

Exemption from LEED Silver Certification

Borden Park and Castle Downs Park Pavilions

Recommendation:

That Transportation and Infrastructure Committee recommend to City Council:

That Borden Park and Castle Downs Park Pavilions be exempted from LEED (Leadership in Energy and Environmental Design) Silver certification as per Sustainable Building Policy C532.

Report Summary

This report requests an exemption for the Borden Park and Castle Downs Park Pavilions from the LEED Silver certification.

Report

- The Sustainable Building Policy C532 mandates that effective 2008, all new City-owned buildings are to be LEED Silver certified. The Policy allows that, where this is not practical, Buildings and Landscape Services will forward a report to City Council explaining why the project will not be formally certified.
- A preliminary review of the LEED checklist indicates that it is unlikely that LEED Silver certification can be achieved in a cost effective manner for both Borden Park and Castle Downs Park Pavilions.
- It is estimated that to achieve the required points to gain the LEED certification the additional third party administration costs will range between \$125,000 and \$150,000 per building.

- The enhanced mechanical/electrical systems required to achieve LEED Silver certification are costly and unnecessary for the programming being contemplated.
- The Borden Park Pavilion is a stand-alone 239 square metre facility that will provide public washrooms, a concession and multi-purpose seating/warm-up area for community use.
- The Castle Downs Park Pavilion is a linear building consisting of three modules that are connected by the roof structure. The first module is 150 square metres and houses the public washrooms, a maintenance office and maintenance storage space. The second module is 370 square metres and will support the storage needs of the Castle Downs Recreation Society. In addition, this module will provide office and meeting room space for this group. The third module is 155 square metres and will provide storage space for the Edmonton Seahawks Football Club.
- Both facilities are relatively small buildings with little design complexity to work with to achieve LEED rating system objectives.
- Attachment 1 outlines more detail behind the difficulty in achieving LEED Silver rating.
- Attachment 2 lists the sustainable features that will be incorporated into the design of the facilities independent of the LEED certification.

Policy

Sustainable Building Policy C532

Corporate Outcomes

The Way Ahead, Edmonton's Strategic Plan 2009-2018:

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Preserve and Sustain Edmonton's Environment

- Partnership with citizens, communities and organizations are leveraged to improve Edmonton's environmental health.
- Edmonton strives to be a leader in environmental advocacy, stewardship, preservation and conservation.

Improving Edmonton's Livability

- Citizens use City recreation facilities and participate in services and programs that provide enjoyment and personal health benefits.
- Complete collaborative communities that are accessible, strong and inclusive with access to a full range of services.

Others Reviewing this Report

- L. Cochrane, General Manager, Community Services
- L. Rosen, Chief Financial Officer and Treasurer

Budget/Financial Implications

The combined budget for these two projects is \$5.6 million. Estimated additional costs without a LEED exemption are in the order of \$0.6 million

Justification of Recommendation

These facilities are relatively small, and have little design complexity and limited material commodity to work with to achieve the LEED Silver certification. If LEED Silver is determined to be necessary, then additional funding would be required to proceed.

Attachments

1. LEED Background for Borden Park and Castle Downs Park Pavilions
2. Sustainable Features for the Borden Park and Castle Downs Park Pavilions