

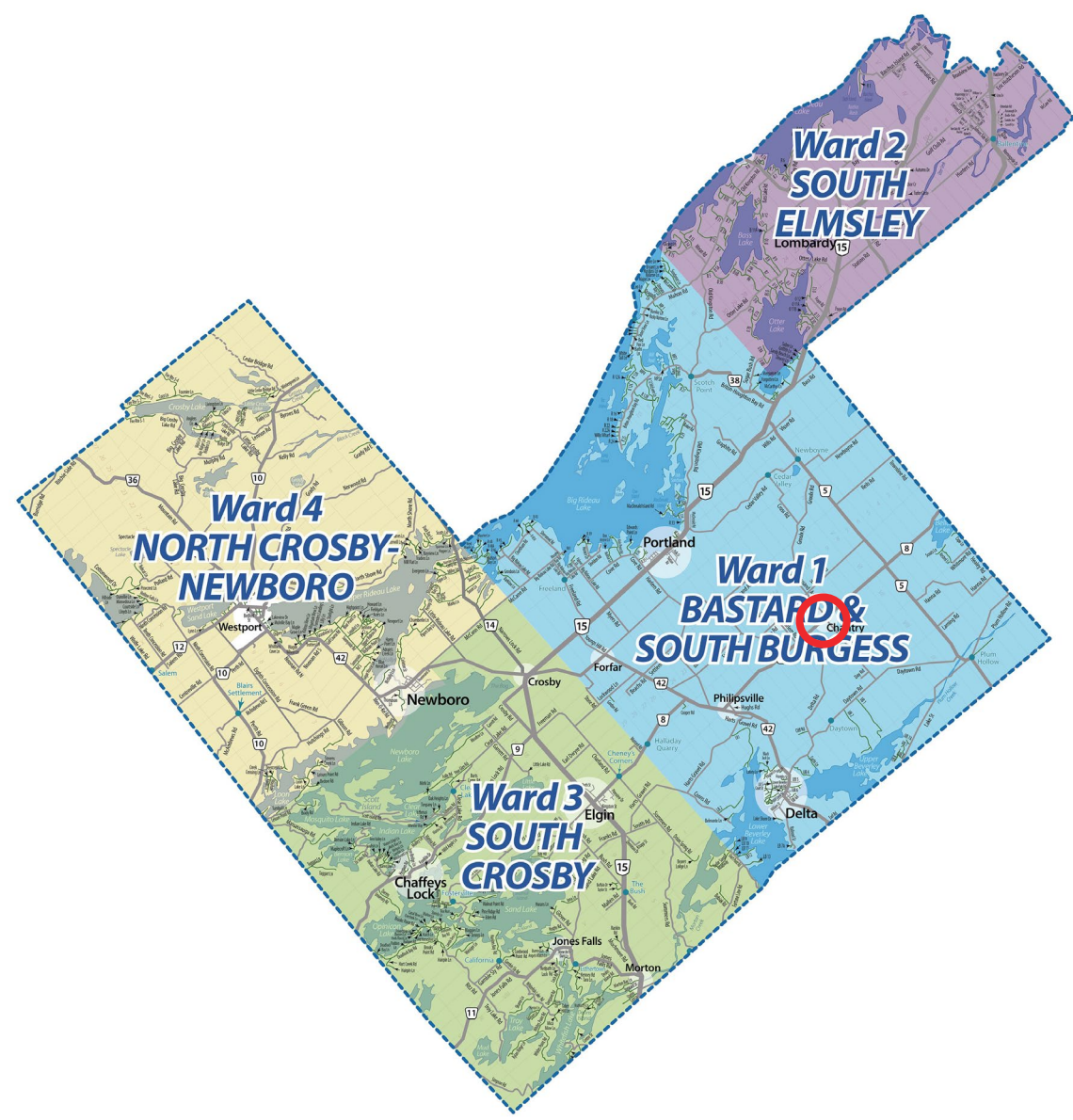


^\\ PROPOSED CONCEPTUAL EXTERIOR DESIGN

SEPTEMBER 18 2024

TOWNSHIP OF RIDEAU LAKES MUNICIPAL OFFICE - REDEVELOPMENT OPTION 2- NEW BUILD

V// TOWNSHIP 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.

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
- Service Rooms
- Janitor Rooms

The proposed program is set at approximately 708m² (7,618sf.)

Site Planning Space Requirements

When selecting a site as a possible location for redevelopment the following list of items should be considered:

Zoning Designation - Institutional

Minimum site area: 8,000m²

Minimum frontage 60m

Geometry: generally square or rectangular, not irregularly shaped.

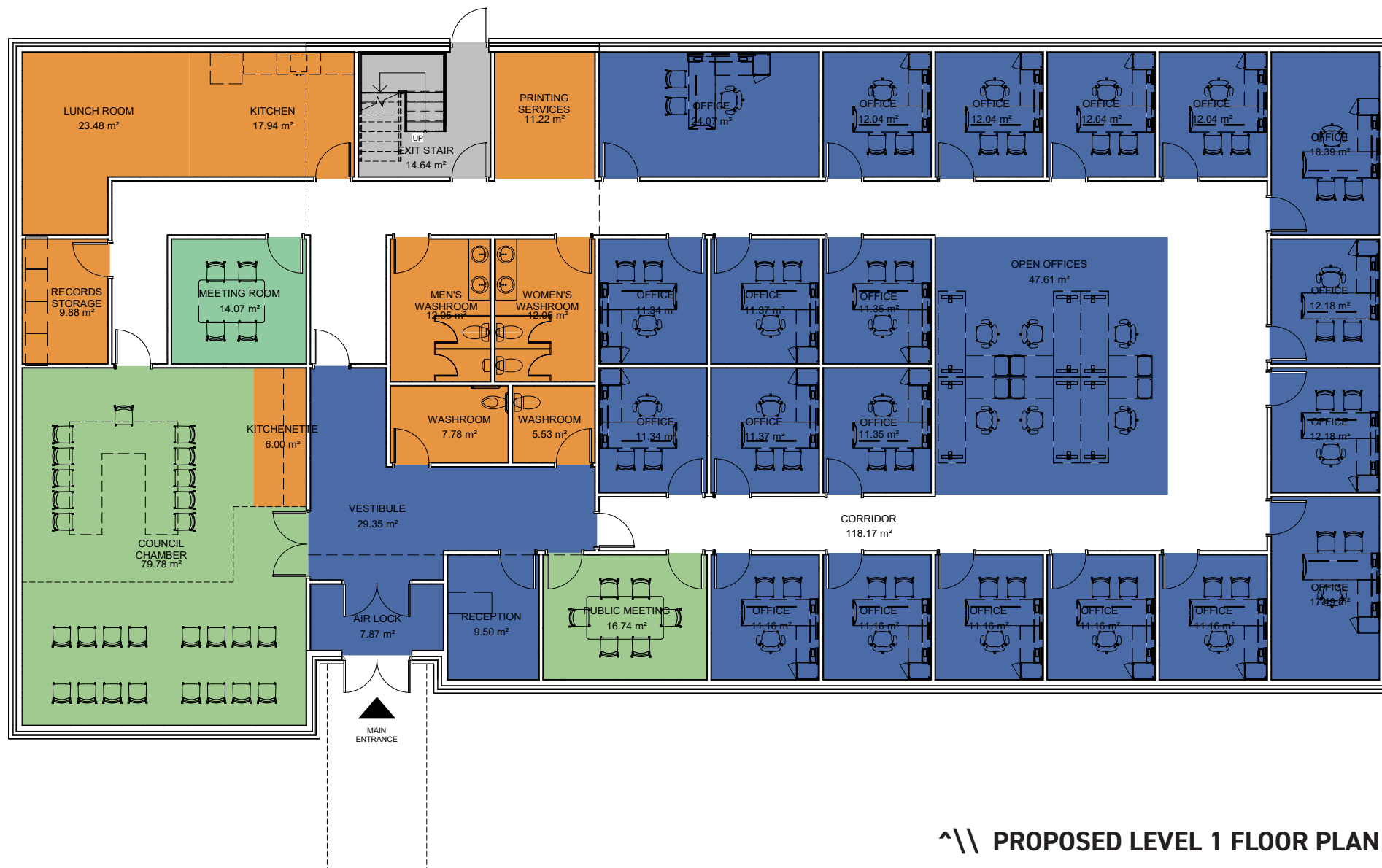
Proximity: centrally located within the Township boundaries

Slope: a gently low sloping site without large exposed bedrock outcrops, preferably in line with higher elevation

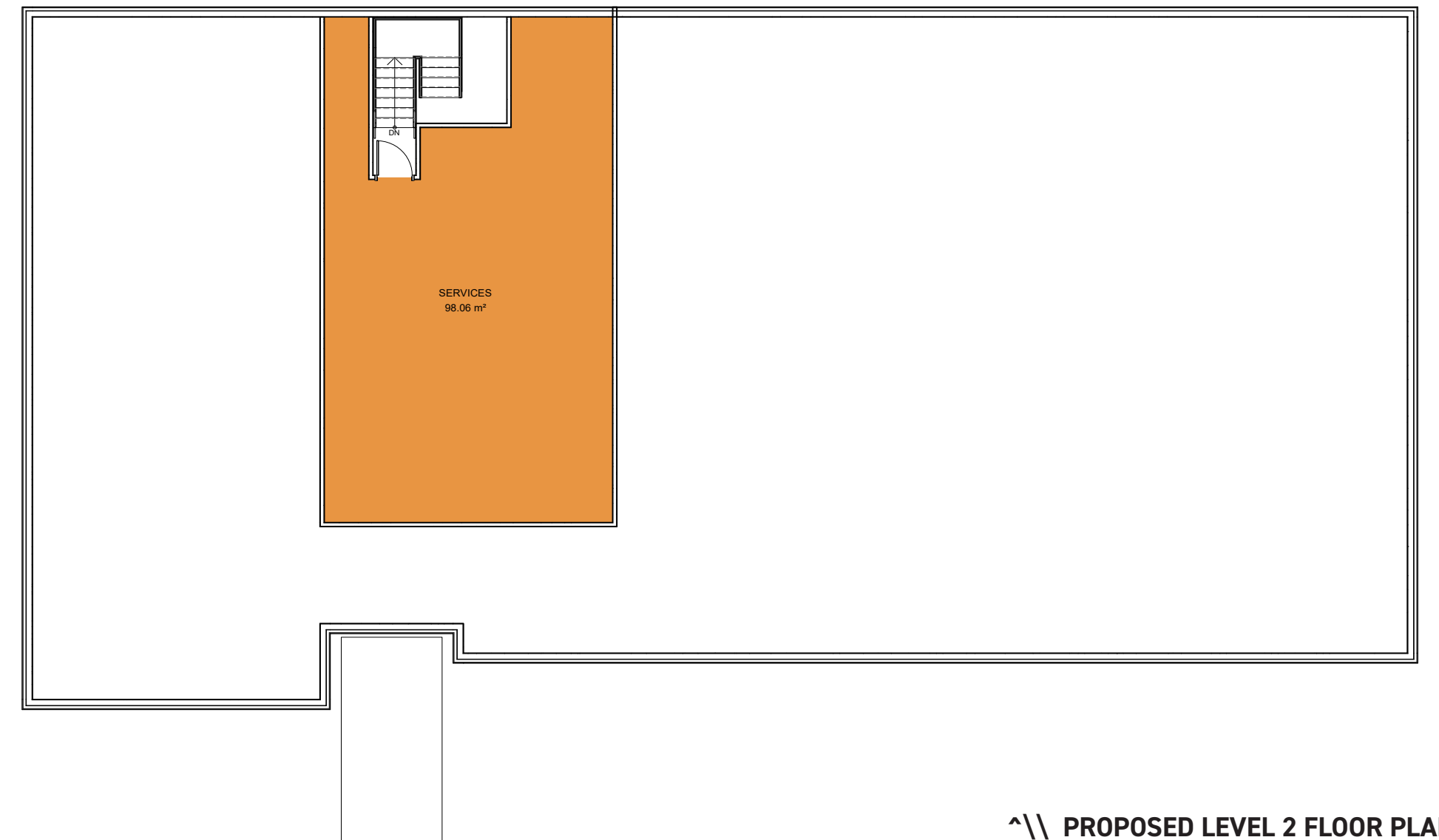
Roadways: along main roads or within village settings

Services: frontage with electrical and communications readily available

V// PROPOSED FLOOR PLANS LEVEL 1 AND LEVEL 2



^\\ PROPOSED LEVEL 1 FLOOR PLAN



^\\ PROPOSED LEVEL 2 FLOOR PLAN

ONTARIO BUILDING CODE DATA

Major Occupancies:	Group D and Group F2 (Office and Repair Garage)
Building Area:	708m² (77,618)
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

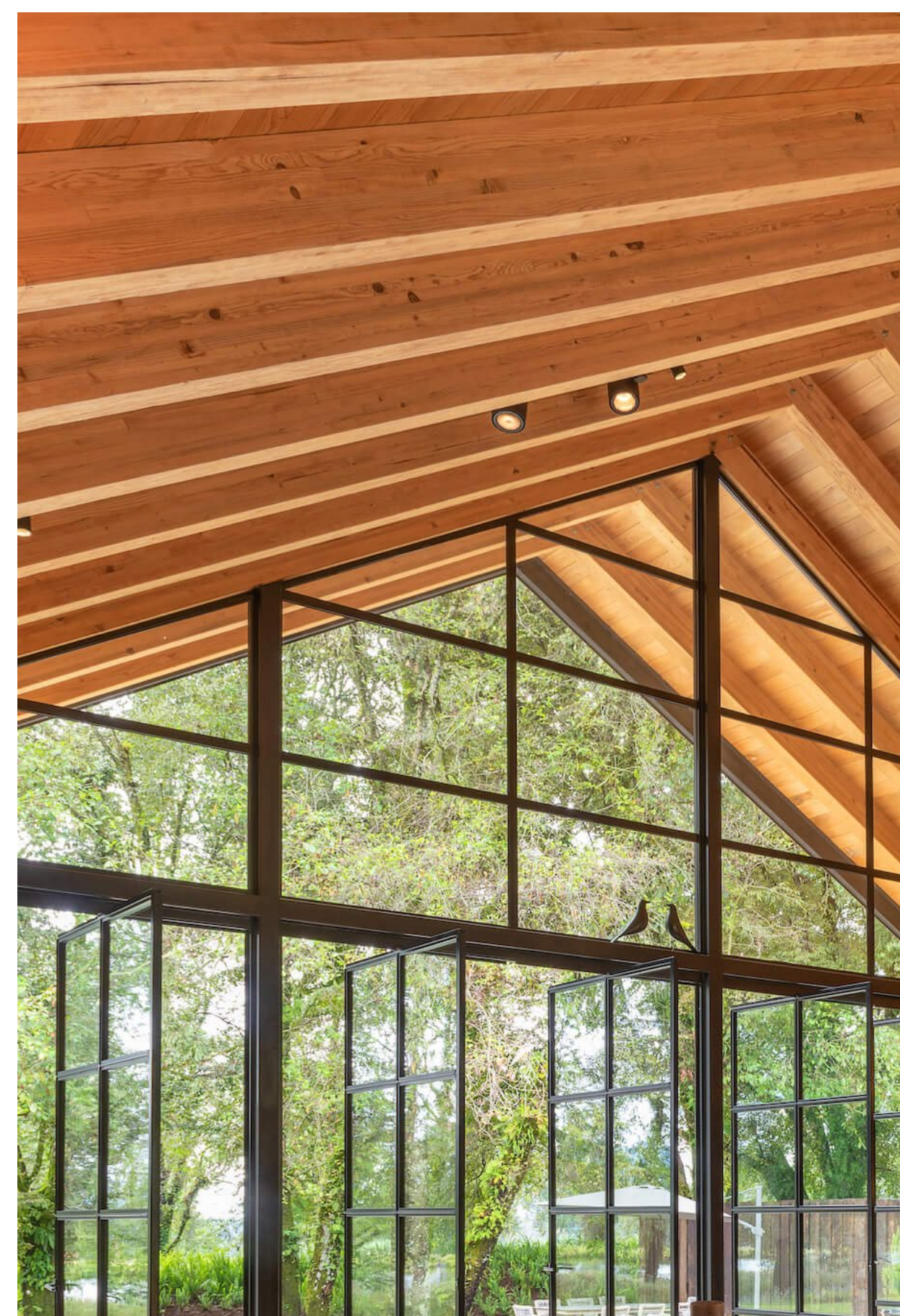
COST SUMMARY:

OPTION 2.1 - NEW BUILD ON OTHER SITE (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 **\$3,369,000**. At this stage of development this cost can be expected to be to an accuracy of approximately 15% above and below this number.

OPTION 2.2 - NEW BUILD ON EXISTING SITE (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 **\$3,344,000**. At this stage of development this cost can be expected to be to an accuracy of approximately 15% above and below this number.



V// PROTOTYPE INTERIOR SPACE

