

Executive Summary of Crosier Kilgour LEED Assessment

Executive Summary

Summarized from the *Albert Community Centre LEED Feasibility Study*, Project 2022-1132 by Crosier Kilgour & Partners Ltd.

Crosier Kilgour and Partners (CKP) was approached by the City of Saskatoon (City) to complete a preliminary LEED assessment for the Albert Community Centre. The Albert Community Centre (ACC) is a City owned building with a designated Heritage status, which limits the scope of the renovations. Under the Federal Government's Green and Inclusive Community Building's (GICB) grant, the Albert Community Centre has been awarded funding for capital upgrades as detailed in the Grant application.

The City is introducing a High-Performance Civic Building Policy (the Policy), under which all new builds and major renovations shall be LEED Silver Certified. CKP completed a preliminary assessment to review how the current project scope compares against LEED credits, and provide an overview of what additional scope may be required to meet additional LEED Credits. LEED Certification is based on a prerequisite and credit system, and all prerequisites must be met for a project to receive LEED certification.

LEED has many platforms depending on project types. As the proposed scope at ACC involves a major renovation, LEED v4 BD+C was used as the basis of credit evaluations for this assessment. Supporting documents included existing facility drawings, the RETScreen model, and City of Saskatoon policies. Under LEED v4 BD+C, the following certifications are possible:

LEED Certified	40-49 points
LEED Silver	50-59 points
LEED Gold	60-79 points
LEED Platinum	80+ points

All certification levels require that a set of twelve prerequisites are met.

A high-level credit analysis revealed that 47 LEED credits were likely achievable, and pending further review by design consultants and the City, additional credits could be targeted to meet LEED Silver. Many of the achievable credits require additional professional consultation to confirm both feasibility and cost. An estimate of professional fees for Energy Modelling, Building Systems Commissioning, Building Envelope Commissioning, and LEED Consulting have been provided, which would be necessary to confirm prerequisite and credit feasibility. All prerequisite and credit assessments can be viewed in greater detail within the report's scorecard.

It is recommended that the City and design team members further review the LEED prerequisites to ensure all twelve can be met. If during the early stages of design any of the LEED prerequisites are deemed unachievable within the current project scope or budget, then it is likely that LEED certification will be unsuccessful and should not be pursued as part of the project scope.