SPRIET
ASSOCIATES
ENGINEERS & ARCHITECTS
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London, Ontario N6A 1A8
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April 5, 2017

Town of Aylmer
46 Talbot Street West
Aylmer, Ontario
N5H 1J7

To Jennifer Reynaert:
Administrator / Deputy Clerk

Re: Aylmer Library Relocation
East Elgin community Complex
Our Job No. 214096

In accordance with your request, we have prepared the attached cost estimate and concept plans.

Concept 1 illustrates all three of the community halls converted into a new library facility. An option "A" and "B" have been provided, with option "B" demonstrating the recommended upgrades of an added universal washroom facility.

Concept 2 illustrated two of the community halls converted into a new library facility. In this concept the Lounge and Washrooms would be considered shared space with the hall, as the circulation desk would require a security grill installed as well as lockable doors to limit access to the library as scheduled hours.

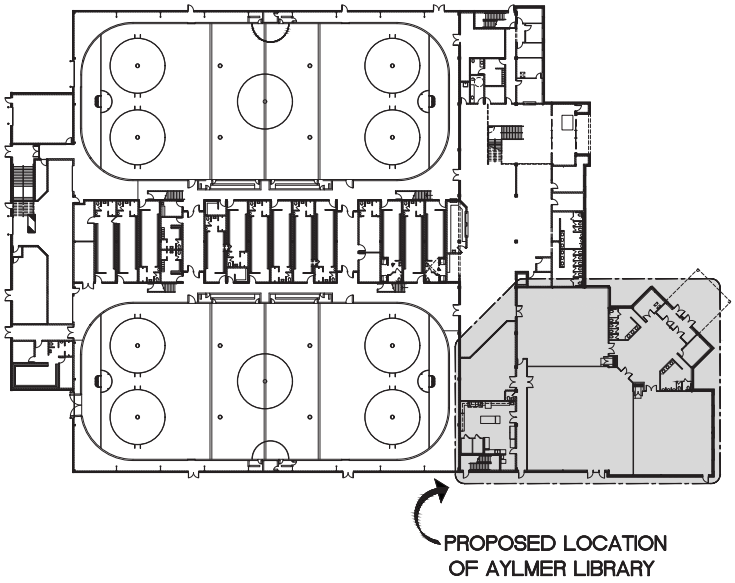
The cost estimates attached does not include any exterior upgrades required to the existing site. The external book drop is also excluded, as an existing box could be utilized.

Should you have any questions please contact the undersigned.

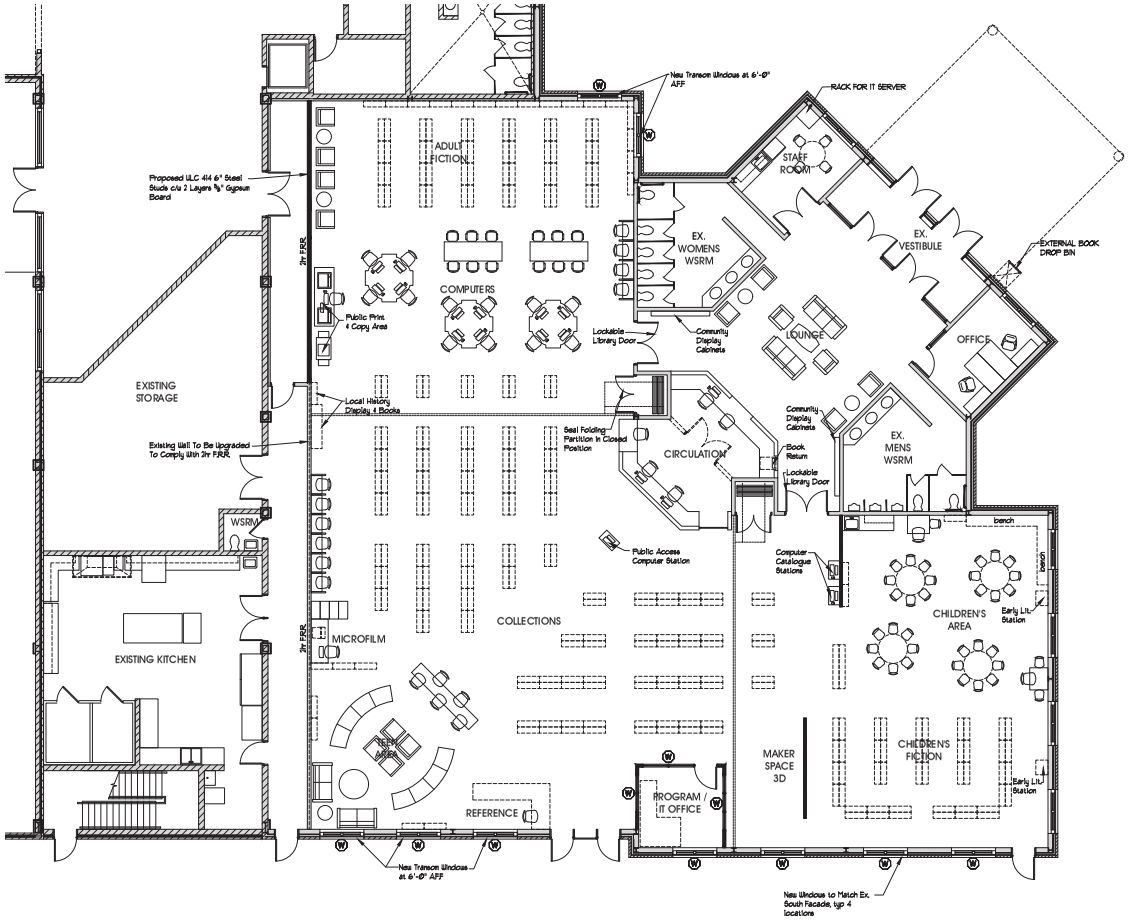
Yours truly,

SPRIET ASSOCIATES LONDON LIMITED

K. J. McIlmurray, P. Eng., OAA

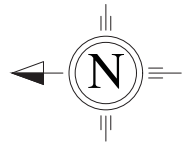


AYLMER LIBRARY - PROGRAM = 8009 SQ FT - OCCUPANT LOAD 600 EXISTING COMMUNITY HALL = 1941 SQ FT COMMON AREA = 1523 SQ FT			
LINE		AREA	SEATS
1	CIRCULATION DESK	298 SQ FT	3 COMPUTER STATIONS / 5 SEATS
2	LOUNGE	240 SQ FT	10 SEATS
3	STAFF ROOM	152 SQ FT	4 SEATS
4	MENS WASHROOM	259 SQ FT	5 FIXTURES
5	WOMENS WASHROOM	261 SQ FT	5 FIXTURES
6	OFFICE	152 SQ FT	2 COMPUTER STATION
7	CHILDRENS AREA	710 SQ FT	40 SEATS
8	CHILDRENS LITERATURE	657 SQ FT	N/A
9	MAKER SPACE 3D	187 SQ FT	N/A
10	PROGRAM / IT OFFICE	126 SQ FT	1 SEAT
11	COLLECTIONS	2,300 SQ FT	4 COMPUTER STATIONS / 8 SEAT
12	TEEN AREA	482 SQ FT	21 SEAT
13	COMPUTERS	688 SQ FT	12 COMPUTER STATIONS
14	ADULT FICTION	1,070 SQ FT	20 SEATS
15	WORK ROOM	277 SQ FT	2 COMPUTER STATIONS
16	REFERENCE	187 SQ FT	1 SEAT
17	EXISTING STORAGE	968 SQ FT	N/A
18	EXISTING KITCHEN	939 SQ FT	N/A
19	EXISTING WASHROOM	34 SQ FT	N/A



FLOOR PLAN CONCEPT 1.A

SCALE: 1/8" = 1'-0"



PROPOSED CONCEPT PLANS

AYLMER LIBRARY

EAST ELGIN COMMUNITY COMPLEX

JOB #214096

SPRIET ASSOCIATES
architects - engineers

DATE: APRIL 4, 2017

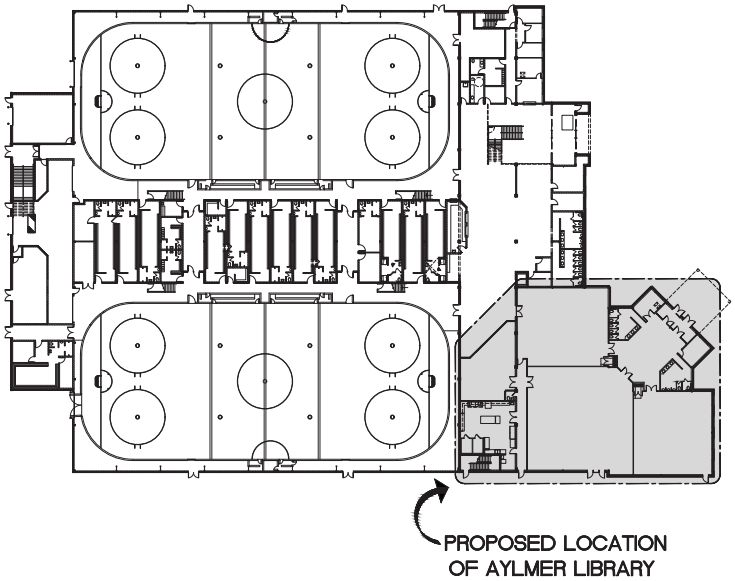
AYLMER LIBRARY RELOCATION

COST ESTIMATE

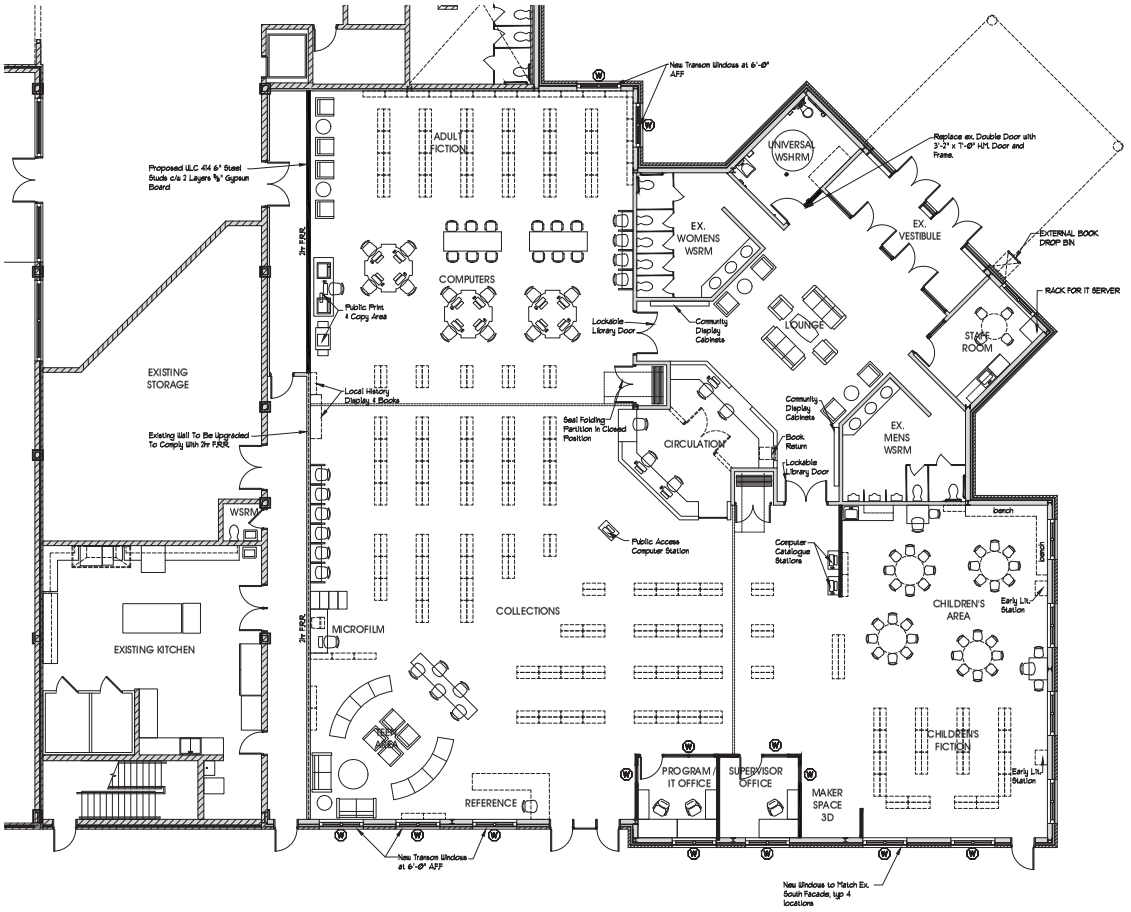
CONCEPT 1.A

1.	Selective Demolition	$	6,250.00
2.	New Ceiling, including light fixtures	$	94,750.00
3.	Partitions	$	18,085.00
4.	Windows (Interior & Exterior)	$	24,000.00
5.	New Flooring	$	68,000.00
6.	Painting	$	8,000.00
7.	Doors and Frames	$	2,000.00
8.	Millwork (Allowance)	$	45,000.00
9.	Wall at Reception	$	8,000.00
10.	Fireplace (not shown on plan)	$	2,500.00
11.	Mechanical	$	20,000.00
12.	Wiring	$	15,000.00
13.	Staff Room	$	15,000.00
	Sub-Total	$	326,585.00
	Architectural & Engineering Fees at 10%	$	32,658.50
	TOTAL ESTIMATED COST	$	359,243.50

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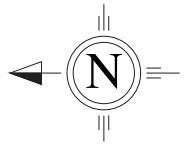


AYLMER LIBRARY - PROGRAM = 8009 SQ FT - OCCUPANT LOAD 600 EXISTING COMMUNITY HALL = 1941 SQ FT COMMON AREA = 1523 SQ FT			
LINE		AREA	SEATS
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3	STAFF ROOM	152 SQ FT	4 SEATS
4	MENS WASHROOM	259 SQ FT	5 FIXTURES
5	WOMENS WASHROOM	261 SQ FT	5 FIXTURES
6	UNIVERSAL WASHROOM	152 SQ FT	1 FIXTURE
7	CHILDREN'S AREA	710 SQ FT	40 SEATS
8	CHILDREN'S LITERATURE	657 SQ FT	N/A
9	MAKER SPACE 3D	187 SQ FT	NA
10	PROGRAM / IT OFFICE	121 SQ FT	2 COMPUTER STATIONS
11	COLLECTIONS	2,300 SQ FT	4 COMPUTER STATIONS / 8 SEAT
12	TEEN AREA	482 SQ FT	21 SEAT
13	COMPUTERS	688 SQ FT	12 COMPUTER STATIONS
14	ADULT FICTION	1,070 SQ FT	20 SEATS
15	WORK ROOM	277 SQ FT	2 COMPUTER STATIONS
16	REFERENCE	187 SQ FT	1 SEAT
17	EXISTING STORAGE	968 SQ FT	N/A
18	EXISTING KITCHEN	939 SQ FT	N/A
19	EXISTING WASHROOM	34 SQ FT	N/A
20	SUPERVISOR OFFICE	121 SQ FT	1 COMPUTER STATION



FLOOR PLAN CONCEPT 1.B

SCALE: 1/8" = 1'-0"



PROPOSED CONCEPT PLANS

AYLMER LIBRARY

EAST ELGIN COMMUNITY COMPLEX

JOB #214096

SPRIET ASSOCIATES
architects - engineers

DATE: APRIL 4, 2017

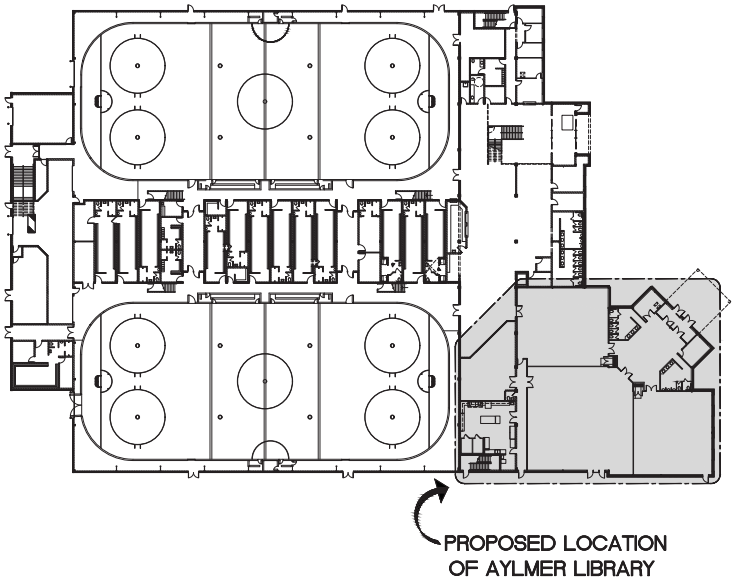
AYLMER LIBRARY RELOCATION

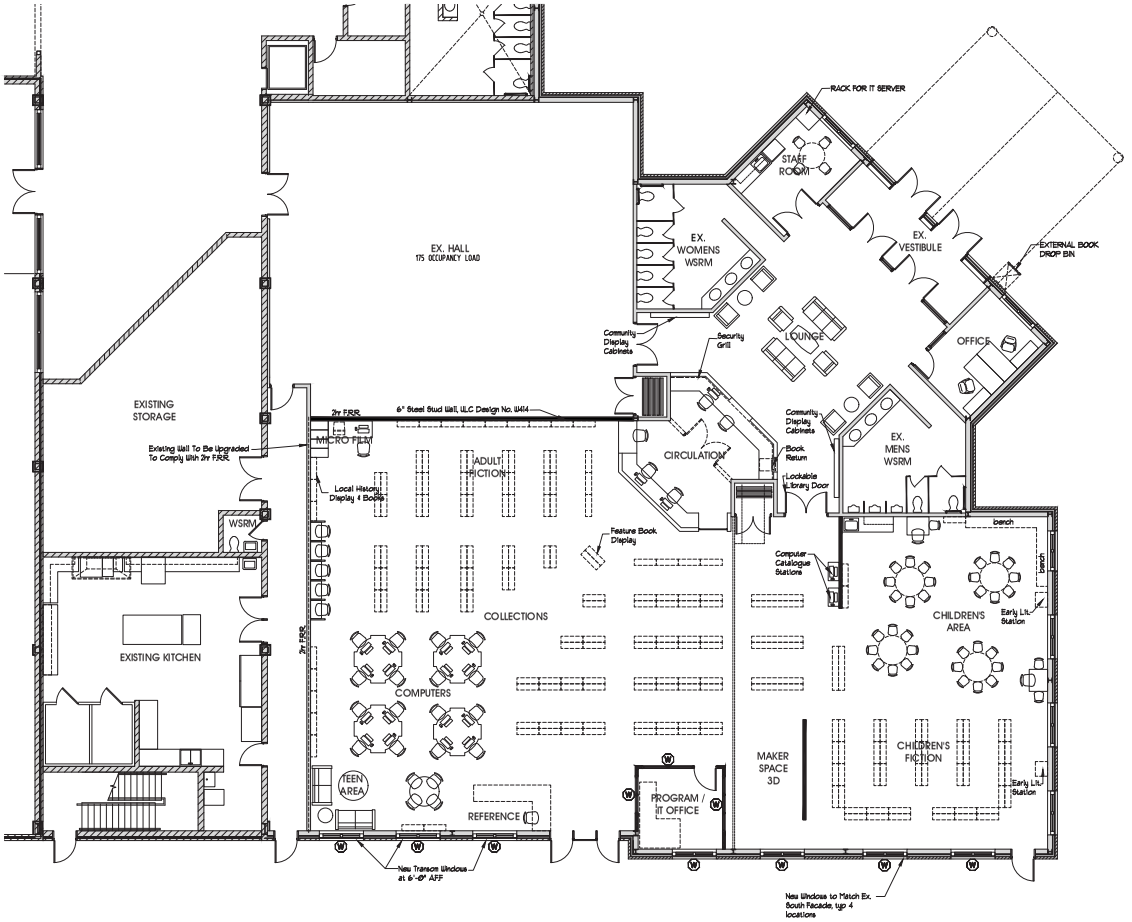
COST ESTIMATE

CONCEPT 1.B (Added Universal Washroom)

1.	Selective Demolition	$	6,250.00
2.	New Ceiling, including light fixtures	$	94,750.00
3.	Partitions	$	18,085.00
4.	Windows (Interior & Exterior)	$	24,000.00
5.	New Flooring	$	68,000.00
6.	Painting	$	8,000.00
7.	Doors and Frames	$	3,000.00
8.	Millwork (Allowance)	$	45,000.00
9.	Wall with Security Screen	$	8,000.00
10.	Fireplace (not shown on plan)	$	2,500.00
11.	Mechanical	$	20,000.00
12.	Wiring	$	15,000.00
13.	Staff Room	$	15,000.00
14.	Universal Washroom	$	35,000.00
15.	Supervisors Office	$	6,000.00
	Sub-Total	$	368,585.00
	Architectural & Engineering Fees at 10%	$	36,858.50
	TOTAL ESTIMATED COST	$	405,443.50

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AYLMER LIBRARY - PROGRAM = 5,659 SQ FT - OCCUPANT LOAD 425
EXISTING COMMUNITY HALL = 4,069 SQ FT
COMMON AREA = 1,523 SQ FT

LINE		AREA	SEATS
1	CIRCULATION DESK	298 SQ FT	3 COMPUTER STATIONS / 5 SEATS
2	LOUNGE	240 SQ FT	10 SEATS
3	STAFF ROOM	152 SQ FT	4 SEATS
4	MENS WASHROOM	259 SQ FT	5 FIXTURES
5	WOMENS WASHROOM	261SQ FT	5 FIXTURES
6	OFFICE	152 SQ FT	2 COMPUTER STATION
7	CHILDREN'S AREA	710 SQ FT	40 SEATS
8	CHILDREN'S LITERATURE	657 SQ FT	N/A
9	REFERENCE	67 SQ FT	1 SEAT
10	PROGRAM / IT OFFICE	126 SQ FT	1 SEAT
11	COLLECTIONS	1594 SQ FT	1 COMPUTER STATION / 8 SEAT
12	TEEN AREA	98 SQ FT	4 SEAT
13	COMPUTERS	510 SQ FT	16 COMPUTER STATIONS
14	ADULT FICTION	250 SQ FT	N/A
15	MAKER SPACE 3D	96 SQ FT	N/A
16	EXISTING HALL	2128 SQ FT	N/A
17	EXISTING STORAGE	968 SQ FT	N/A
18	EXISTING KITCHEN	939 SQ FT	N/A
19	EXISTING WASHROOM	34 SQ FT	N/A

FLOOR PLAN CONCEPT 2.A

SCALE: 1/8" = 1'-0"

PROPOSED CONCEPT PLANS

AYLMER LIBRARY

EAST ELGIN COMMUNITY COMPLEX

JOB #214096

SPRIET ASSOCIATES
architects - engineers

DATE: APRIL 4, 2017

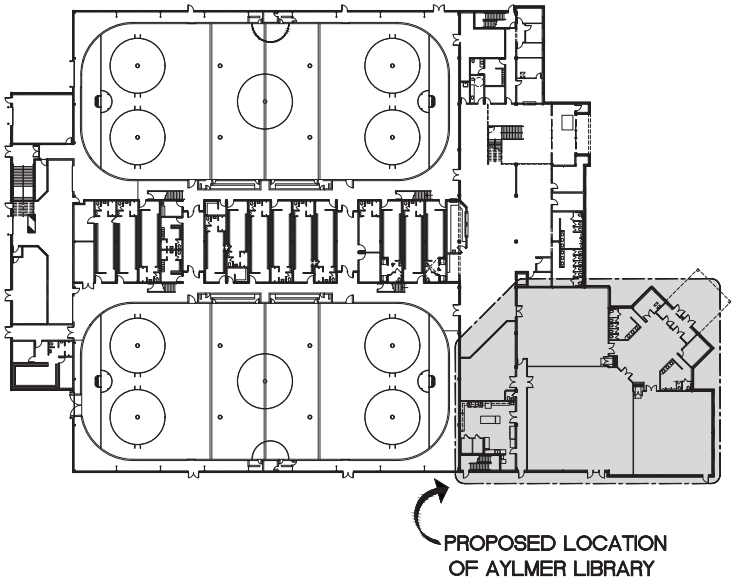
AYLMER LIBRARY RELOCATION

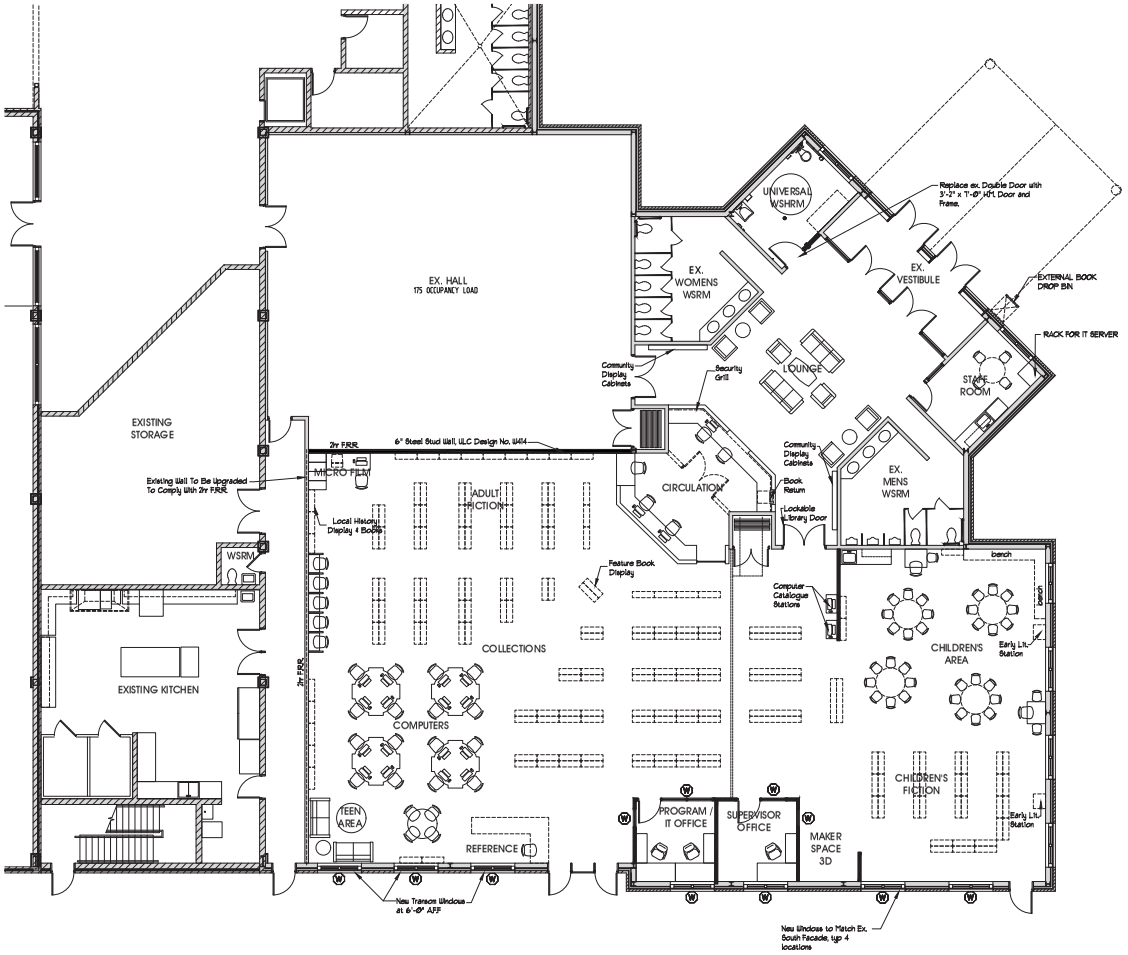
COST ESTIMATE

CONCEPT 2.A

1.	Selective Demolition	$	4,410.00
2.	New Ceiling, including light fixtures	$	70,300.00
3.	Partitions	$	18,800.00
4.	Windows (Interior & Exterior)	$	24,000.00
5.	New Flooring	$	44,800.00
6.	Painting	$	8,000.00
7.	Doors and Frames	$	2,000.00
8.	Millwork (Allowance)	$	45,000.00
9.	Wall with Security Screen at Reception	$	12,000.00
10.	Fireplace (not shown on plan)	$	2,500.00
11.	Mechanical	$	15,000.00
12.	Wiring	$	12,000.00
13.	Staff Room	$	15,000.00
	Sub-Total	$	273,810.00
	Architectural & Engineering Fees at 10%	$	27,381.00
	TOTAL ESTIMATED COST	$	301,191.00

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AYLMER LIBRARY - PROGRAM = 5,659 SQ FT - OCCUPANT LOAD 425
EXISTING COMMUNITY HALL = 4,069 SQ FT
COMMON AREA = 1,523 SQ FT

LINE		AREA	SEATS
1	CIRCULATION DESK	298 SQ FT	3 COMPUTER STATIONS / 5 SEATS
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11	COLLECTIONS	1594 SQ FT	1 COMPUTER STATION / 8 SEAT
12	TEEN AREA	98 SQ FT	4 SEAT
13	COMPUTERS	510 SQ FT	16 COMPUTER STATIONS
14	ADULT FICTION	250 SQ FT	N/A
15	MAKER SPACE 3D	96 SQ FT	N/A
16	EXISTING HALL	2128 SQ FT	N/A
17	EXISTING STORAGE	968 SQ FT	N/A
18	EXISTING KITCHEN	939 SQ FT	N/A
19	EXISTING WASHROOM	34 SQ FT	N/A
20	SUPERVISOR OFFICE	121 SQ FT	1 COMPUTER STATION

FLOOR PLAN CONCEPT 2.B

SCALE: 1/8" = 1'-0"

PROPOSED CONCEPT PLANS

AYLMER LIBRARY

EAST ELGIN COMMUNITY COMPLEX

JOB #214096

SPRIET ASSOCIATES
architects - engineers

DATE: APRIL 4, 2017

AYLMER LIBRARY RELOCATION

COST ESTIMATE

CONCEPT 2.B (Added Universal Washroom)

1.	Selective Demolition	$	4,410.00
2.	New Ceiling, including light fixtures	$	70,300.00
3.	Partitions	$	18,800.00
4.	Windows (Interior & Exterior)	$	24,000.00
5.	New Flooring	$	44,800.00
6.	Painting	$	8,000.00
7.	Doors and Frames	$	3,000.00
8.	Millwork (Allowance)	$	45,000.00
9.	Wall with Security Screen at Reception	$	12,000.00
10.	Fireplace (not shown on plan)	$	2,500.00
11.	Mechanical	$	15,000.00
12.	Wiring	$	12,000.00
13.	Staff Room	$	15,000.00
14.	Universal Washroom	$	35,000.00
15.	Supervisors Office	$	6,000.00
	Sub-Total	$	315,810.00
	Architectural & Engineering Fees at 10%	$	31,581.00
	TOTAL ESTIMATED COST	$	347,391.00

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