

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: PAUL JANKOWSKI, DEPUTY CITY MANAGER, PUBLIC WORKS
JACK GRAZIOSI, DIRECTOR OF INFRASTRUCTURE DELIVERY

DATE: OCTOBER 19, 2015

SUBJECT: COUNCIL – OCTOBER 20, 2015

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Item #	17
Report No.	35 (cw)
Council - October 20/15	

**BUDGET AMENDMENT AND AWARD OF TENDER T15-275 – CONSTRUCTION OF
FIRE STATION #73 AND YORK REGION PARAMEDIC RESPONSE STATION #31 –
7690 MARTIN GROVE ROAD (WARD 2)**

At the Committee of the Whole meeting of October 7, 2015, Report No. 35, Item No. 17, an enquiry was made regarding:

1. The Leadership in Energy & Environmental Design (LEED) standard for Fire Station #7-3; and
2. General construction cost premium associated with LEED Silver and LEED Gold buildings.

The detailed design and construction documents for Fire Station #7-3 required a minimum LEED silver standard be achieved

In accordance with Objective 2.3 of Green Directions Vaughan, the City's community sustainability and environmental master plan, a minimum standard of LEED Silver certification was established for all new municipal buildings, where practicable. Consistent with the construction of the most recent fire station project (Fire Station #7-10 in 2011), the design team of Fire Station #7-3 is required to meet the LEED Silver standard, as a minimum.

It is common practice for the project design team to target the next highest LEED level during the detailed design phase, as the LEED evaluation and verification process can only be carried out after construction of the building has been completed. This will ensure that any unforeseen conditions that may arise during construction, do not impact the ability to achieve the required LEED certification standard. This approach was utilized in the past for Fire Station #7-10 and it subsequently received a LEED Gold Certification.

Based on the completed detailed design for Fire Station #7-3, it is also tracking to exceed the minimum LEED Silver requirements with a goal of achieving LEED Gold certification. Evaluation and verification of the LEED standard is carried out by the Canada Green Building Council, upon completion of all construction.

Average building construction costs increase with higher LEED standards

The LEED certification is based on a point system, where LEED Silver is achieved with 50-59 points, and LEED Gold requires 60-79 points. When a building can obtain 80 points and above, a LEED Platinum certification will be achieved.

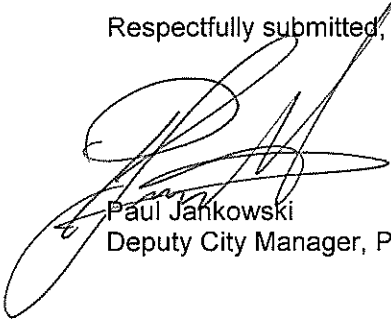
The cost premium associated with each point will vary significantly based on the various building elements being considered, for example, having a *Public Transportation Access* (as defined by LEED guideline) may have small construction cost implications but can obtain up to 6 points. Once these types of low/no cost points have been incorporated into the design and construction, the cost of other elements that receive points increases, that adds to overall construction costs when pursuing a higher LEED certification.

The City's project cost consultant for Fire Station #7-3 has estimated that a 2-4% cost increase results from specifying a LEED Silver certification, and a 4-8% cost increase would not be atypical, where LEED Gold certification is targeted.

Report prepared by:

Gabriel Wong, Manager of Building Construction, Building and Facilities, Ext. 8101

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Paul Jankowski', with a large, stylized flourish extending from the bottom left.

Paul Jankowski
Deputy City Manager, Public Works

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Jack Graziosi
Director of Infrastructure Delivery