

Proposed Middlesex County Governance & Administration Centre

1035 Adelaide St. S., London, ON



ABOUT US | INTRODUCTION

matter architectural studio inc.



Steven Cooper

Founding Partner

M.Arch (Hons), OAA, LEED AP (BD+C)



Phil Sharron

Founding Partner

Dipl. Arch



Heather Robinson

Project Architect

M.Arch (Hons), OAA, RAIC, LEED G.A.

designing innovative spaces that unit people.

matter BY THE NUMBERS:

9 YEARS

established in July 2015

\$50,000,000

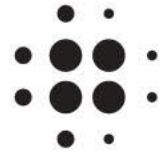
Total value of complete & ongoing healthcare projects

1,000,000 SQ. FT.

of complete and ongoing projects

500%

Physical office space growth since inception



7+

AWARDS

and major accomplishments

45%

Female staff representation

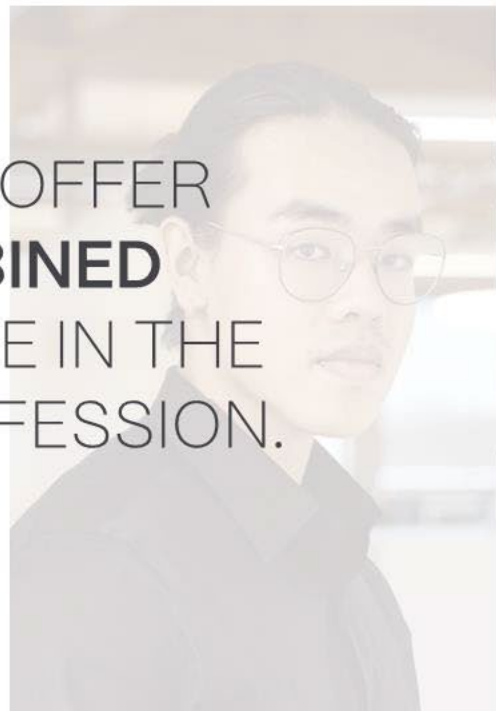
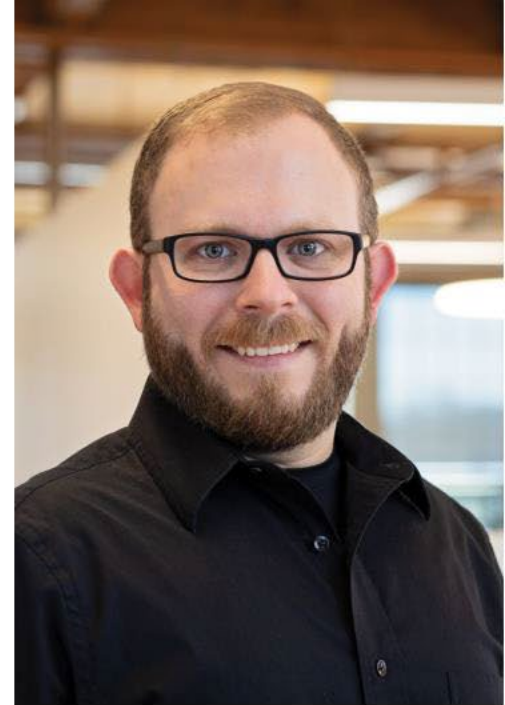
14

Full Time Employees (Including Principals)

- Since our incorporation as an Architectural Practice in 2015 we have seen positive growth in both office size and project complexity. The firm has benchmarked and upheld a high level of project professionalism which has attracted clients such as Western University, St. Clair College, YMCA of Southwestern Ontario, YORK Developments and Farhi Holdings Corporation.



matter architectural studio inc.
London, ON | Main Studio



OUR FIRM LEADERS OFFER
100+ YEARS COMBINED
WORKING EXPERIENCE IN THE
ARCHITECTURAL PROFESSION.

PROPOSED NEW FACILITY

MAIN DESIGN FEATURES

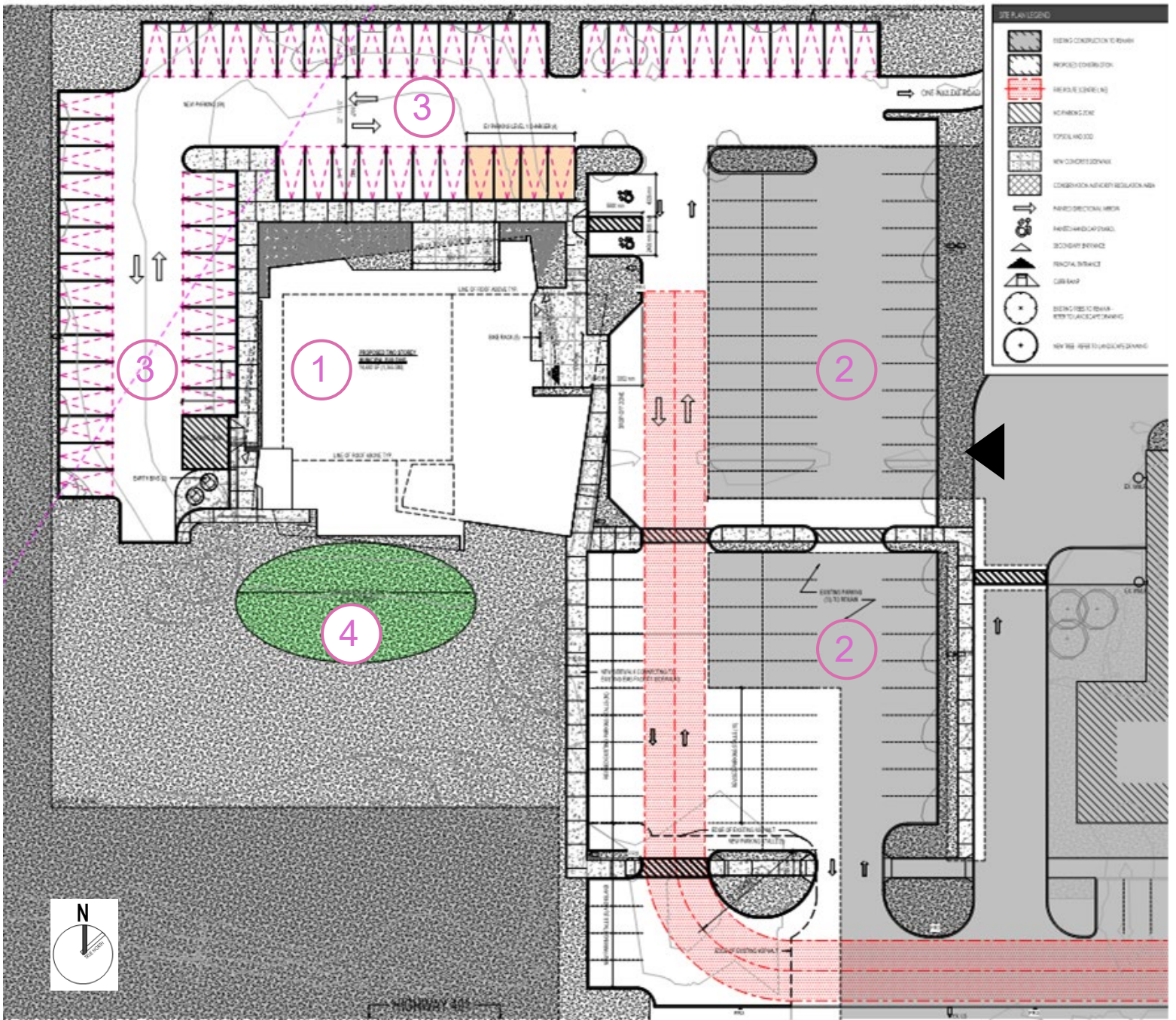
- **PROJECT SIZE = 15,000 SF;**
- **DISTINCTIVE ARCHITECTURAL DESIGN**, SERVING AS A FOCAL POINT FOR THE COUNTY, YET MAINTAINING A HARMONIOUS RELATIONSHIP WITH THE ADJACENT MLPS HEADQUARTERS AS ITS COUNTERPART;
- TWO-STOREY MAIN ENTRANCE FEATURING A **HISTORY WALL**, CELEBRATING THE RICH HERITAGE OF MIDDLESEX COUNTY;
- APPROXIMATELY 1,500 SQUARE FEET OF **MULTI-PURPOSE EVENT SPACE** FOR COUNTY EVENTS, DESIGNED TO ACCOMMODATE UP TO 110 SEATED GUESTS, FEATURING AN ADJACENT CATERING KITCHEN;
- A **MODERN AND PROGRESSIVE** WORK ENVIRONMENT TO SUPPORT POSITIVE GOVERNANCE AND ADMINISTRATION COMMUNITY OUTCOMES
- **NATURAL LIGHT** TO ALL OFFICE AND CONFERENCE ROOM SPACES;
- **FLEXIBLE OFFICE ENVIRONMENTS** DESIGNED TO FACILITATE BOTH COLLABORATIVE WORK AND FOCUSED INDIVIDUAL TASKS.
- FEATURE **ACCENT STAIRCASE** AND MECHANICAL SPACE, STRATEGICALLY POSITIONED AT THE CORNER OF THE BUILDING TO SERVE AS A **PROMINENT LANDMARK** VISIBLE FROM BOTH DIRECTIONS ON THE 401.

HWY. 401

EXISTING EMS
FACILITY

SUBJECT
LANDS

SUBJECT LAND AERIAL IMAGE



PROPOSED NEW FACILITY

OVERALL SITE PLAN

- ① NEW BUILDING
- ② EXISTING PARKING
- ③ NEW PARKING
- ④ OUTDOOR ACTIVITY AREA

PROPOSED NEW FACILITY

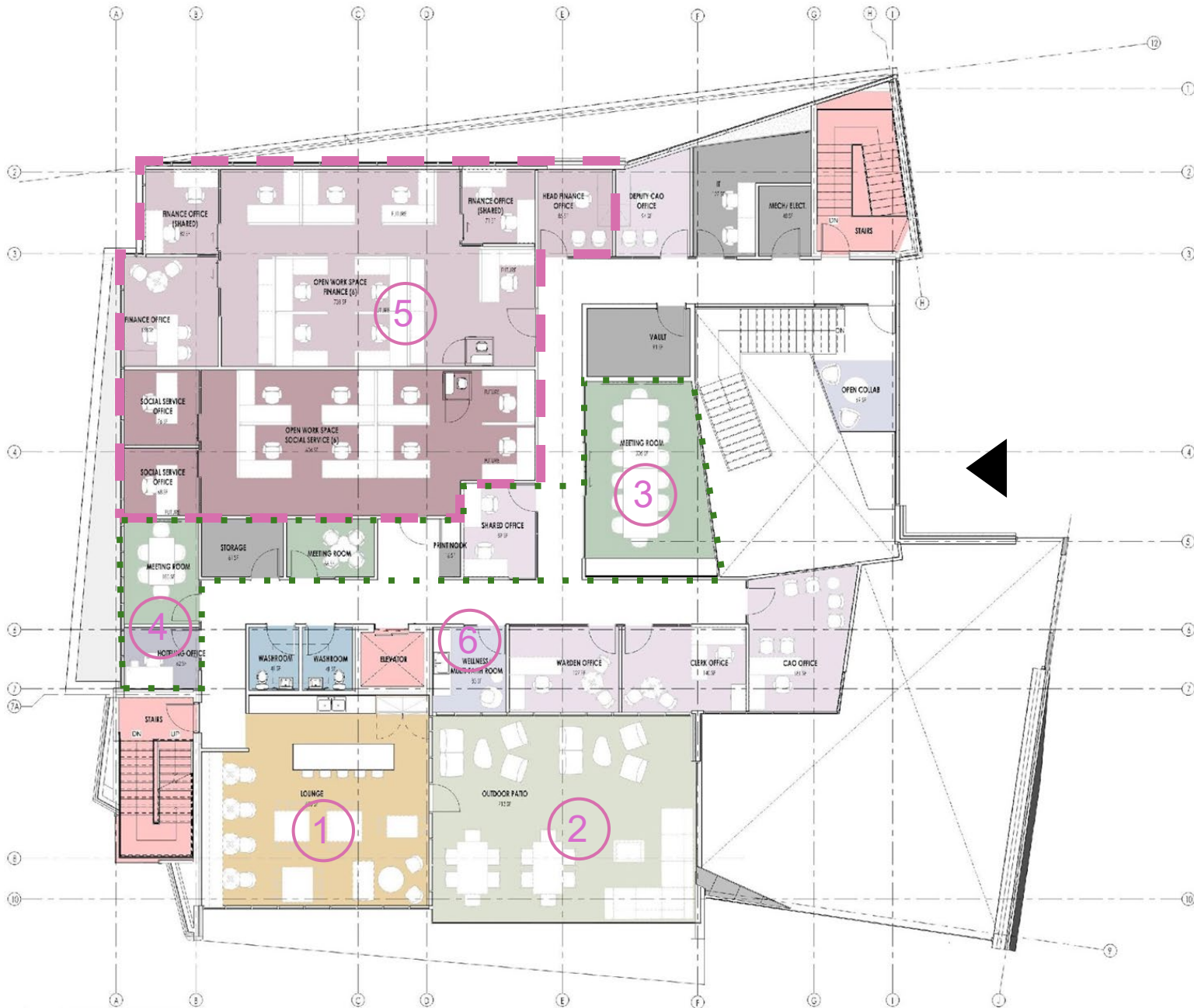
OVERALL FIRST FLOOR PLAN



- ① MAIN ENTRANCE
- ② FEATURE HISTORY WALL
- ③ PRIVATE/ SECURE PUBLIC MEETING ROOM
- ④ COUNCIL CHAMBERS (ALSO OVERFLOW MULTI-PURPOSE ROOM)
- ⑤ MULTI-PURPOSE ROOM
- ⑥ PRIVATE MUNICIPAL OFFICES

PROPOSED NEW FACILITY

OVERALL SECOND FLOOR PLAN



- ① STAFF LOUNGE
- ② EXTERIOR PATIO SPACE/ FLEX WORK SPACE
- ③ LARGE MULTI-PURPOSE BOARDROOM
- ④ SHARED OFFICES/ MEETING SPACES
- ⑤ PRIVATE MUNICIPAL OFFICES
- ⑥ WELLNESS/ MULTI-FAITH ROOM



middlesex
energy

VIEW OF COUNCIL CHAMBERS



VIEW OF MAIN ENTRANCE



middlesex
county

VIEW OF FEATURE STAIRCASE



VIEW FROM 401

Item	Estimated Cost (matter recommendation)
Structural	\$1,461,400
Architectural	\$3,812,900
Mechanical	\$1,193,600
Electrical	\$687,000
General Requirements	N/A – initial report added this as a 10% contingency on building elements in case any additional sf was missed
NET BUILDING COST	\$7,154,900
TOTAL BUILDING SF	15,000 SF
COST/ SF	\$477/ SF

PROPOSED NEW FACILITY

ESTIMATE REVIEW

- INITIAL COST DISCUSSION FOR NEW BUILDING WAS 2020
- INITIAL COST/ SF IN 2020 WAS **\$350/SF**

↑ IN CONSTRUCTION COST OF 15% SINCE 2020, AVERAGE INFLATION OF 3.72%

↑ INFLATION HAS COMPELLED CONSUMER PRICE INDEX FROM 136.8 TO 158.3 FROM 2020 – 2024

Item	Estimated Cost (matter recommendation)
Structural	\$1,461,400
Architectural	\$3,812,900
Mechanical	\$1,193,600
Electrical	\$687,000
General Requirements	N/A – initial report added this as a 10% contingency on building elements in case any additional sf was missed
NET BUILDING COST	\$7,154,900
TOTAL BUILDING SF	15,000 SF
COST/ SF	\$477/ SF

PROPOSED NEW FACILITY

ESTIMATE REVIEW

- REASONS FOR INCREASE:
 - COVID-19 PANDEMIC;
 - SUPPLY CHAIN ISSUES;
 - LABOUR SHORTAGES;
 - INCREASE LABOUR AND MATERIAL COSTS;
 - ECONOMIC RECOVERY FROM COVID-19;
 - INTEREST / INFLATION RATE INCREASES.

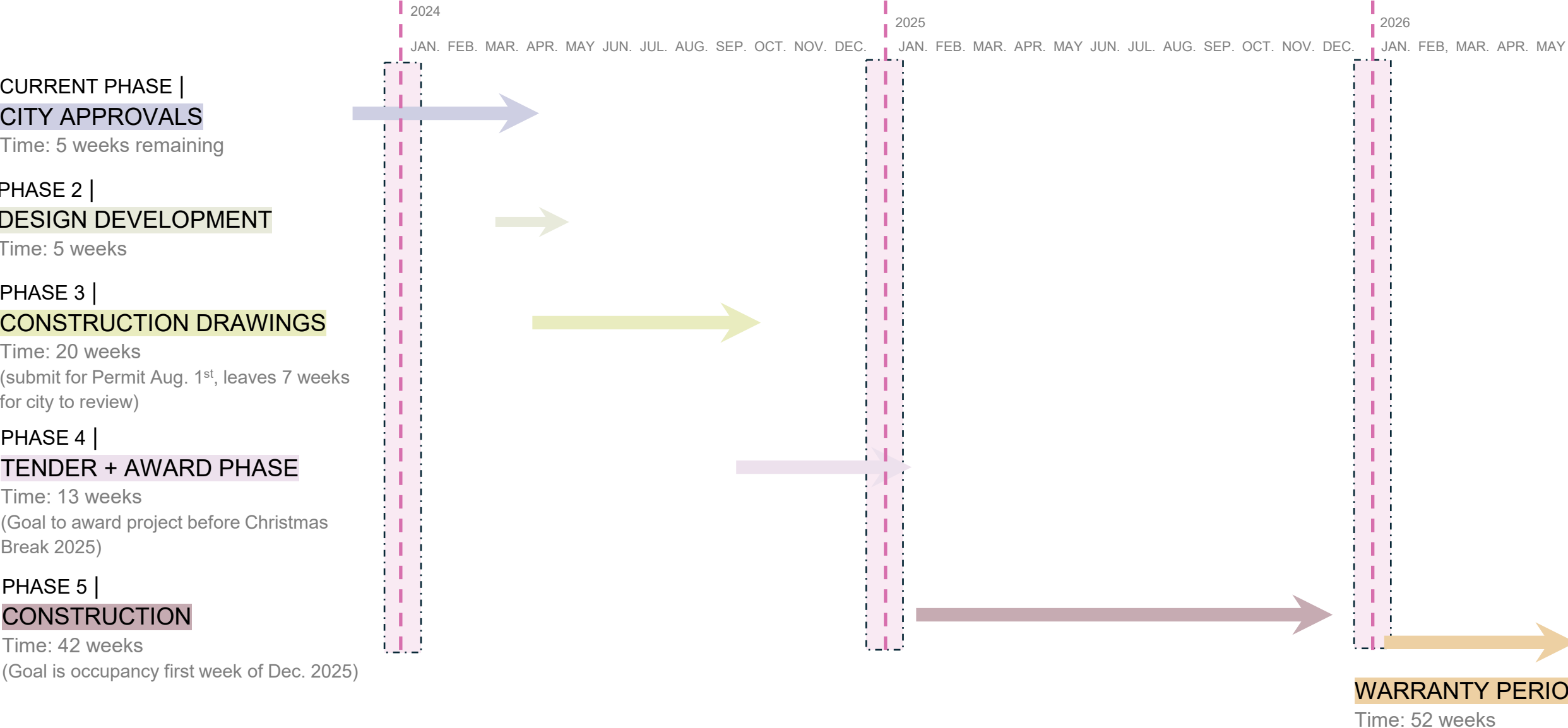
DUE TO ECONOMIC FACTORS, THE CONSTRUCTION COST FOR THE PROPOSED NEW MIDDLESEX COUNTY OFFICE BUILDING HAS ESCALATED FROM 6 MILLION TO 8 MILLION DOLLARS.

TO MAINTAIN ADHERENCE TO THE INITIAL BUDGET, SIGNIFICANT REDUCTIONS IN PROGRAMMING WITHIN THE NEW BUILDING WOULD BE NECESSARY, POTENTIALLY ALTERING THE QUALITY AND SERVICES OFFERED TO ITS CONSTITUENTS.

PROPOSED NEW FACILITY

CHRISTMAS + NEW YEAR'S BREAK

PROJECT TIMELINE



THANK YOU!

