

# Albert Community Centre Renewal - High-Performance Civic Building Policy Exemption

## ISSUE

The Green and Inclusive Community Building (GICB) Program has awarded funding to the Albert Community Centre Renewal and Upgrades Project (the Project). Based on the scope and size of the project it is determined to be a major renovation under the City of Saskatoon's (City) High Performance Civic Building Policy (the Policy). As such, the project is required to meet all four requirements listed in the Policy: Leadership in Energy and Environmental Design (LEED) Silver Certification, Net-zero Energy Ready and air tightness, access to water, and compliance with the City's Accessibility Action Plan.

The scope of the Project and corresponding budget were established during the GICB Grant application process in July 2021, prior to the Policy coming into effect in January 2022. Therefore, the original scope and budget did not include requirements to achieve the requirements of the Policy. Due to limited funding available and the Heritage Status of the building, the Project team is seeking exemption from two of the four Policy requirements: LEED Silver Certification and the Net-zero Energy and air tightness target. The renewal and upgrade project will address many high-performance building principles and strive to meet the intent of the Policy as outlined in this report.

## RECOMMENDATION

That the Standing Policy Committee on Environment, Utilities and Corporate Services recommend to City Council that the Albert Community Centre Renewal and Upgrade Project be exempt from the High-Performance Civic Building Policy requirements: LEED Silver Certification and Net-zero Energy and air tightness target.

## BACKGROUND

At the April 7, 2020, Standing Policy Committee on Finance [meeting](#), it was noted Albert Community Centre required significant capital upgrades which would not be covered by existing reserve funds.

At the Governance and Priorities Committee [meeting](#) on August 23, 2021, funding options for the ACC capital upgrades were presented.

At the October 17, 2022, Standing Policy Committee on Finance [meeting](#), funding for Albert Community Centre Capital Renewal was approved, with \$6,507,300 funded from Federal Government Funding and \$1,626,800 from the Civic Buildings Comprehensive Maintenance (CBCM) Reserve, through a one-time exception to Bylaw No. 6774.

## **DISCUSSION/ANALYSIS**

Albert Community Centre (ACC) is a designated Heritage building owned by the City and managed by the ACC volunteer board. The building is operated as a cooperative community centre and is utilized by a wide variety of community groups from many areas and backgrounds in Saskatoon. The building is approximately 110 years old and requires significant repairs and updates.

In July 2021, a funding application was submitted to the Federal Government's GICB Program, to support capital repairs required at ACC. The GICB Program is intended to support green and accessible retrofits, repairs, and upgrades to existing public community buildings that serve high-needs and underserved communities. The scope of the Project was determined at the time of the grant application and was developed to align with capital renewal needs and GICB program requirements. The Policy was under development during this time and was approved by City Council on November 22, 2021, coming into effect on January 1, 2022.

The Project aligns with many of the Policy's objectives. Building upgrades and green initiatives include:

- Energy efficiency and occupancy comfort updates including upgrades to mechanical systems, lighting, controls, and parts of the building envelope;
- Water efficiency upgrades;
- Public safety and security upgrades;
- Accessibility updates; and
- Renewal of Heritage building including envelope upgrades and structural reinforcing to ensure building integrity.

Two of the Policy requirements, Access to Water and Accessibility Action Plan Compliance can be met with the existing scope. Although a partial Policy exemption is requested, the proposed scope of work will make the building greener, with a target of 25.9% (88 Tonnes) reduction in Greenhouse Gas (GHG) emissions, and many of the planned facility improvements align with the City's Triple Bottom Line approach.

The Project's funding is limited, and largely supported by the GICB Grant (80% of Project funding). The City's portion of the funding (20% of Project funding) has been approved as a one-time exemption to Bylaw No. 6774, funded from CBCM Reserve. The GICB Agreement does not allow any changes to the agreed-upon scope for funding. Additional scope to meet full Policy requirements would be funded solely by the City.

Two professional consultants were engaged to review the feasibility of LEED Certification for the Project. LEED Certification levels are based on a credit evaluation system and a set of twelve prerequisites that must be met. Following a preliminary LEED credit review, the Project's design consultant Oxbow Architecture (OA), then completed a financial analysis to fully understand the cost associated with pursuing LEED Silver. OA's review found that the estimated cost to achieve LEED Silver could be an additional \$2,695,500, noting that the work required to meet two prerequisites requires substantial building modifications beyond the GICB scope.

## FINANCIAL IMPLICATIONS

The cost for the recommendation is nil and the project will proceed with the current scope if the exemption is approved.

The existing budget is as follows:

- Total Approved Funding: \$8,134,100
- GICB Federal Government Funding: \$6,507,300
- City of Saskatoon CBCM Funding: \$1,626,800

To achieve LEED Silver, the budget required is as follows:

- Total Funding Required: \$10,829,600 (33.1% increase)
- GICB Federal Government Funding: \$6,507,300
- City of Saskatoon CBCM Funding: \$1,626,800
- Unfunded LEED Requirements: \$2,695,500

## OTHER IMPLICATIONS

If the recommendation is not approved, other implications include:

- Pursuing LEED credits could jeopardize the GICB funding;
  - Mechanical equipment would need to be added to meet LEED prerequisites, which would reduce the GHG savings noted in the GICB agreement; and
  - The GICB funding is schedule-bound, and pursuing additional scope could compromise the funding agreement schedule;
- LEED credits place a priority on energy efficiency and savings, some of which could compromise the ACC's Heritage architecture; and
- ACC is an occupied facility, and additional scope and schedule will further impact community programming.

## NEXT STEPS

This report recommends an exemption from two parts of the Policy. If the recommendation is approved, the Project team will continue with the scope of work as planned, achieving two of the Policy requirements and upholding the intent of the Policy.

## APPENDICES

1. Executive Summary of Crosier Kilgour LEED Assessment
2. Executive Summary of Oxbow Architecture LEED Assessment

### Report Approval

Written by: Samara Tang, Project Engineer, Facilities Management

Reviewed by: Victoria Yong-Hing, Manager of Project Services, Facilities Management  
Pam Hamoline, Interim Director of Facilities Management  
Jeanna South, Director of Sustainability  
Jeremy Meinema, Senior Financial Business Partner, Corporate Financial Services

Approved by: Angela Gardiner, General Manager, Utilities and Environment