 2004 City Council approved the implementation of the Energy Retrofit Program in city-owned buildings. A total of \$36 million was invested in various energy retrofit projects including arenas, community centres, indoor/outdoor pools, fire halls, police buildings, and transfer stations. Four separate projects amounting to \$21 million were completed in Parks, Forestry & Recreation buildings. The savings resulting from the energy retrofits will pay for the cost of the projects in 8 years or less.

## **COMMENTS**

Facilities Management in collaboration with Parks, Forestry & Recreation (PF&R) has developed a comprehensive action plan that has been partially implemented, which addresses the items requested by Audit Committee:

1. **Specific action plans with timelines:**
  - a. **Develop a training program to ensure that staff are equipped to operate the building automation system;**
    - i. Identify status of refrigeration and Building Automation System (BAS\_ service/maintenance contracts for each district – Completed,
    - ii. Conduct a survey to find out how each PF&R district deals with BAS systems and BAS training needs – Completed,

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iii. Refresher training for facility operators and training for designated leads in each district to provide support for facility operators-In Progress - to be completed in February 2013.

**b. Provide updated information on the number of arenas which have issues with the Building Automation System:**

Conduct a detailed survey to identify status of Building Automation Systems in arenas. The survey has been completed for 57 sites; 34 sites have fully operational BAS systems and 23 sites are operational with some features disabled.

**c. Provide a timeline whereby all arenas have fully operational Building Automation Systems:**

In Progress; expected completion in February 2013.

**2. Provide the status of identifying cost savings from energy retrofit program program:**

Energy costs and consumption analysis (for the arenas project) is completed and the cost savings report was presented to PF&R for discussion. The targeted savings (\$1,238,325) have been met at \$1,405,624. Savings were calculated based on normalization for weather and billing days as well adjustments for changes in the operation, maintenance and equipment at the facilities.

## **CONTACT**

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## **SIGNATURE**

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