



REPORT

REPORT TO: Mayor and Members of Council

REPORT FROM: Jane Diamanti, Director of Libraries

DATE: September 2, 2008

REPORT NO.: LIB-2008-0004

RE: LEED Assessment for the Georgetown Branch Library

RECOMMENDATION:

THAT Report No. LIB-2008-0004, dated September 2, 2008 regarding the LEED assessment for the Georgetown Branch Library be received;

AND FURTHER THAT Council provide direction regarding the pursuit of LEED certification and the level of certification to be achieved for the renovation and expansion of the Georgetown Branch Library.

BACKGROUND:

Pursuant to Council's discussion related to Report No. FIN 2008-0023 at their meeting held June 10, 2008, staff were asked to provide more detail around LEED certification for the expanded/renovated Georgetown Branch Library.

The Library Board subsequently engaged the services of Enermodal Engineering Ltd. (EEL) to conduct a study of the sustainable features already incorporated in the proposed design, and to identify/cost features that could be added to achieve LEED certification at various levels. This study would also estimate the 'payback' associated with energy-saving features, and the soft costs related to the LEED certification process. Given the shared facility, it was agreed to extend the study to include the Cultural Centre.

COMMENTS:

Please find attached the report prepared by EEL, dated August 2008, entitled "LEED Assessment for Halton Hills Public Library- Georgetown Branch and Cultural Centre". The Georgetown Branch Planning Committee and the Library Board have reviewed this study and based on the findings, are supportive of LEED certification. The level of certification to be achieved would need to be determined by Council.

The Board recognizes that the amount to achieve certification would be in addition to the capital costs already estimated for the project, and that the expected longer-term savings would be in operations.

The LEED certification program has become the standard assessment tool in the Canadian building industry. The program directly supports the Town's Green Plan as it provides credit and recognition for upgrades to energy performance and efficiencies

In consultation with staff from the Recreation and Parks Department and based on Council's previous direction related to the LEED's certification program for the new Fire facilities, staff are recommending that we proceed with obtaining the LEED certification.

Library staff also see an opportunity to showcase the expanded/renovated Georgetown Branch Library as a demonstration model for LEED design principles, providing the public with information on sustainable and environmentally friendly features.

RELATIONSHIP TO STRATEGIC PLAN:

This report relates to the following Strategic Goals and Objectives:

Preserve, Protect and Enhance Our Environment

- B.2 To promote an "environment-first" philosophy that recognizes the importance of the protection of the natural environment in all municipal decision-making.
- B.4 To encourage improvements to air quality through facility management, land use planning, transportation management and other programs, and work with other orders of government to address greenhouse gas emissions.
- B.5 To conserve energy through all means including community design, land use planning, transportation planning, and the design/retrofitting of public and private buildings.

FINANCIAL IMPACT:

As per Report LIB-2007-0002 of August 10, 2007, the LEED-related cost for the Georgetown Branch Project was calculated to be \$22,000. This amount was for a LEED consultant to assist the architect in identifying and incorporating LEED design principles, but not to achieve a level of certification.

Based on the assessment done by EEL, the Board is recommending that Council consider LEED certification for this project. The cost depends on the level to be achieved. As stated in the attached assessment, it is suggested that this project could attain either a Basic or Silver level of certification. The costs to do so appear in the table below. The "hard costs" represent the actual upgrades required, and the "soft costs" are those associated with the LEED certification process.

LEED Rating	Approximate Hard Costs	Approximate Soft Costs	Approximate Total Cost	Approximate Total Cost (\$/m2)	Cost Premium (%)
CERTIFIED	\$164,000	\$208,000	\$372,000	\$78	3.6%
SILVER	\$215,000	\$208,000	\$423,200	\$89	4.1%

The payback for LEED is based on an annual energy savings of 20%, resulting in a reduction in utility costs of \$20,000. The table below shows the payback period depending on the desired level of certification.

PAYBACK AREAS	CERTIFIED	SILVER
Energy Savings	20%	20%
Est'd Utility Savings	\$20,000	\$20,000
LEED Hard Cost	\$164,000	\$215,000
Payback (Energy Upgrades)	2.5 years	2.5 years
Payback (LEED Hard Cost)	8.3 years	10.8 years
Payback (Total LEED Cost)	18.7 years	21.2 years

If Council wishes to proceed with LEED certification, the required amount for the desired level of certification would need to be added to the project's current capital budget. The payback would occur on the operational side, and is estimated to be 18.7 years for the Basic level and 21.2 years for the Silver level of certification, exclusive of costs related to debt financing.

COMMUNICATIONS IMPACT:

Should Council approve LEED certification for the Georgetown Branch Project, the Library Board will advise the Consulting Architect, the Georgetown Branch Planning Committee, as well as patrons, staff and the general public. This will be done through the Library's newsletter, website, the neighbourhood communiqué "Growing a Great Library", and through press releases.

ENVIRONMENTAL IMPACT:

As described in the attached report, "LEED Assessment for Halton Hills Public Library-Georgetown Branch and Cultural Centre", the Georgetown Branch Project has the potential of achieving a Basic or Silver level of certification. In either case, the

achievement of credits would result in greater energy efficiency, a reduction in air, water and light pollution, improved recycling of waste, and better use of the site.

CONSULTATION:

The Georgetown Branch Planning Committee, the Library Board, the Consulting Architect, the Town’s Chief Administrative Officer, Director of Finance, and Director of Recreation and Parks were consulted and have contributed to the writing of this report.

CONCLUSION:

The Library Board has commissioned the attached report from Enermodal Engineering Ltd., entitled “LEED Assessment for Halton Hills Public Library- Georgetown Branch and Cultural Centre” to provide Council with additional background on the sustainable features in the current design, and features that could be added to achieve certification. The report provides estimates on the expected energy savings. The report also outlines costs associated with the LEED certification process.

Based on the findings of the Enermodal Engineering report, the Library Board is in favour of LEED certification for the Georgetown Branch Project. The Library Board requests direction from Council as to the pursuit of LEED certification for the Georgetown Branch Project, and the level of certification to be achieved.

Respectfully submitted,

Jane Diamanti
Director of Libraries

Dennis Y. Perlin
Chief Administrative Officer