

# Cobble Hill Community Hall Upgrade Community Works Fund Project Report

January 10, 2017

On November 12, 2014, the Cowichan Valley Regional District (CVRD) Board authorized the expenditure of \$100,000 from the Area 'C' Community Works Fund for a project known as the Cobble Hill Hall Upgrade. This document reports on the works completed with those funds along with project outcomes.

The Community Works Fund agreement between the CVRD and the Shawnigan Cobble Hill Farmers Institute and Agricultural Society (Farmers Institute) was signed on July 8, 2015 and contained Schedule A as the scope of work authorized under the Federal Gas Tax Program. The works stipulated in Schedule A are as follows:

*The project consists of repairing and restoring the front stairway and landing to the hall; repairing and restoring the wheelchair access to the main hall; painting the interior of main hall including the stage area in preparation for upgraded lighting; upgrade the hall's electrical infrastructure by bringing in 3 phase power; upgrade wiring, lighting and electrical plugs; installing LED light fixtures in the hall and on the stage; re-insulate the ceiling in the main hall to repair damage done during rewiring; rebuild the existing stage; install natural gas service; replace aging stove with commercial stove as well as a gas fired convection oven; replace aging oil furnace with a commercial heat pump system; change electric hot water to a natural gas hot water on demand system; painting ceilings and walls in the dining hall, kitchen, bar and bathrooms; painting exterior walls and trim; upgrading the youth hall wiring, lighting and electrical supply and then paint the interior and exterior.*

With the works described above complete, the Cobble Hill Hall is well on its way to being a modern energy efficient building. The project was undertaken in stages to minimize customer disruption but the impact of each stage clearly improved the facility for the users groups. Although some of the work went unnoticed, the benefits seen from upgrades to the kitchen through the installation of natural gas, the natural gas stove and convection oven along with the natural gas fired hot water on demand were immediate. Incandescent and florescent lights were changed out and replaced with energy efficient LED fixtures, insulation in the ceiling was enhanced and handicapped access to the building was improved all of which provides a better-quality community facility.

As the cost of the works proposed in Schedule A far exceeded the dollar amount available through the CVRD Community Works Fund, the Farmers Institute Board reviewed the work outlined and established priorities based upon cost as well as current and future needs. Below is a brief description of the works undertaken.

1. 3 Phase Power:

Before any upgrades could occur to the Cobble Hill Hall, the main power source needed to be replaced. This community/commercial building had long been supplied from a 200 amp single phase service. In order to enhance electrical supply to the interior of the hall, the single phase service was replaced with a 3 phase 400 amp power supply. This upgrade enabled improvements to the electrical infrastructure and established enough capacity to meet foreseeable needs by various user groups. Three phase power was installed by BC Hydro in July of 2015 at a cost of \$22,226.40.

2. Electrical Infrastructure:

Upgrading the wiring, lighting and electrical outlets inside the hall was long overdue. Blown fuses coupled with a lack of enough functioning electrical outlets had been a source of frustration both for the hall operators and for the various user groups who rent the facility. Once the new wiring was installed, the old florescent ceiling lights were replaced with LED fixtures to better illuminate the interior of the building.

The LED fixtures also include the ability to dim the lights for special events. Electrical plugs were upgraded to establish an outlet every 10 feet. Electrical supplies were purchased from EB Horsman while Calverley Electric installed the wiring and oversaw the installation of the 3 phase power. The total cost of this work was \$30,943.42.

3. Install Natural Gas:

In order to become more energy efficient the propane kitchen stove was switched to natural gas. The installation of a natural gas line was carried out by Fortis in June of 2015 at a cost of \$445.37.

4. Commercial Stoves:

Installing natural gas enabled the replacement of the aging propane stove with an new commercial gas unit as well as a gas fired convection oven. Although the total cost of these two units exceeded the amount invoiced to the CVRD, the cost billed to the project was \$11,032.00.

5. Gas Hot Water On Demand:

Installing natural gas also enabled the Farmers Institute to change from the old 40 gallon electric hot water tank to a natural gas hot water on demand system. This change, along with the installation of the commercial stoves, enabled the kitchen to function as a commercial unit. The cost to install hot water on demand was \$4,540.00 plus \$335.21 to plumb the unit.

6. Upgrade Ceiling Insulation:

An additional layer of blown insulation was added to the ceiling to repair the damage done during the electrical upgrade and to reduce heat loss through the

roof. The work was completed by Insolex Home Services in November of 2015 at a cost of \$2,100.00.

7. Paint Interior of Building:

Once the electrical upgrade took place, Black Sheep Painting was contracted to paint the interior of the hall so that any disturbance done to the wooden surfaces during the upgrades were repaired and the finish restored. This work was completed in August of 2015 at a cost of \$12,159.00.

8. Handicapped Ramp:

Repairing and restoring the wheelchair access to the main hall for a cost of \$10,841.25 ensured the Cobble Hill Hall was accessible to all in the community.

The completion of this project and the changeover to geothermal heating is relatively new. Consequently, the degree to which these improvements have contributed to the objectives of cleaner air, cleaner water and reduced GHG emissions are anecdotal at the writing of this report. However, the Farmers Institute is committed to submitting its electrical bills annually to the CVRD for a period of ten years, or longer, so any energy cost savings can be accurately calculated and reported.

The Board of the Farmers Institute is grateful to the CVRD Board for recognizing the value of the Cobble Hill Hall to the community and for enabling this work to be undertaken.

If you have any further questions please contact the undersigned at 250.701.1756 or email to [ggiles12@shaw.ca](mailto:ggiles12@shaw.ca)



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