

TOWNSHIP OF McNAB & BRAESIDE NEW MUNICIPAL OFFICE BUILDING



MASTERPLAN OBJECTIVES

SITE

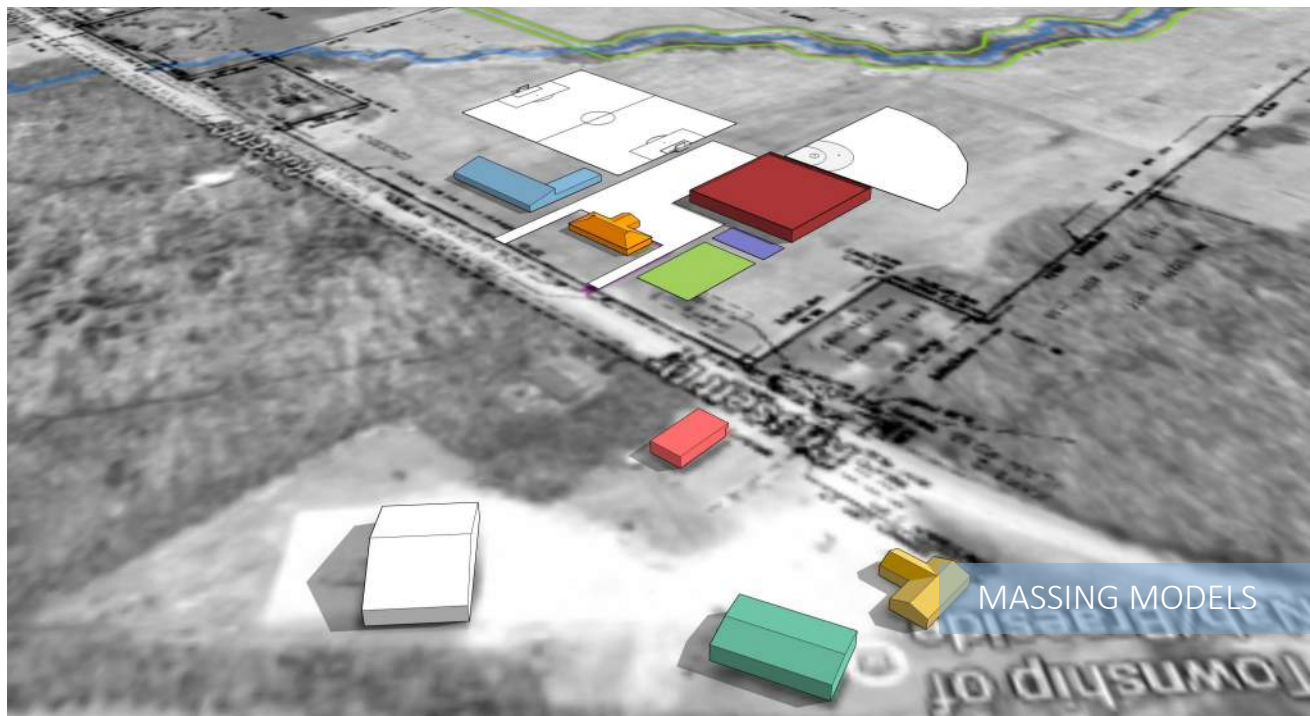
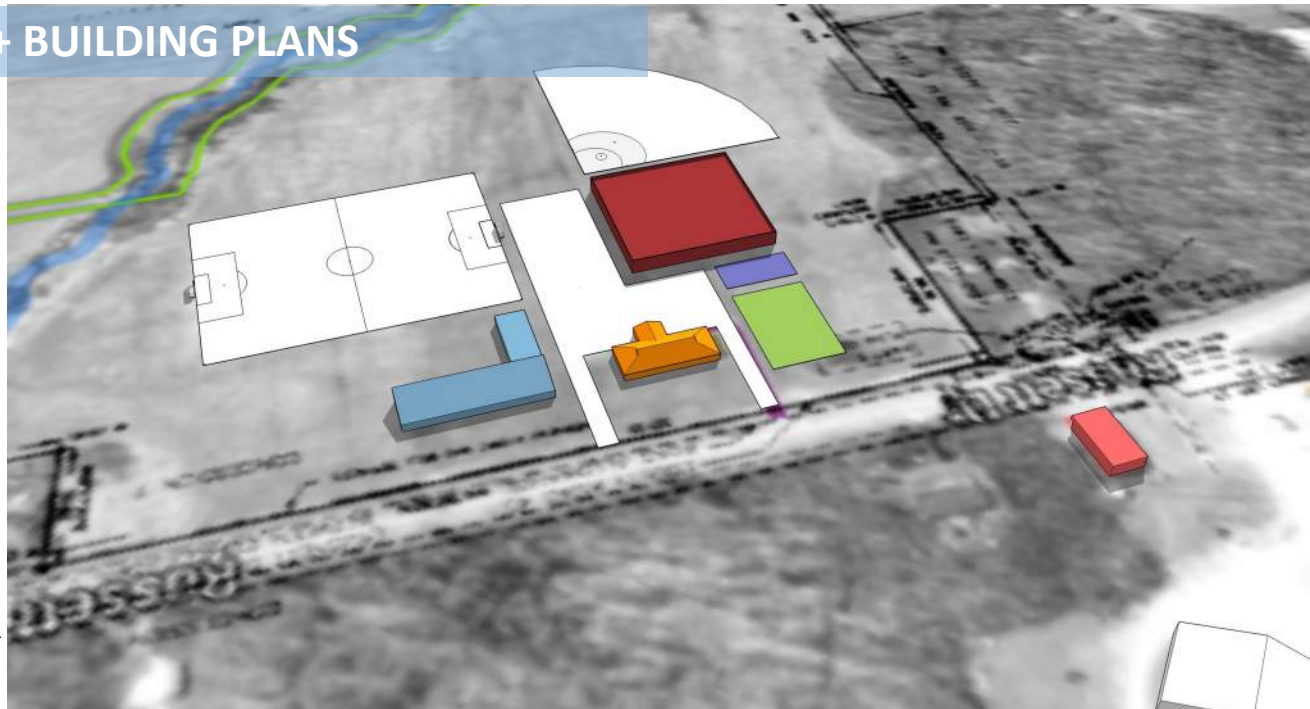
- DETERMINE NEW SITE FOR MUNICIPAL BUILDING
- EXPANDED PARKING STRATEGY
- RE-PURPOSING PLAN FOR PERNEEL BUILDING
- PROVISION FOR FUTURE CENTRAL RECREATION FACILITY
- DEVELOP SITE SERVICING PLAN
- LONG TERM LAND-USE GOALS

- PERNEEL BUILDING
- EXST. DRIVEWAY
- EXST. MUNICIPAL BUILDING
- FIRE STATION
- PUBLIC WORKS GARAGE
- PROPOSED RIVERSIDE WALK
- RIVER



DEVELOPMENT OF SITE CONCEPTS + BUILDING PLANS

- DEVELOP AND REFINE MULTIPLE SITE PLAN OPTIONS IN CONSULTATION WITH THE CLIENT GROUP
- DEVELOP A PHASING PLAN FOR THE SITE THAT CORRESPONDS WITH PROJECTED CAPITAL FUNDING AND THE MUNICIPALITIES BUDGET
- EVALUATE CAPITAL AND LIFE-CYCLE COSTING FOR THE DIFFERENT DESIGN OPTIONS
- DEVELOP FLOOR PLANS FOR THE NEW MUNICIPAL OFFICES AND THE ADAPTIVE RE-USE OF THE PERNEEL BUILDING
- PRESENT DESIGN OPTIONS TO COUNCIL AND PUBLIC
- PREPARE CLASS 'D' COST ESTIMATE



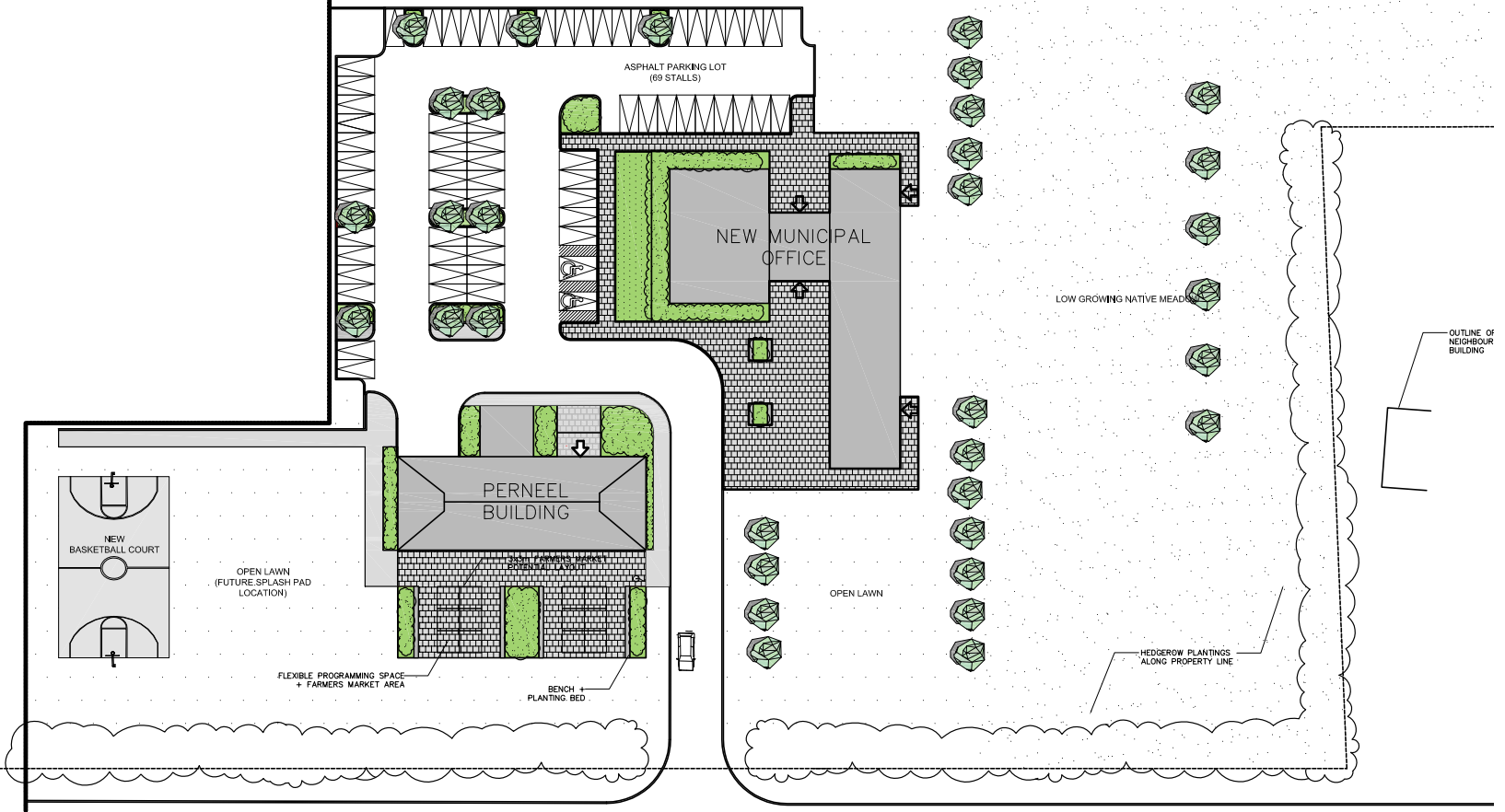
- NEW MUNICIPAL OFFICE
- FUTURE RECREATION FACILITY
- FUTURE PLAYGROUND + SPLASH PAD
- FUTURE SKATE PARK
- PERNEEL BUILDING
- EXST. MUNICIPAL BUILDING
- FIRE STATION
- PUBLIC WORKS GARAGE
- PROPOSED RIVERSIDE WALK
- RIVER

MASSING MODELS



DEVELOPMENT OF SITEPLAN OPTIONS

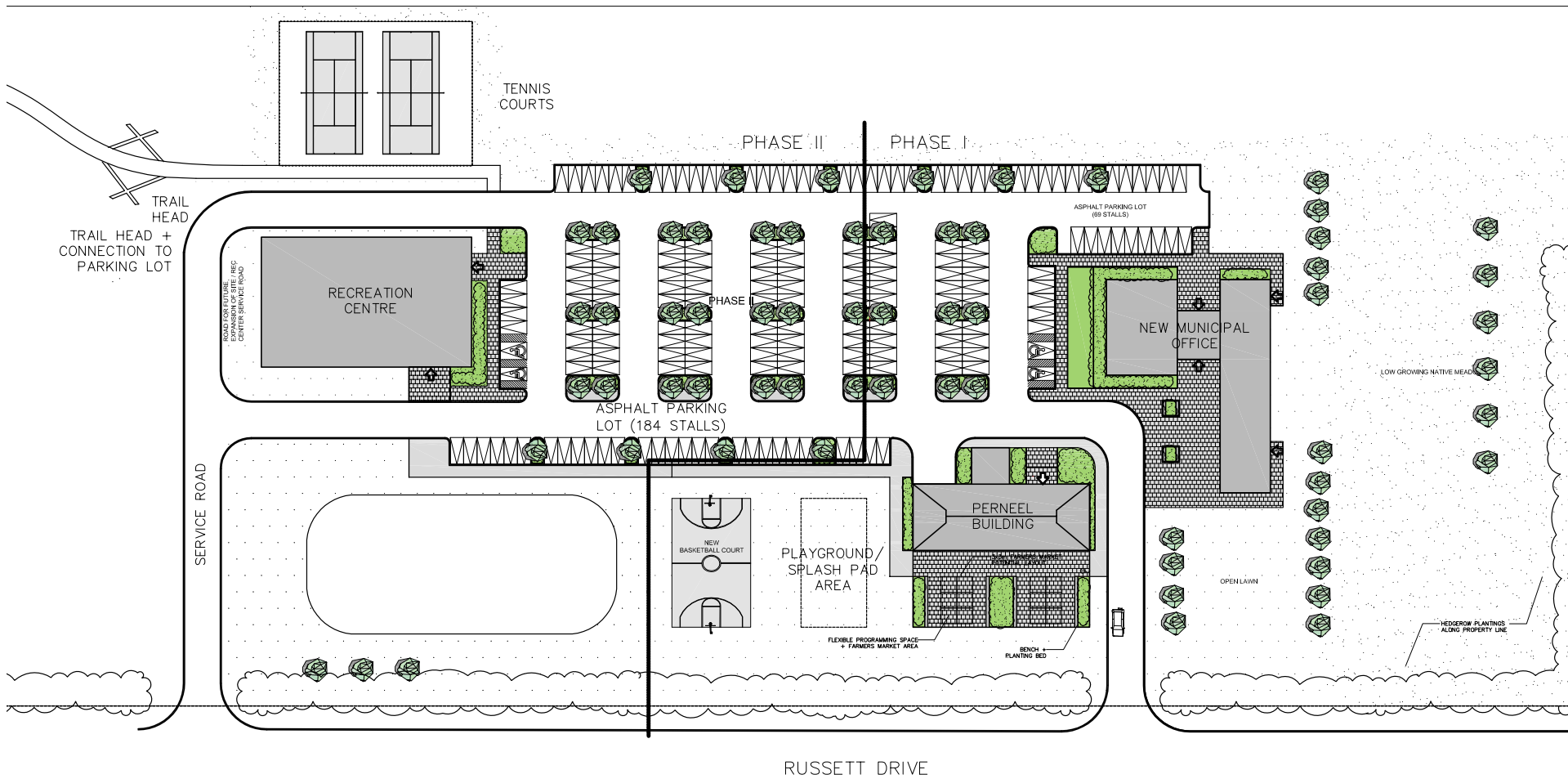
PHASE I



RUSSETT DRIVE

LEGEND					
	O/P CONCRETE PAVING 325 SQ.M.		SEEDING 6682 SQ.M.		ORNAMENTAL GRASSES + PERENNIALS 585 SQ.M.
	UNIT PAVING 1,172 SQ.M.		SOD 4150 SQ.M.		NEW TREE PLANTING
			HEDGE		BENCH
					PHASE I LIMIT
					PROPERTY LINE
					BUILDING ENTRANCE

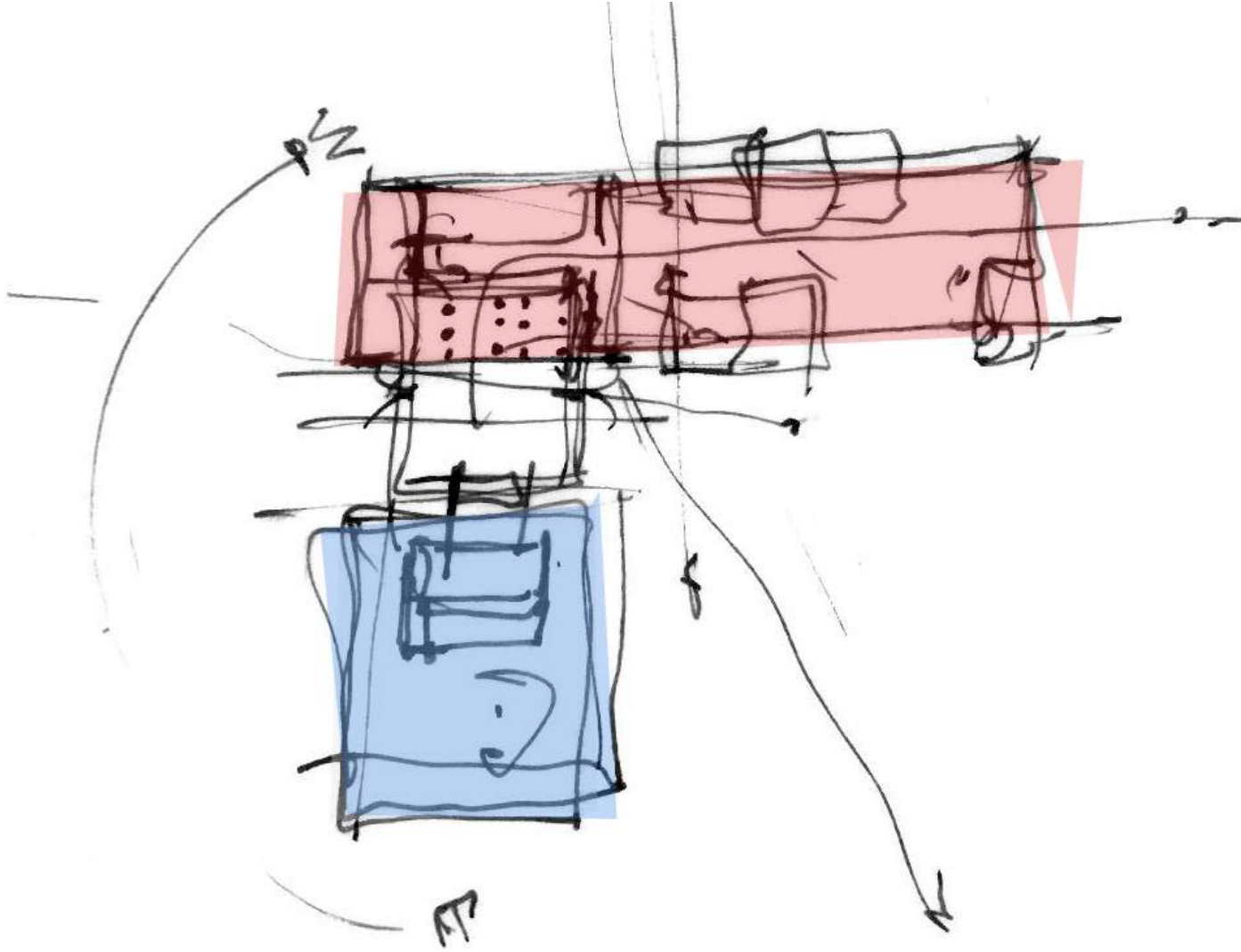


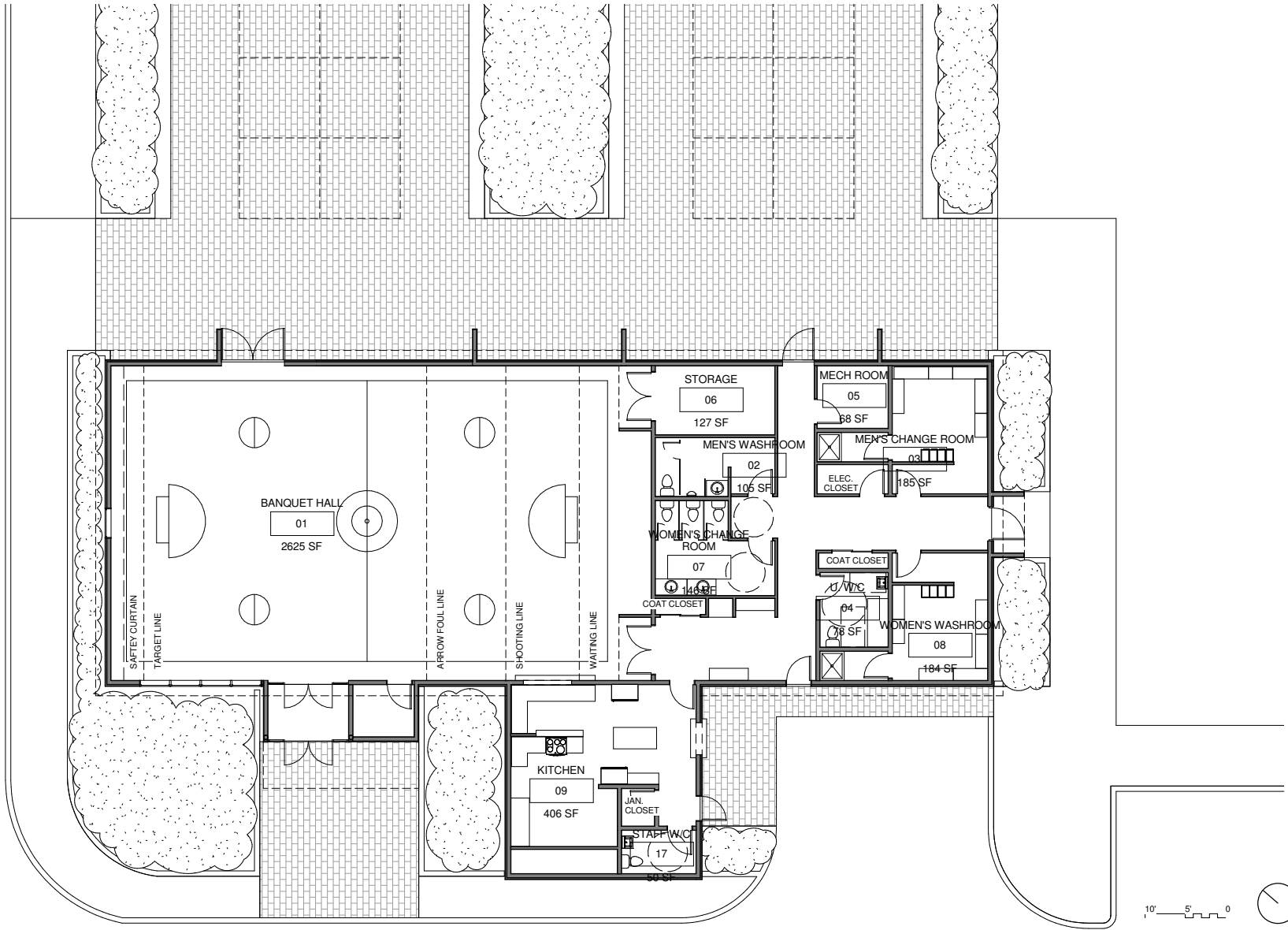


LEGEND					
	CIP CONCRETE PAVING 220 SQ.M.		SEEDING 1700 SQ.M.		ORNAMENTAL GRASSES + PERENNIALS 585 SQ.M.
	UNIT PAVING 217 SQ.M.		SOD 3060 SQ.M.		NEW TREE PLANTING
	HEDGE		BENCH		PHASE I LIMIT
	BUILDING ENTRANCE		PROPERTY LINE		

SITEPLAN PHASE 2







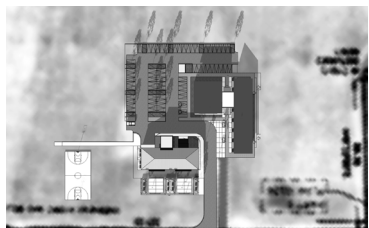
PERNEEL BUILDING FLOORPLAN



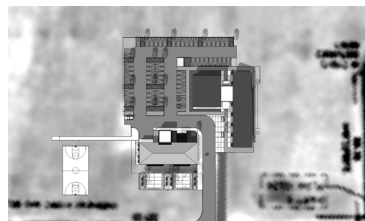
TOWN HALL FLOORPLAN



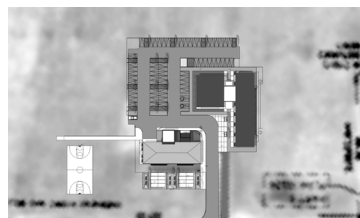
SUMMER SOLSTICE



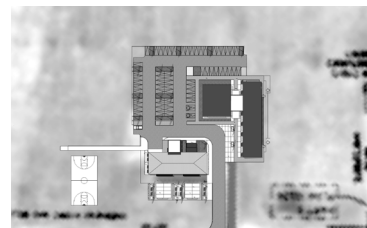
8AM



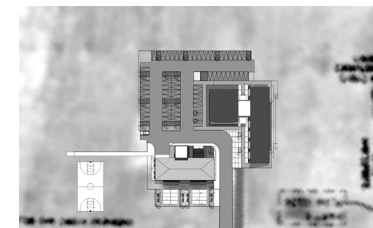
10AM



12PM



2PM

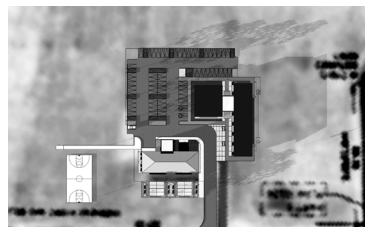


4PM

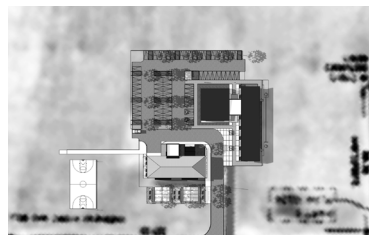
WINTER SOLSTICE



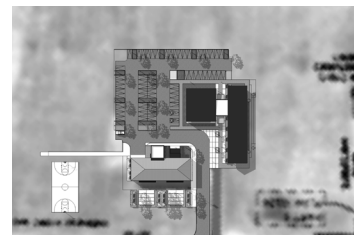
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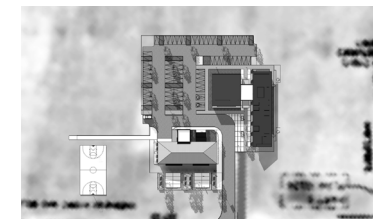
10AM



12PM



2PM



4PM



PERSPECTIVE

+VG ARCHITECTS
THE VENTIN GROUP LTD





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Construction Areas

New Town Hall Administration Building + Council Chambers

(One-storey Slab on Grade Building)

7850 sq.ft @ \$300 sq.ft = \$2,355,000

Renovation of Perneel Building

5000 sq.ft @ \$130 sq.ft = \$650,000

Total Estimated Construction Cost = 3,005,000

Landscaping and Parking Lot

Unit Paving

1172 sq.m @ \$100 sq.m = \$117,200

CIP Paving

425 sq.m @ \$80 sq.m = \$34,000

Asphalt Parking Lot with Curbing

2615 sq.m @ \$75 sq.m = \$196,125

Sodding

4150 sq.m @ \$10 sq.m = \$41,500

Total Landscaping Costs = \$388,825

Total Estimate Project Costs = \$3,393,825