



TO: The Town of The Blue Mountains  
Committee of the Whole

RE: ***The Blue Mountains Pubic Library 2<sup>nd</sup> Floor Daycare as Option***

DATE: February 4, 2019

### A. Recommendation

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That The Town of The Blue Mountains Council receive as information the report entitled, "The Blue Mountains Pubic Library 2<sup>nd</sup> Floor Daycare as Option".

### B. Building Options

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The building program as presented includes a 3,500sqft addition to L.E. Shore. As proposed, this addition is a one-story structure.

The costing summaries provided in the LGA Architectural Partners Inc deputation report includes (pg. 20), by request, an investigation of an optional second floor which could be deigned out as a daycare. While this is not within the mandate of the public library, it is a strong location for such a facility as partnerships with the library could occur. Additionally, this location is a neighbor to the BVCS elementary school.

The \$2.3 million optional floor/daycare, not being under library services, would not qualify for DC expenses. The daycare floor addition is an opportunity which could serve up to 100 additional spots for the Town, and therefore we believed it was appropriate to make known the opportunity for this space while in the budget discussions and design phase.

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On behalf of the Blue Mountains Public Library,  
Dr. Sabrina ER Saunders, MLIS  
CEO and Board Secretary  
[LibraryCEO@TheBlueMountains.ca](mailto:LibraryCEO@TheBlueMountains.ca)

**The Blue Mountinains - Public Libraries**  
**Order of Magnitude Estimate - Revision 4**  
 The Blue Mountains, Ontario

**EXECUTIVE ESTIMATE SUMMARY**

The 'Hard' Construction Cost Estimate can be summarized as follows, include the associated general requirements, fees, and contingencies

| Component  | GFA(M2)      | \$/m2 (GFA)       | GFA(SF)       | \$/SF (GFA)     | ESTIMATE TOTAL      |
|--|--------------|-------------------|---------------|-----------------|---------------------|
| <b>1 Craigleith Heritage Depot Museum &amp; Library:</b>       |              |                   |               |                 |                     |
| 1.1 Building Addition  | 815          | \$6,226.52        | 8,773         | \$578.46        | \$5,074,616         |
| 1.2 Renovations  | 281          | \$2,808.54        | 3,025         | \$260.92        | \$789,200           |
| 1.3 Site Development   | 3,778        | \$170.52          | 40,663        | \$15.84         | \$644,184           |
| <b>Estimate Total - Craigleith Depot Museum &amp; Library</b>  | <b>1,096</b> | <b>\$5,937.96</b> | <b>11,797</b> | <b>\$551.65</b> | <b>\$6,508,000</b>  |
| <b>2 L. E Shore Library &amp; Cultural Centre:</b>             |              |                   |               |                 |                     |
| 2.1 Building Addition  | 323          | \$6,889.38        | 3,477         | \$640.04        | \$2,225,270         |
| 2.2 Renovations  | 969          | \$2,811.31        | 10,427        | \$261.18        | \$2,723,200         |
| 2.3 Site Development   | 4,804        | \$61.33           | 51,710        | \$5.70          | \$294,630           |
| <b>Estimate Total - LE Shore Library &amp; Cultural Centre</b> | <b>1,292</b> | <b>\$4,059.20</b> | <b>13,903</b> | <b>\$377.11</b> | <b>\$5,243,100</b>  |
| <b>3 HST - EXCLUDED</b>  |              |                   |               |                 |                     |
| <b>TOTAL COMBINED CONSTRUCTION COST (excluding HST)</b>        | <b>2,388</b> | <b>\$4,921.60</b> | <b>25,701</b> | <b>\$457.23</b> | <b>\$11,751,100</b> |

| LE Shore Library & Cultural Centre - Addition   | GFA(M2)      | \$/m2 (GFA)        | GFA(SF)       | \$/SF (GFA)       | ESTIMATE TOTAL     |
|---|--------------|--------------------|---------------|-------------------|--------------------|
| <i>Note: Include all the associated general requirements, fees, and contingencies</i>                             |              |                    |               |                   |                    |
| <b>4 Building Addition, Included above in base estimate</b>   | <b>1,292</b> | <b>\$4,059.20</b>  | <b>13,903</b> | <b>\$377.11</b>   | <b>\$5,243,100</b> |
| <b>5 Separate Estimate, Basement Addition, Storage Program, Including:</b>  |              |                    |               |                   |                    |
| 5.1 Program area to basement level, including stairwells and elevator, including walls below grade, finishes etc. | 380          | \$2,669.74         | 4,090         | \$248.03          | \$1,014,500        |
| 5.2 Stairwells at ground floor, including structure, cladding, roofing, etc.                                      | 57           | \$4,842.11         | 614           | \$449.85          | \$276,000          |
| 5.3 Elevator, cab and equipment (structure included above)  |              |                    | 2 stops       |                   | \$97,400           |
| <b>5.4 Subtotal for Basement Addition</b>   | <b>437</b>   | <b>\$7,511.84</b>  | <b>4,704</b>  | <b>\$697.87</b>   | <b>\$1,387,900</b> |
| <b>Subtotal, Including Addition Base Estimate + Basement</b>  | <b>1,729</b> | <b>\$3,835.92</b>  | <b>18,607</b> | <b>\$356.37</b>   | <b>\$6,631,000</b> |
| <b>6 Separate Estimate, Second Floor, Daycare, Including:</b>   |              |                    |               |                   |                    |
| 6.1 Program area to Second Floor, including walls below grade, finishes etc.                                      | 323          | \$6,328.79         | 3,477         | \$587.96          | \$2,044,200        |
| 6.2 Stairwells, including structure, cladding, etc.   | 57           | \$4,842.11         | 614           | \$449.85          | \$276,000          |
| 6.3 Elevator, cab and equipment (structure included above)  |              |                    | 1 stop        |                   | \$48,400           |
| <b>6.4 Subtotal for Second Floor</b>  | <b>380</b>   | <b>\$11,170.90</b> | <b>4,090</b>  | <b>\$1,037.81</b> | <b>\$2,368,600</b> |
| <b>Total, Including Addition Base Estimate + Basement + Second Floor</b>  | <b>2,109</b> | <b>\$4,267.92</b>  | <b>22,697</b> | <b>\$396.50</b>   | <b>\$8,999,600</b> |