



## PIID Buildings & Land Improvements Trustee's Report October 2022

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### PIID Meeting – October 4, 2022

- **Firehall Maintenance** – The toilets drains were plugged up. On October 1<sup>st</sup>, 2022, Drainmasters was hired to pump out the septic tank, service the pump, and unplug the drains. All drains around the firehall were inspected and cleaned up. The perimeter drains could not be located, and the septic field will need to be cleared from brushes and organics to access the clean-outs. However, in the short term, the septic system is functioning. A report will be provided to the PIID with recommendations and next steps for considerations.
- **Compound Maintenance**
  - Bill's Home Services has been coming regularly to trim edges and remove green waste from the compound.
  - Vehicle gate – sensor failed and was replaced by Nordic Fence at no cost as system is under warranty.
  - Pedestrian gate – self closing mechanism failed, and it was decided not to replace it.
  - The wheelbarrows were replaced (many thanks to Craig Benson). If you notice a flat tire, please inform the PIID or bring a hand-pump and pump it up.
  - Reminder that the compound does not have a garbage pick up service. Whatever you bring in the compound including trash, please take it away with you.
- **Escalation Rate** – As part of the 2023 budget preparation work, research on escalation (i.e., construction inflation) was conducted to inform the Capital Asset Replacement Plan (CARP). Intelligence Report for 2022 shows that escalation rates were predicted to be in the 5 to 8% in BC. This includes all types of construction and the entirety of BC <https://www.bty.com/media/2022/02/BTY-Market-Intelligence-Report-2022-4.pdf>
  - When looking at Stats Canada and actuals for the Q1 2021 to Q1 2022 period we see a 10 % escalation in the Vancouver Area. <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1810013502&pickMembers%5B0%5D=2.8&cubeTimeFrame.startMonth=01&cubeTimeFrame.startYear=2022&referencePeriods=20220101%2C20220101>
  - We have seen actual escalation of up to 18% in the Victoria region for some trades or specific materials due to supply chain issues, lack of skilled labour and prohibitive cost of housing.
  - In addition, we have to keep in mind that we are on an "isolated" island and as such costs will always be higher for any work we undertake.
  - As such, we recommend that we apply a 15% increase on our capital fund levy to keep up with construction costs increase in the 2022-23 period.
- **Road Committee & Road Status** – Reminder that starting November 1<sup>st</sup>, a MOTI permit is required to access the road with trucks over 5,000kg GVW. Please refer to the following link to apply for a permit: <https://www.piersisland.ca/road-use.html>
- **EV Charging Committee** – As discussed at the AGM, the EV Charging Committee was formed and tasked to work on a long-term solution for EV charging opportunities and infrastructure for the PIID. Approval was received to proceed with an engineering report for a total of \$4,000 provided that the BC Hydro Rebate would cover 75% of the expense. In talking with professionals, the EV Charging Committee has found out that the PIID will



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not qualify for the rebate: *“a shared parking lot where there is not enough parking for every resident, would NOT be eligible for this program as a minimum of one EV Ready parking space per residential unit need to be provided”*. However, the PIID will likely be eligible for rebates and reporting credits as listed here:

- standalone EV charger rebate:  
<https://electricvehicles.bchydro.com/incentives/charger-rebates>
- Transportation Fuels Reporting System (TFRS): <https://veva.ca/BC-LCFS>

The EV Charging Committee is recommending that the engineering study still be conducted for a total amount of \$4,000. This study will:

- include a design option based on the parameters identified by the committee;
- identify rebates and incentives to offset cost of infrastructure;
- provide content to support cost estimating; and
- support the EV Charging Committee report to the Trustees.

Submitted by:

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PIID Buildings & Land Improvements Trustee