

Cooper Site Redevelopment Options





FOUR DECADES OF
ARCHITECTURE
DESIGN & AWARDS
PASSION
INNOVATION & CREATIVITY
EXPERTISE
COMMITMENT
SOLUTIONS & TRANSPARENCY
RELATIONSHIP
QUALITY & DEDICATION
CONSTRUCTION

+VG ARCHITECTS
THE VENTIN GROUP LTD
www.plusvg.com

40
years
after

2012 Don Jail Restoration



40
years
ago

1972 Norfolk Courthouse

In celebrating our 40th year of service The Ventin Group (+VG) has evolved to become a team of 14 shareholders and 39 Associates, working from 5 offices. The owners and staff strongly believe in a team approach. We build relationships with our clients that are based on honesty, integrity, clarity, transparency and a deep personal commitment to professional excellence.

The complementary skills demonstrated by our team represent a broad range of expertise, from the artistic to the technical aspects of a successful building. Our style is low-key and collaborative. We have earned the trust of our clients

Our next decade begins under new leadership.

Peter Berton
Kevin Church
Chris Hall
Paul Sapounzi
Dennis Vass
Terrance White

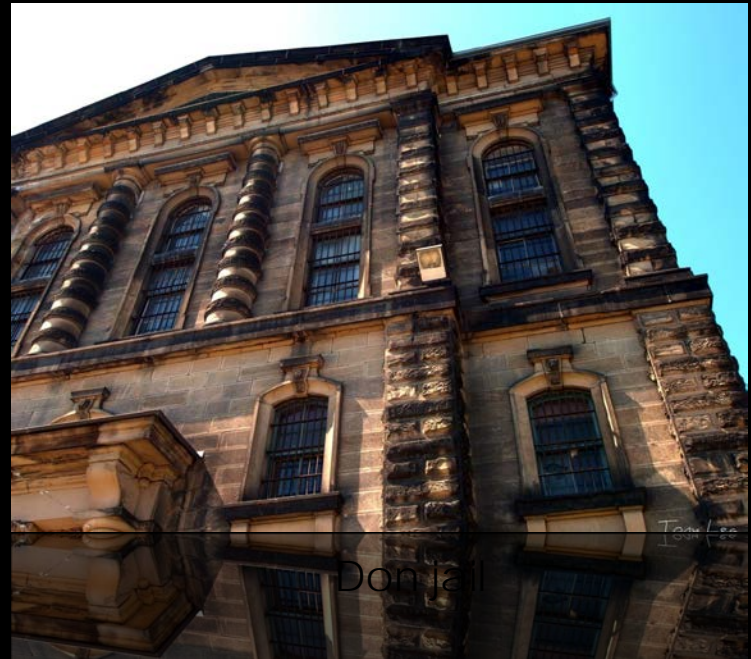
Ed Bourdeau
Nicole Crabtree
David Ecclestone
Travis Forrest
Pietro Frenguelli
Anita Maletic
Paul Vehof
Thomas Wilson

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Infrastructure Renewal

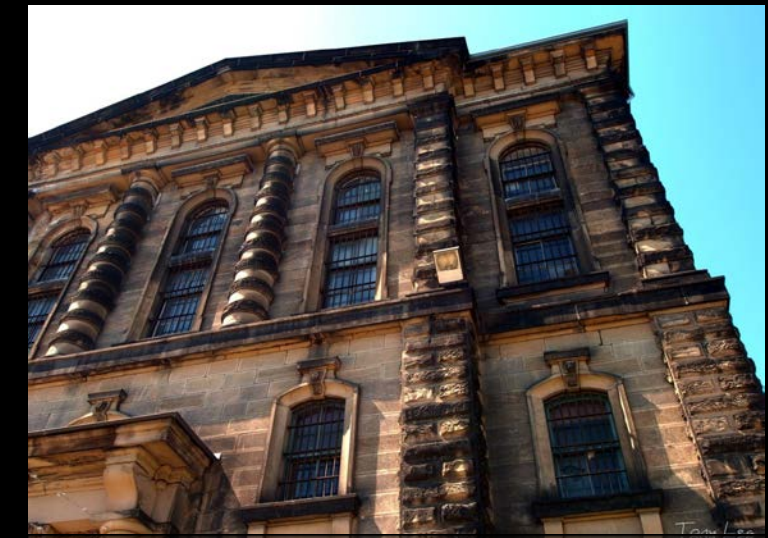


Old Toronto City Hall



Don Jail

Academic Buildings



English University

Don Jail Redevelopment

Performance



Meaford



Buenos Aires

Reclaiming Space



ARIEL VIEW



EXISTING BUILDING



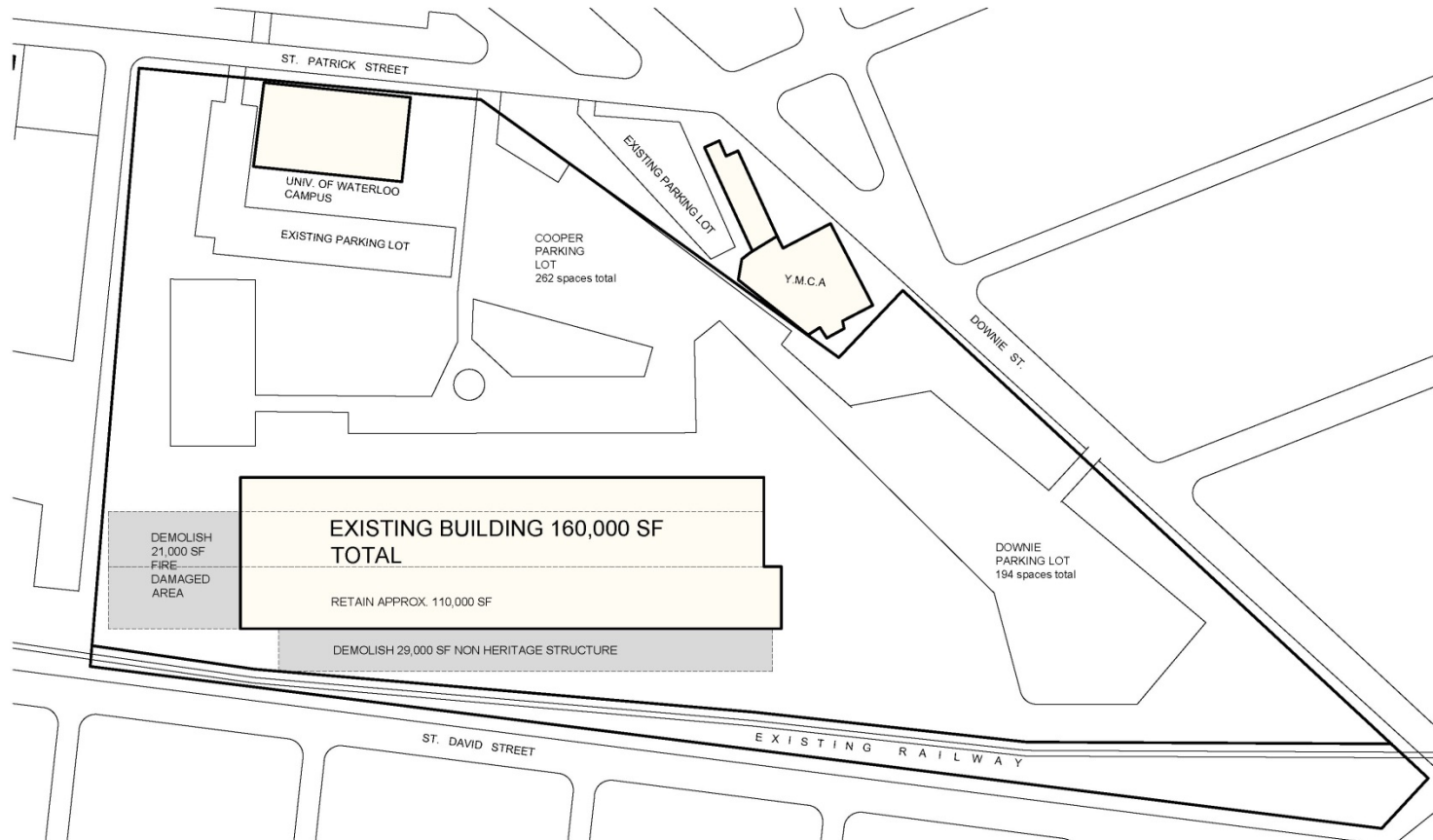
EXISTING BUILDING



EXISTING BUILDING

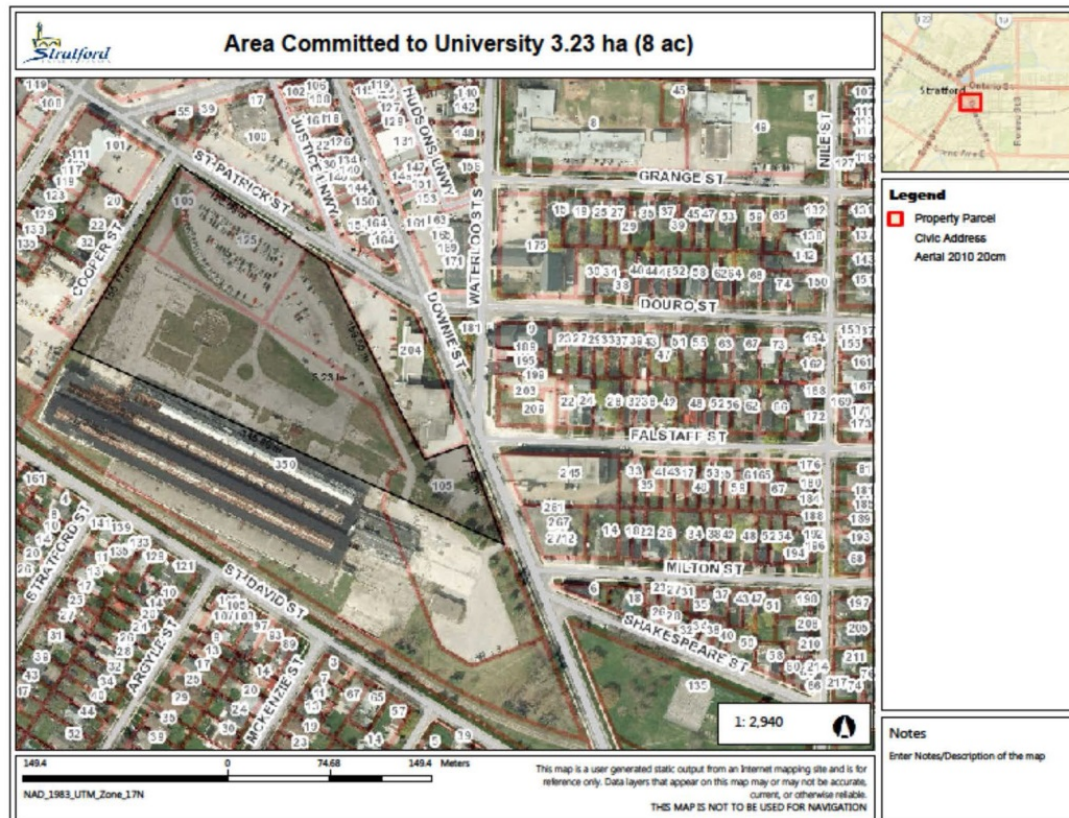


EXISTING SITE PLAN



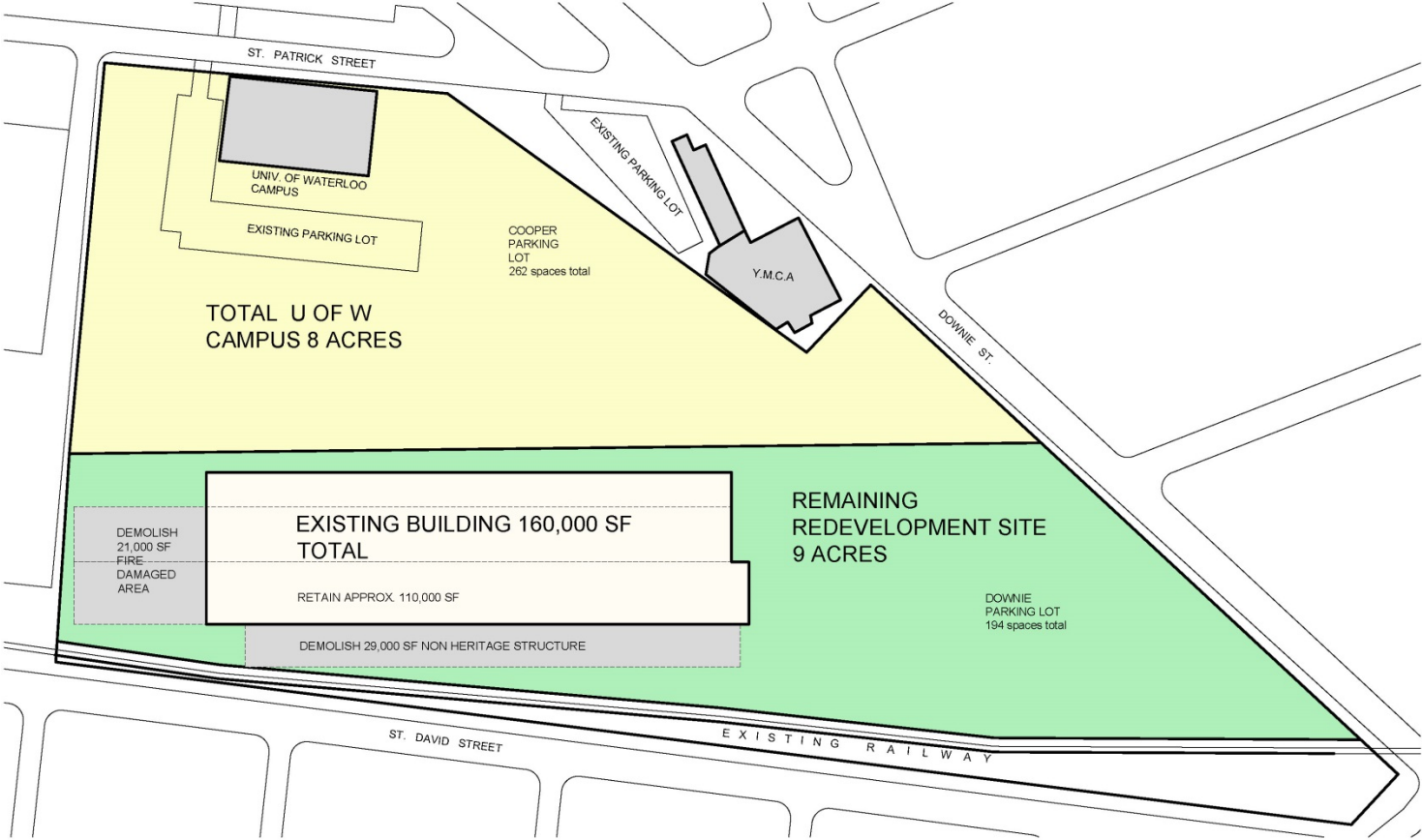
U. OF W. CAMPUS - 8 ACRES TOTAL

Figure 2 – Representation of 3.23. ha (8 acres)

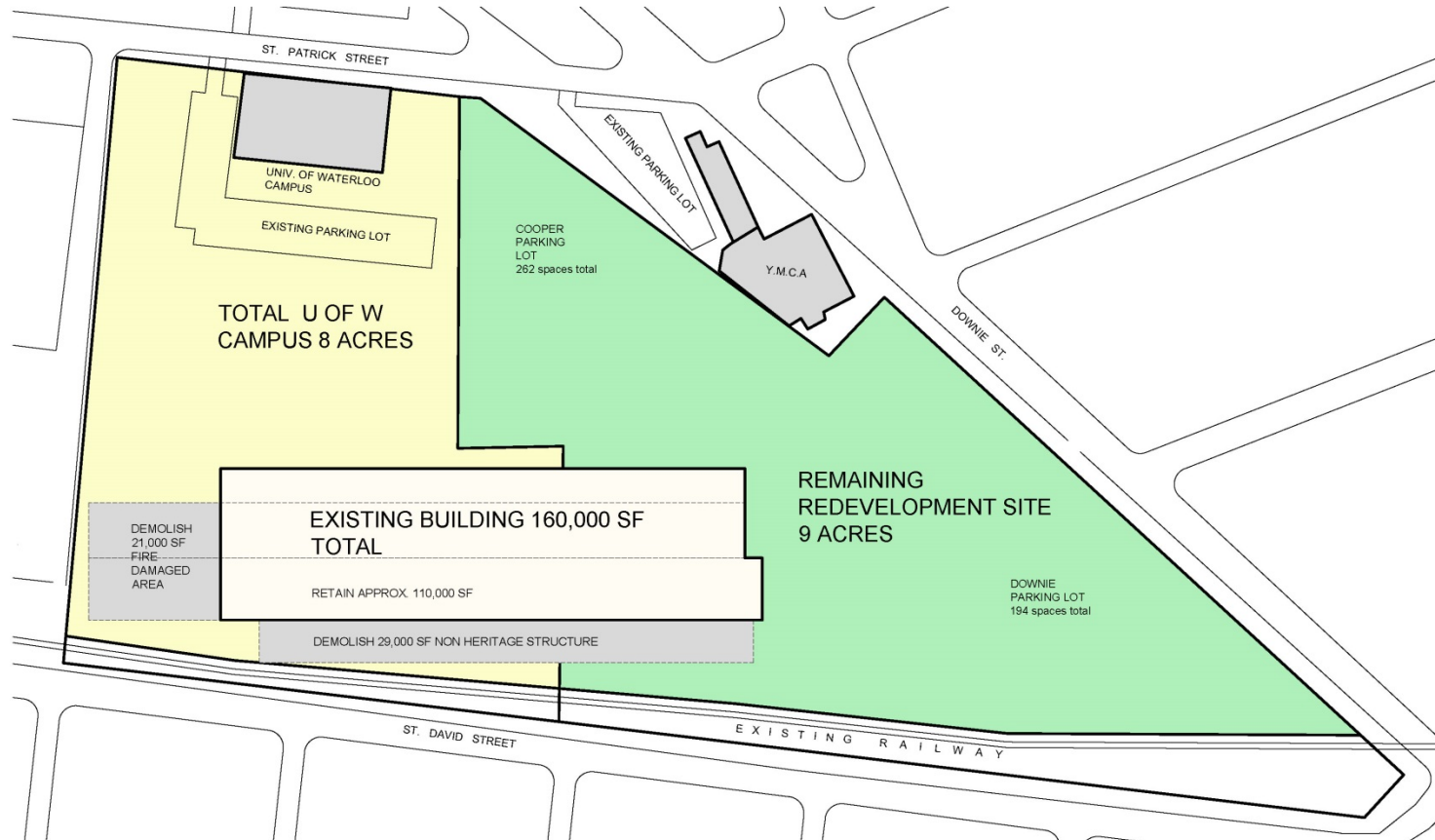


U. of W. SITE CONFIGURATION - A

RCHITECTS
E VENTIN GROUP LTD



U. of W. SITE CONFIGURATION - B



PARKING ANALYSIS

- EXISTING PARKING : DOWNIE LOT 194 + COOPER LOT 262 = 456
- PEAK DEMAND = 359
- MARKET SQUARE = 50
- TOTAL = 405 SPACES
- EXISTING OVERAGE = 47 SPACES

- PROPOSED NEW DEVELOPMENT: 75,000 SQFT 6968 SQM
- PARKING REQUIRED FOR NEW DEVELOPMENT: $6968 / 50 = 140$ SPACES

- TOTAL PARKING REQUIRED ON SITE = $405 + 140 = 545$ SPACES

PRECEDENTS



PRECEDENTS

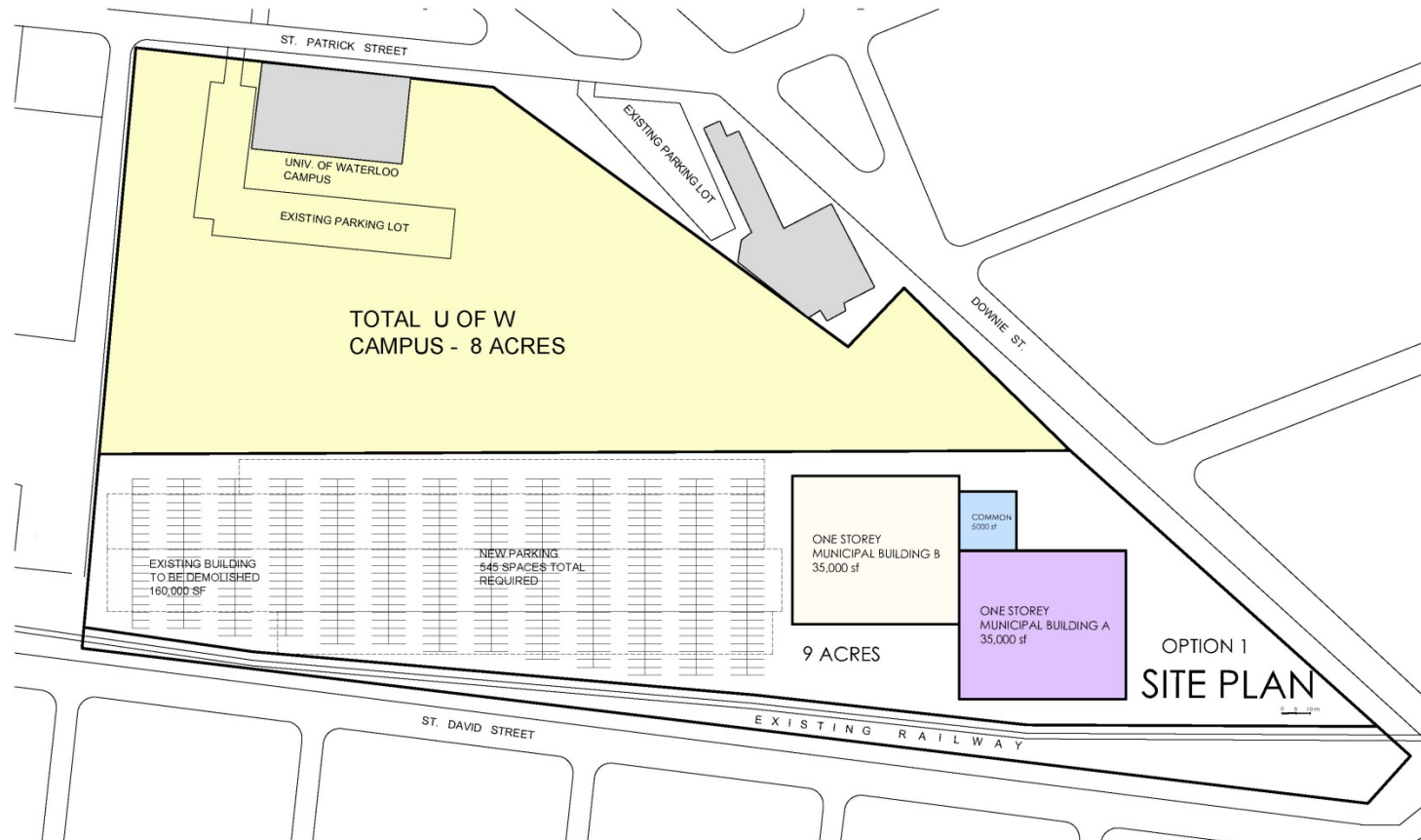


PRECEDENTS



OPTION 1

ONE STOREY NEW BUILDING + DEMOLISH EXISTING BUILDING



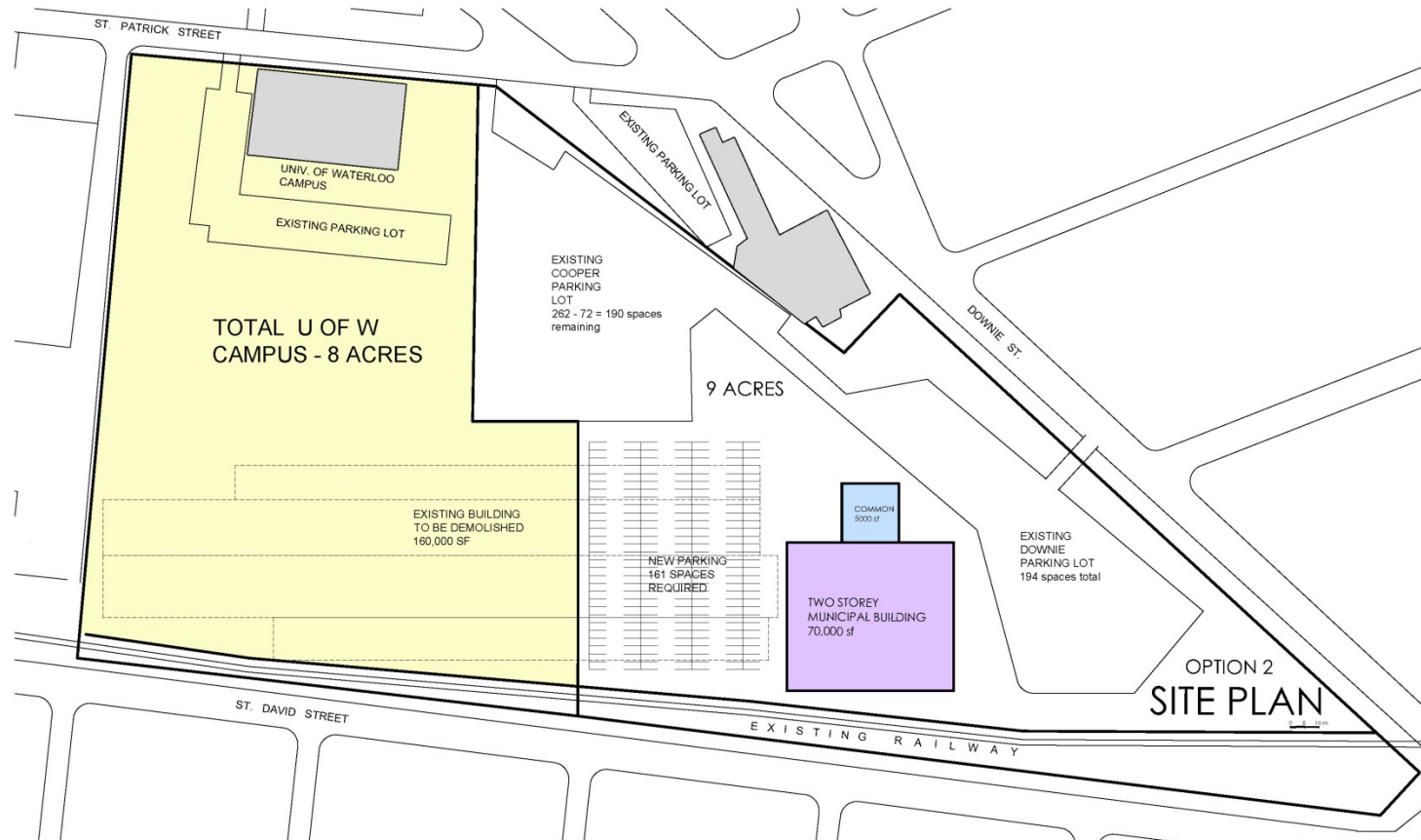
OPTION 1

- **ONE STOREY NEW BUILDING + DEMOLISH EXISTING BUILDING**

	OFFICE	SPECIAL PURPOSE
• AREA A 35,000 SF X \$240 PSF TO \$300 PSF	\$8,400,000	\$10,500,000
• AREA B 35,000 SF X \$240 PSF TO \$300 PSF	\$8,400,000	\$10,500,000
• SHARED SPACE 5,000 SF X \$150 PSF	\$750,000	\$750,000
• DEMO. & ABATEMENT EXISTING 160,000 SF X \$8.13 PSF	\$1,300,000	\$1,300,000
• SITE DEVELOPMENT	\$1,500,000	\$1,500,000
• <u>TOTAL</u>	<u>\$20,350,000</u>	<u>\$24,550,000</u>

OPTION 2

TWO STOREY NEW BUILDING + DEMOLISH EXISTING BUILDING



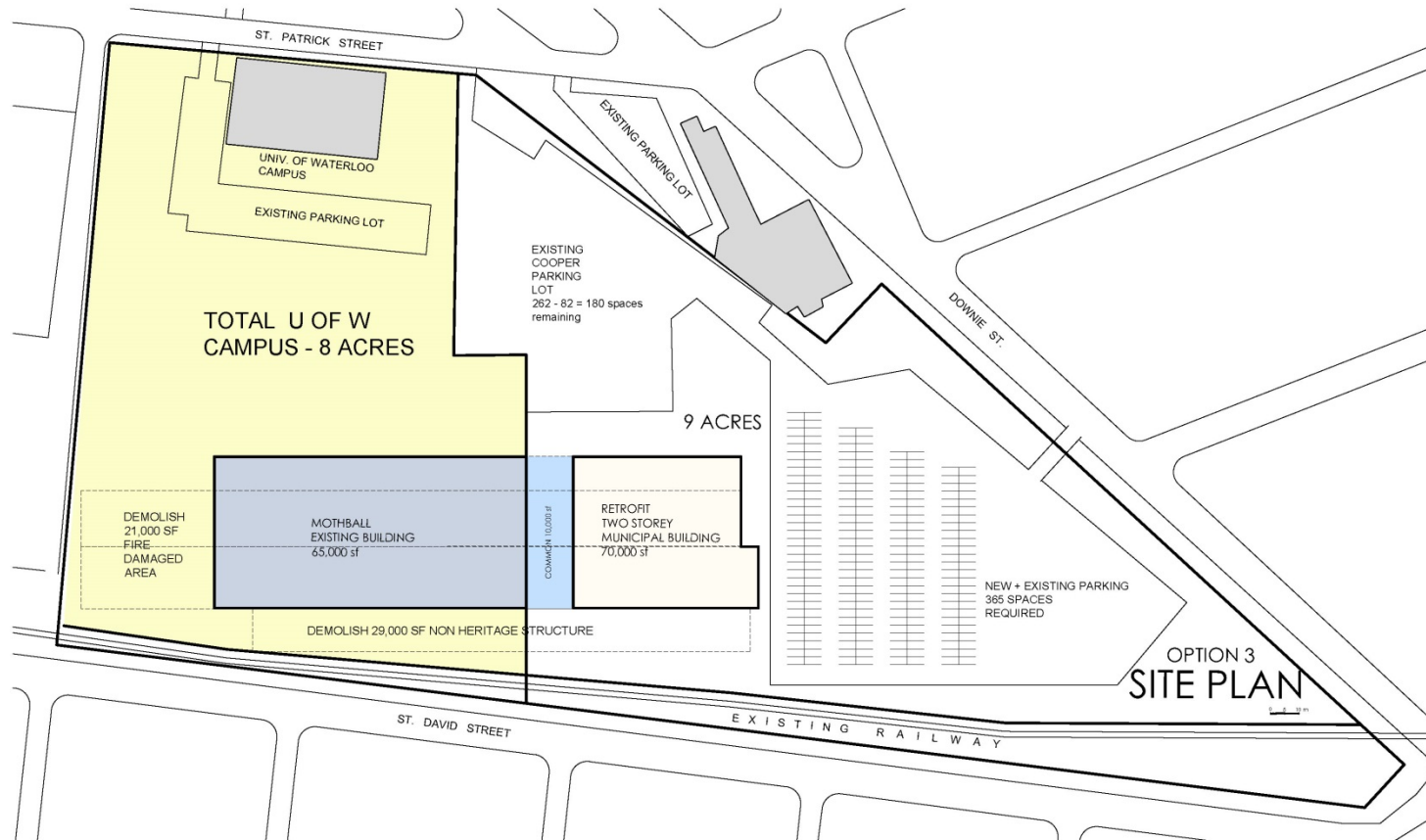
OPTION 2

- **TWO NEW STOREY BUILDING + DEMOLISH EXISTING BUILDING**

	OFFICE	SPECIAL PURPOSE
• NEW BUILDING 75,000 SF X \$270 PSF TO \$300 PSF	\$20,250,000	\$22,500,000
• DEMO. & ABATEMENT EXISTING 160,000 SF X \$8.13 PSF	\$1,300,000	\$1,300,000
• SITE DEVELOPMENT	\$1,300,000	\$1,300,000
• <u>TOTAL</u>	<u>\$22,850,000</u>	<u>\$25,100,000</u>

OPTION 3A

TWO STOREY RETROFIT + MOTHBALL REMAINING EXISTING BUILDING



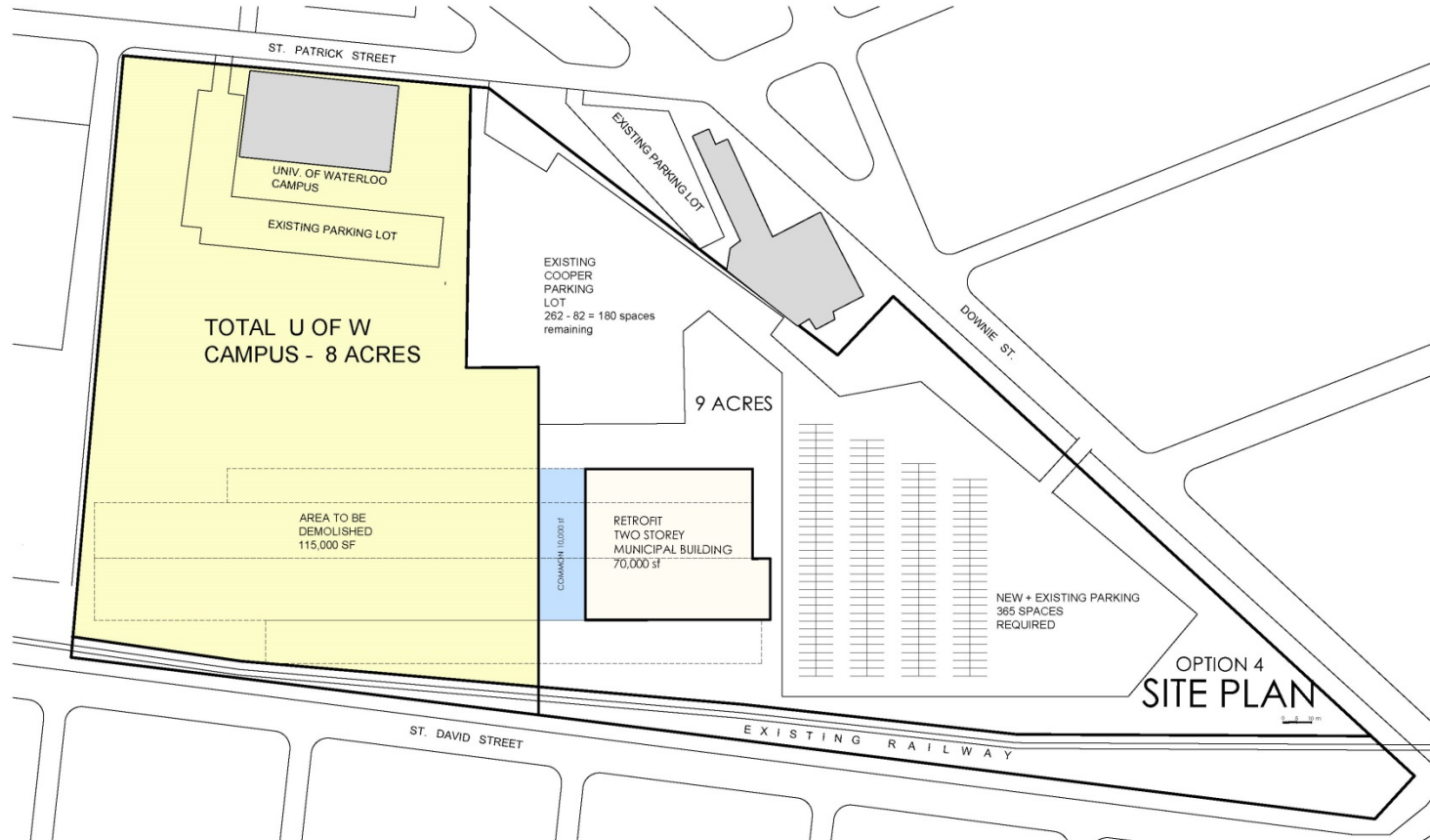
OPTION 3A

- **TWO STOREY RETROFIT + MOTHBALL REMAINING EXISTING BUILDING**

	OFFICE	SPECIAL PURPOSE
• 1ST FLOOR RETROFIT 35,000 SF X \$185 PSF TO \$240 PSF	\$6,475,000	\$8,400,000
• 2ND FLOOR RETROFIT 35,000 SF X \$180 PSF TO \$230 PSF	\$6,300,000	\$8,050,000
• SHARED LOBBY 10,000 SF X \$180 PSF	\$1,800,000	\$1,800,000
• DEMOLITION & ABATEMENT 51,000 SF X \$8.13 PSF	\$487,800	\$487,800
• MOTHBALL 65,000 SF X \$69 PSF	\$4,485,000	\$4,485,000
• SITE DEVELOPMENT	\$1,300,000	\$1,300,000
• TOTAL	\$20,847,800	\$24,523,800

OPTION 3B

TWO STOREY RETROFIT + DEMOLISH REMAINING EXISTING BUILDING



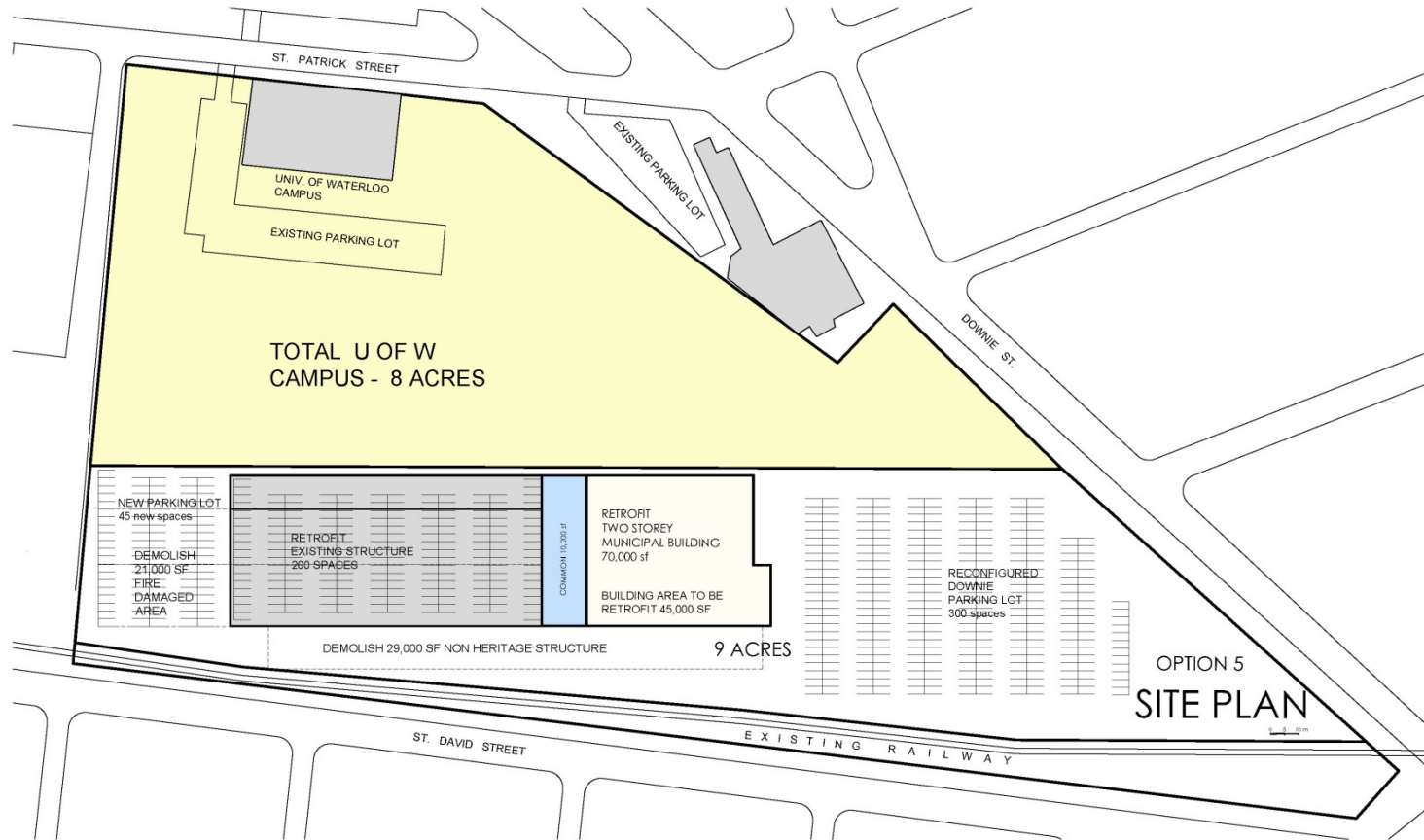
OPTION 3B

- **TWO STOREY RETROFIT + DEMOLISH REMAINING EXISTING BUILDING**

	OFFICE	SPECIAL PURPOSE
• 1ST FLOOR RETROFIT 35,000 SF X \$185 PSF TO \$240 PSF	\$6,475,000	\$8,400,000
• 2ND FLOOR RETROFIT 35,000 SF X \$180 PSF TO \$230 PSF	\$6,300,000	\$8,050,000
• SHARED LOBBY 10,000 SF X \$180 PSF	\$1,800,000	\$1,800,000
• DEMOLITION & ABATEMENT 115,000 SF X \$8.13 PSF	\$934,950	\$934,950
• SITE DEVELOPMENT	\$1,300,000	\$1,300,000
• TOTAL	\$16,939,950	\$20,484,950

OPTION 4

TWO STOREY RETROFIT + RETROFIT REMAINDER OF EXISTING INTO PARKING STRUCTURE



OPTION 4

• TWO STOREY RETROFIT + CONVERT REMAINDER OF EXISTING INTO PARKING STRUCTURE		
•	OFFICE	SPECIAL PURPOSE
• 1ST FLOOR RETROFIT 35,000 SF X \$185 PSF TO \$240 PSF	\$6,475,000	\$8,400,000
• 2ND FLOOR RETROFIT 35,000 SF X \$180 PSF TO \$230 PSF	\$6,300,000	\$8,050,000
• SHARED LOBBY 10,000 SF X \$180 PSF	\$1,800,000	\$1,800,000
• RETROFIT PARKING INTO EXISTING 200 SPACES X \$15,000	\$3,000,000	\$3,000,000
• MOTHBALL 65,000 SF X \$69 PSF	\$4,485,000	\$4,485,000
• DEMOLITION & ABATEMENT 51,000 SF X \$8.13 PSF	\$487,800	\$487,800
• SITE DEVELOPMENT	\$1,400,000	\$1,400,000
• <u>TOTAL</u>	<u>\$23,947,800</u>	<u>\$27,622,800</u>