



Committee of the Whole

Meeting Date: February 11, 2025

Submitted by: Chris Traini, P.Eng. County Engineer/Deputy CAO

Subject: Proposed Governance & Administration Centre Update

BACKGROUND:

The County of Middlesex is currently undertaking the design of a new administration building proposed for the same property as the Middlesex London Paramedic Services to create and share in the benefits of a combined campus for County services.

ANALYSIS:

An updated set of building plans and renderings are attached to this report for information. Permitting and planning are at various stages of approval with the City of London and the current proposed timeline is to have the project tendered in early spring of this year with expected completion near the end of 2026. A more detailed timeline will be provided once tendering has been completed.

One of the aims of this project was to ensure that the design of the new building was done utilizing sustainable practices to reduce the impact on the environment. As part of their design exercise Matter Architectural Studio undertook a number of measures and are continuing to look for ways to reduce the environmental footprint of this project. A summary letter from Matter is attached for review.

In order for the building to be completed under the timelines noted above substantial engineering changes to the design of the structure to implement further energy savings would not be feasible and would likely extend the completion date into 2027.

County staff have discussed the potential of a more substantial solar power generation solution that could benefit the entire campus, and measures have already been implemented into the electrical design of the new building to allow for this type of energy generation to be integrated into the electrical systems of the new building. There is also potential for connecting to the MLPS headquarters to provide solar power to the existing building as well.

Some of the options that could be considered would be rooftop solar, ground mounted solar or covering part of the parking lot with solar arrays (which would also offset some of the negative effects of the heat island created by the asphalt).



As this is outside of the area of expertise of County and Matter staff it is recommended that a consultant be engaged to review the site and create a proposal for how solar energy could be utilized. This report would provide the data required to understand the upfront cost, potential energy savings and the payback timeframe for this type of energy generation and would be used to form the basis of an application for potential funding of this project. It could be undertaken in parallel with the construction of the new administration building and potentially be in operation when the County has occupancy of the building.


FINANCIAL IMPLICATIONS:

This would be subject to the standard Middlesex County purchasing policies and would not be awarded without approval of County Council. It is possible that the costs for this study could be recouped through the funding application. If that is not the case it is recommended this cost be funded through the revenues of the sale of the 399 Ridout and 50 King properties.

ALIGNMENT WITH STRATEGIC FOCUS:

This report aligns with the following Strategic Focus, Goals, or Objectives:

Strategic Focus	Goals	Objectives
Cultivating Community Vitality 	Advance a diverse, healthy, and engaged community across Middlesex County	<ul style="list-style-type: none"> Promote and support community wellness
Connecting Through Infrastructure 	Ensure communities are built on a sustainable foundation that is connected and thriving	<ul style="list-style-type: none"> Use County infrastructure in an innovative way to provide a seamless service experience for residents

Strategic Focus	Goals	Objectives
Promoting Service Excellence 	Innovate and transform municipal service delivery	<ul style="list-style-type: none"> • Anticipate and align municipal service delivery to emerging needs and expectations

RECOMMENDATION:

THAT the Proposed Governance & Administration Centre Update be received for information;

AND THAT staff be directed to engage a consultant in accordance with Middlesex County purchasing policies to review and prepare a study to form the basis for a funding application for solar energy generation at the Middlesex County campus of 1035 and 1045 Adelaide Street South.