



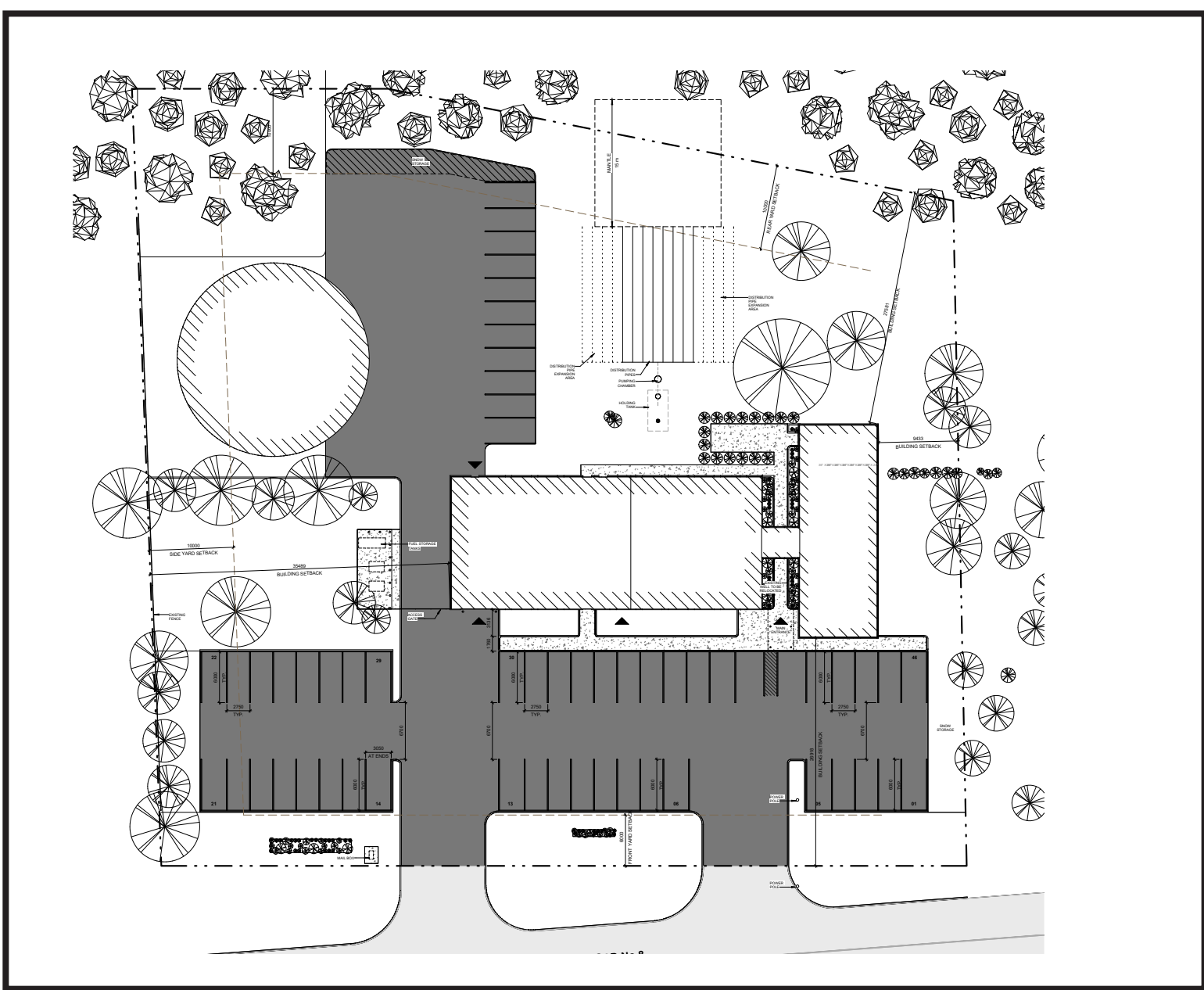
PROPOSED CONCEPTUAL EXTERIOR DESIGN

SEPTEMBER 18 2024

TOWNSHIP OF RIDEAU LAKES MUNICIPAL OFFICE - REDEVELOPMENT

OPTION 1- RENOVATE AND PROVIDE AN ADDITION

V// SITE KEY PLAN



Building Summary

The township of Rideau Lakes is an amalgamation of the municipalities of North Crosby, South Crosby, Bastard and South Burgess, South Elmsley and the Village of Newboro. After amalgamation in 1998 the need for a centralized administrative space was selected to be in Chantry. The building selected as the administrative hub for the Township is the building studied as part of this preliminary design assessment and is located at 1439 Country Road 8. The facility is the former administrative and maintenance center for the township of Bastard and South Burgess and was built in approximately 1979 as a combination of office space and maintenance/storage garages. After amalgamation in the early 2000's a renovation was completed to the township office to expand the office space. At the time the renovation project proposed to take over 2 of the 3 former vehicle storage bays in the building. This renovation has served the Township well for the last 2 decades however with development and growth in the Township since that time the needs of the building have out grown the space that is available, requiring a new development strategy.

Existing Construction

The existing building is constructed as a pre-engineered steel building. The overall area of the existing building is approximately 567m² (6100sf.)

Exterior Wall construction

The existing exterior wall construction is a combination of a pre-engineered batt insulation lined with fire retardant vapour barrier and clad with metal siding. This assembly can be found along the upper portion of the building façade. The lower section of the building envelope is constructed as a free standing concrete 8" concrete block assembly. On some building elevations it is clad with thin brick masonry cladding. On most elevations the masonry is simply painted. The interior side of the envelope is constructed with 2" of extruded insulation board and clad with painted gypsum board on the interior side.

Exterior Roof Construction

Similar to the upper portion of the exterior walls the roof is constructed as an extension to the pre engineered building assembly made up of batt insulation lined with fire retardant vapour

barrier and clad with metal siding.

Existing Interior Construction

The interior construction of the building is made up of a variety of construction types. In the original construction of the building - the east side of the floor plan - the partitions are constructed as of metal stud and gypsum board. On the west side of the plan - the area which had been most recently renovated - the floor plan arrangement is constructed of wood studs and gypsum board. The second floor assembly is constructed of wood joists and wood dimensional lumber to support an open storage and service area.

Functional Space Requirements

A function Space program has been developed for the proposed new building. A separate document has been prepared for review. The functional space program that has been developed is a summary of all of the space types with an area assigned to each. After developing the list of necessary spaces a gross up factor is applied to the building to account for necessary spaces such as, corridors, area taken up by walls and services and other normally unaccounted for space. A high level overview of the space types that are proposed include the following.

Area A: Public Areas

- Washrooms
- Reception
- Lobby/Vestibules

Area B: Administrative Areas

- Private Administrative Offices
- Open Administrative Offices
- IT and Server Rooms
- Copier/Printer Areas
- Meeting Rooms
- Council Chambers

Area C: Miscellaneous Spaces

- Common Washrooms

- Kitchen Area
- Lunchroom Areas
- Records Storage
- Maintenance Garage
- Service Rooms
- Janitor Rooms

Scenario 1: Keep maintenance Garage
The proposed program is set at approximately 795m² (8,558sf.)

Scenario 2: Remove Maintenance Garage
The proposed program is set at approximately 708m² (7,618sf.)

SCOPE OF WORK

In this option the proposed construction would involve a complete removal of the exterior envelope assembly and replacement with a new modernized assembly. All interior separating partitions would be removed to make way for an entirely new floor plan arrangement. All mechanical and electrical systems would be removed and brought back to the incoming service location in preparation for a new arrangement. A new addition would be built on the east side of the building allowing for the expansion of the building foot print to account for the deficiency of space.

PROPOSED CONSTRUCTION

The proposed construction for the building will involve a significant overhaul to the envelope assembly and interior spaces. To begin the replacement of the interior concrete floor assembly will be necessary because of the removal that will be required to accommodate new plumbing runs, relocation of some mechanical and electrical services and to accommodate new below slab insulation and vapour barrier. The full exterior walls will be replaced with a new insulated metal stud and drywall assembly, the base of the wall will be clad with a hardened material to ensure long term durability with the top of the wall clad with a cost effective and durable metal cladding assembly. Significantly increased insulation values will be provided in the exterior walls with an improvement to approximately R30. The roof assembly will be limited in its proposed improvement in overall R value. Due to the strict structural loading consideration since the building was first constructed the roof will not be permitted to be additionally loaded in excess of what it was at the time of original construction. Due to this the load limitations on the roof will not be possible to any considerable degree. However old insulation will be replaced with new and a new metal roof assembly will be provided. All new interior construction will be provided through the construction of wood and gypsum board partition construction. A main design feature will be to incorporate as much natural light into the interior spaces as possible through the use of glass screens wherever possible to ensure that the space feels open and connected. All Mechanical and Electrical systems will be fully replaced to meet current energy performance standards, including high efficiency mechanical systems and low energy light systems with lighting control and LED fixtures.

ONTARIO BUILDING CODE DATA

Major Occupancies:	Group D and Group F2 (Office and Repair Garage)
Building Area:	795m² (8,558)
Building Height:	5.3m (17'-6")
Number of Storeys:	1
Number of Facing Streets:	1
Building Classification:	3.2.2.55 - Group D, up to 2 Storeys
Sprinkler System required:	Not Required
Standpipe required:	Not Required
Fire Alarm Required:	Not Required
Construction Type:	Combustible and Non-Combustible
Occupant Load:	Designed as 98 people
Barrier Free Design:	Yes, designed to OBC and CSA B651
Fire Ratings:	Floor construction to be 3/4hr if of combustible construction

COST SUMMARY:

OPTION 1.1 - RENOVATE EXISTING MAINTENANCE GARAGE (Area 795m²)

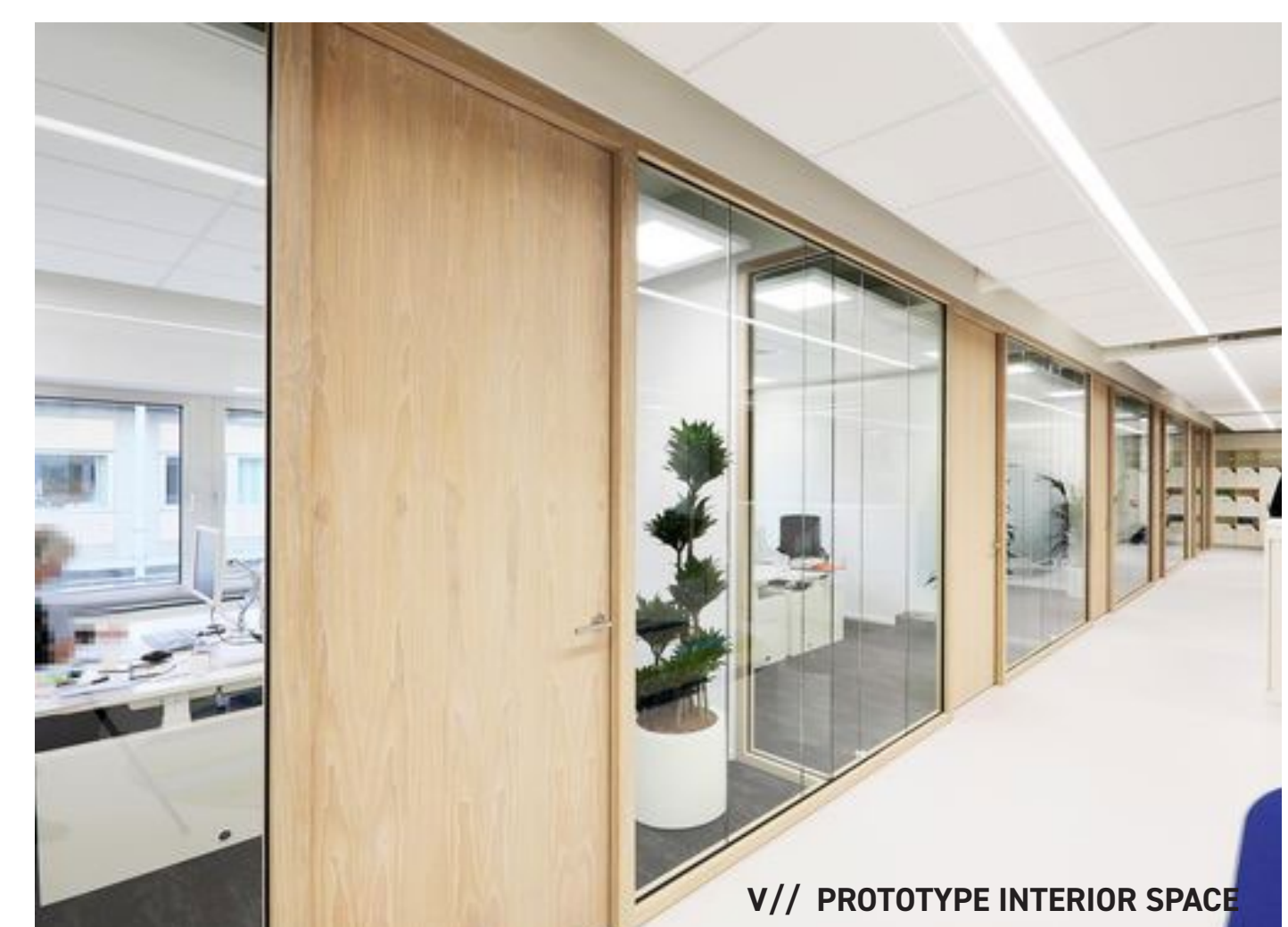
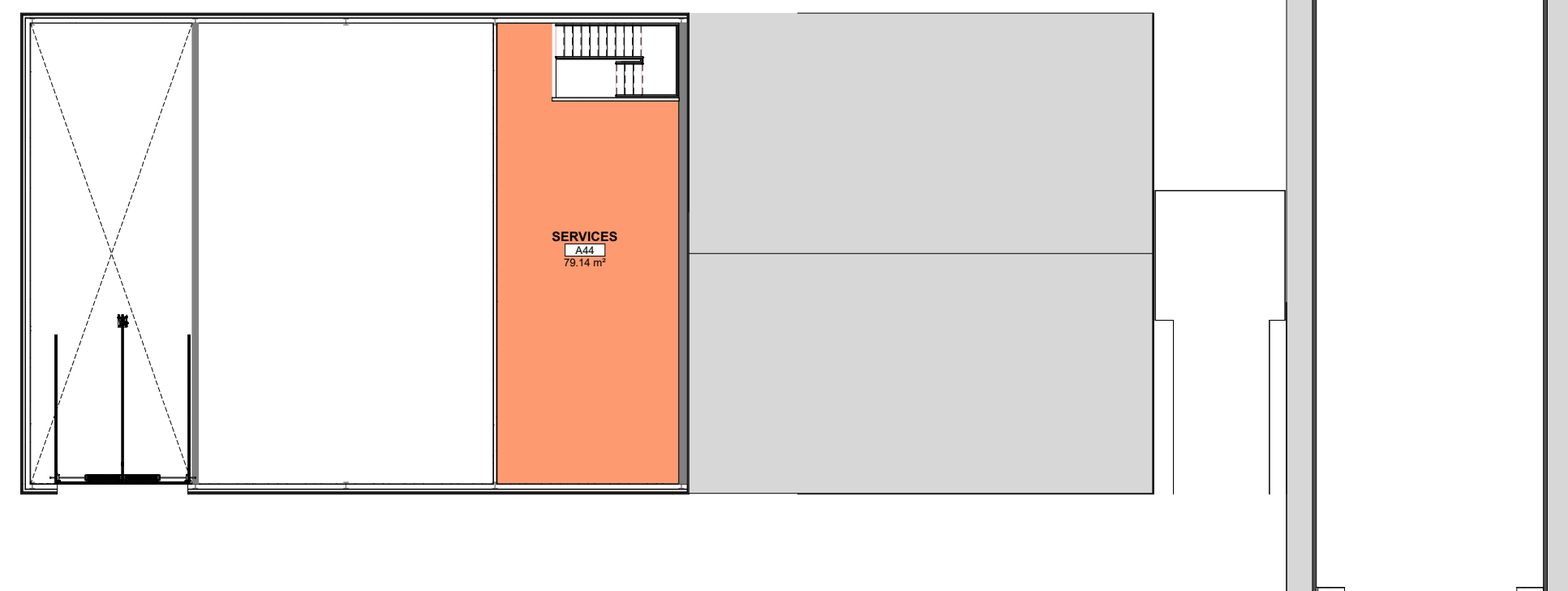
Based on the established scope of work as described above and in our analysis, the anticipated construction cost for this option can be expected to be **\$3,412,000**. At this stage of development this cost can be expected to be to an accuracy of approximately 15% above and below this number.

OPTION 1.2 - FULL REMOVAL OF MAINTENANCE GARAGE (Area 708m²)

Based on the established scope of work as described above and in our analysis, the anticipated construction cost for this option can be expected to be **\$3,102,000**. At this stage of development this cost can be expected to be to an accuracy of approximately 15% above and below this number.



V// PROPOSED LEVEL 2 FLOOR PLAN



V// PROTOTYPE INTERIOR SPACE