

Mrs. Ladowsky - May I have your comments by Tues., May 2. B.D.

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DUNLOP  
FARROW  
AITKEN

April 20, 1978

200 ADELAIDE STREET WEST  
TORONTO, ONTARIO (416) 361-1535  
M5H 1W7

architects  
engineers  
& planners

Mr. D. Dunlop  
Dunlop, Farrow, Aitken, Architects  
200 Adelaide St. West  
Toronto, Ontario

Dear Mr. Dunlop:

A year ago you submitted to us a study on the renovation of the present 2 King Street building in Weston and a study on the cost of erecting an addition to the present building. I would like to know whether the renovation of the present building would still cost \$65,000 to \$75,000 as proposed in your Alternate Study No. 1.

I would also like to know whether erecting an addition to the present building would still cost between \$480,000 and \$530,000, as outlined in your Alternate Study No. 2.

We now have the possibility of obtaining land from the adjacent school yard, but not 12,500 square ft., nor 8,000 square ft., but roughly 6,300 square ft. with frontage of 90 ft. and a depth of 70 ft. The Library Board would like to know whether a decent library addition could be erected? We would like to have everything on one floor if at all possible and looking through your sketches, the Alternate No. 4 might be the best solution.

The Library Board would like to have parking spaces for public and staff. However, the Board of Education is against any parking facilities so this would still need to be negotiated.

I would appreciate a reply at your earliest convenience.

Yours very truly,

Bohus Derer  
Director

BD:DR

APR 27 1978

D.T. Dunlop B.Arch, F.R.A.C.  
G.B.P. Farrow B.Arch, M.R.A.C.  
W.D. Aitken B.A.Sc., P.Eng.  
C.W. Corfield B.Arch, M.R.A.C.

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B. Derer  
April 26, 1978

DUNLOP  
FARROW  
AITKEN

200 ADELAIDE STREET WEST  
TORONTO, ONTARIO (416) 361-1588  
M5H 1W7

architects  
engineers  
& planners

April 26, 1978.

Mr. B. Derer,  
Director,  
Borough of York Public Library,  
1745 Eglinton Avenue West,  
Toronto, Ontario. M6E 2H4

Re: Weston Library Renovations  
(Our Job No. 7508-1.1)

Dear Bohus:

Thank you for your letter of April 20, 1978. I will attempt to answer your queries point by point, as follows:

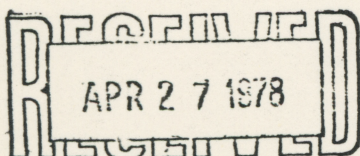
1. Cost of Renovation. Alternate Study #1

In approximate terms, the cost of construction has risen approximately 6% per year over the past year (somewhat less than the rate of inflation). Our original report was based on January 1, 1977, prices so we would calculate 18 - 20 months of cost escalation were you to be ready to tender in August or September, 1978, with a consequent cost increase of approximately 10%.

We would then figure that our cost estimate should be up-dated to \$70,000. - \$80,000. for the renovations.

2. Cost of Addition. Alternate Study #2

The same rationale would increase the estimates to \$525,000. - \$580,000.



D.T. Dunlop B. Arch., FRAIC  
G.B.P. Farrow B. Arch., MRAIC  
W.D. Aitken B.A.Sc., P. Eng.  
C.W. Cansfield B. Arch., MRAIC

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B. Derer  
April 26, 1978

April 20, 1978

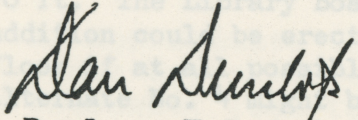
3. Building on 6,300 sq.ft. of adjacent school land

To answer your question whether a decent library addition could be erected, we would assume that if you can build to 6'-0" of the rear lot line to 6'-0" of the side lot line and 4'-0" of the front yard (which as we noted in our report would probably require special dispensation), you could build on 2 floors approximately 10,000 sq.ft. of building. While this would probably be large enough for your needs, there would be no transition from the old building and no truck access or parking.

Obviously, to get the library on one floor a new site would be necessary.

Trusting that this will assist you in your deliberations, and best regards.

Yours very truly,  
DUNLOP . FARROW . AITKEN



D.T. Dunlop, F.R.A.I.C.

DTD:rmh

Yours very truly,

Bohus Derer  
Director

RD:DR