

# project profile

407 ETR Concession Company, Ltd. – Woodbridge, ON



## Project Information

- **Building Use:** Office Space
- **Total Square Footage:** 26,400
- **Days to Complete:** 240



## Situation

By working closely with 407 ETR Concession Company Limited to assess their needs, ModSpace was able to devise a building solution that blended the functional and aesthetic elements the client desired. Due to changing business initiatives and fluctuating personnel, the client wanted the ability to add office space as their needs evolved.



## Solution

To achieve this, ModSpace developed a phased project approach whereby modules were delivered as their requirements for office space increased. In addition, ModSpace was able to maximize the available site space by designing the complex in an “L” configuration. Steel and concrete modules were used to achieve a permanent looking solution, while inside complete systems furniture allow employees to work comfortably.

The building design comprised of 44 modular units measuring 12 feet by 50 feet and was linked to the existing building with a specially designed 10 feet x 30 feet walkway acting as the “link” between the new and existing buildings.

Exterior studding, sheathing and facade was completed on-site. Inside, an innovative ceiling suspended parabolic lighting system decreases computer screen glare.

A fully relocatable module design, coupled with a space saving “L” shaped configuration lend the flexibility to add or subtract space at the client’s desire. In addition, an energy efficient Variable Air Volume system was integrated resulting in a hydro cost savings for the client. The entire project was complete and ready for occupancy in about 8 months.

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## First Place Award

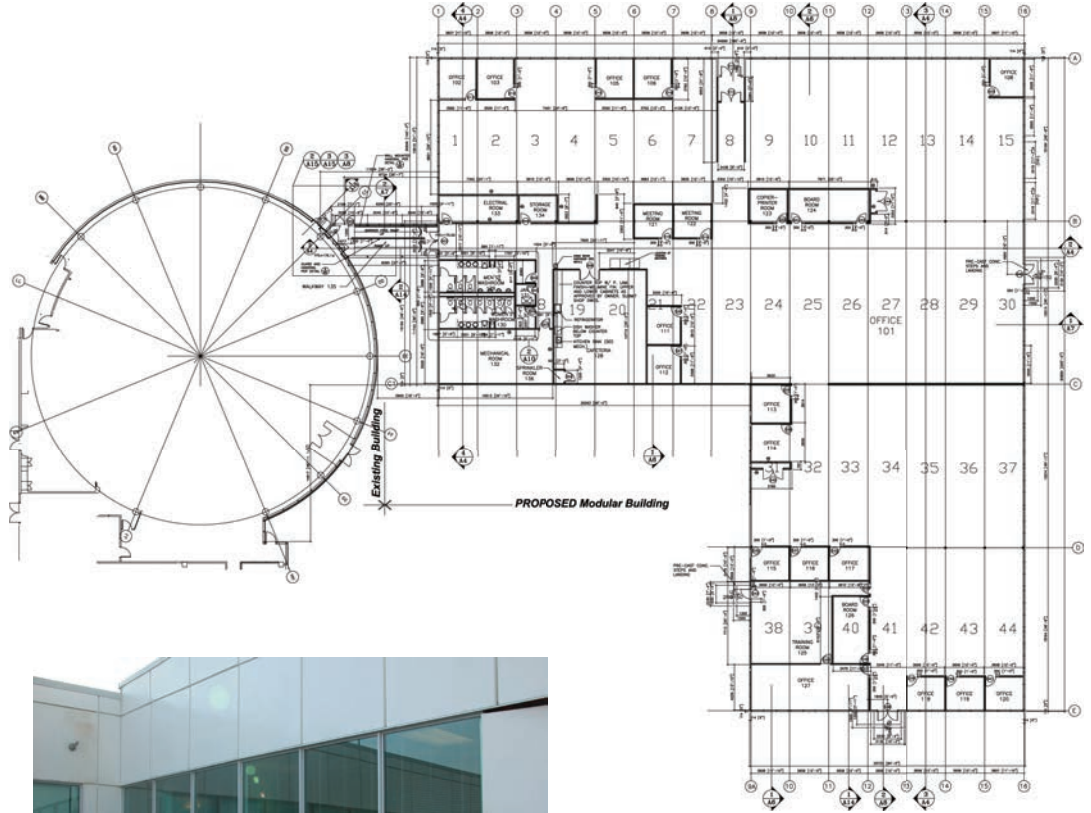
Permanent Office  
over 10,000 sq. ft.

"I could write volumes on this building but sufficed to say this building has met and far exceeded my wildest expectations."

"There was a certain amount of risk associated with some of the choices we made, such as a VAV system and a ceiling hung parabolic lighting system, but those and all of the other non conventional choices we made have paid off in great employee satisfaction and of course energy savings."

### Jim Middleton

Facilities Manager, 407 ETR  
Concession Company, Ltd.



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