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# Adam McGean

OAA, DipArch, BArchSc

## Curriculum Vitae

### EDUCATION

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**CACB Academic Certification for Foreign Programs** Canadian Architectural Certification Board, 2016  
**Diploma in Architecture, Dip.Arch** Glasgow School of Art, 2011  
**ARB Part 2** Architects Registration Board UK, 2011  
**Bachelor of Architectural Science, B.ArchSc** Ryerson University, 2006  
**ARB Part 1** Architects Registration Board UK, 2008

### PROFESSIONAL ASSOCIATION

**Architect, OAA** Ontario Association of Architects, 2021 – Current  
**Intern Architect** Ontario Association of Architects, 2017 – 2021

### TRAINING

**Construction Contract Administration** Construction Specifications Canada, 2018  
**Principles of Construction Documentation** Construction Specifications Canada, 2015

### BOARDS

**Pickering Waterfront Visionary Advisory Committee,**  
**Citizen Appointment 3 Year Term** 2023 – Current

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### 2022 – CURRENT

#### Job Title: OWNER | ARCHITECT

**McGEAN  
ARCHITECTURE +  
DESIGN INC.**  
Pickering, ON

#### **McGEAN ARCHITECTURE + DESIGN INC.**

Complete Architectural and Interior Design services for commercial, residential and institutional buildings. Fully licensed by the Ontario Association of Architects (OAA)  
[www.mcgeanarchitecture.ca](http://www.mcgeanarchitecture.ca)

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### 2019 – 2022

**STRASMAN  
ARCHITECTS**  
Toronto, ON

#### Job Title: PROJECT MANAGER | ARCHITECT

#### **REGION OF HALTON WASTEWATER TREATMENT PLANT MAINTENANCE FACILITY**

#### **Greenfield Development for New Maintenance Warehouse**

Project Data: Major Occupancy - Group F2 Medium Hazard Industrial | Area - 1,500 m2 | Value of Construction - \$4M (estimate)

- Facility program consisted of a workshop to support pump repair and testing, clean lubrication storage and dispensing, a secured inventory area for pump parts to serve the whole region and technical training / teaching rooms.
- Project Manager for early phases including programing, site selection, schematic design, design development and site due diligence surveys and geotechnical investigations.

## **CITY OF HAMILTON PUBLIC WORKS OFFICE at 100 MAIN ST. E**

### **Interior Alterations for Leased Workplace / Office Suites**

Project Data: Major Occupancy - Group D Business and Personal Services | Area - 1,000 m2 | Value of Construction - \$1.5M

- Full scale demolition and interior alterations for two adjoining office suites. One office home to City of Hamilton, Public Works, Child and Youth Services Department and the other for Drug, Alcohol and Gambling Services.
- Respond to RFP, prepare Consultant team fee proposal and staff workplans to be monitored for accurate monthly invoicing.
- Project Manager for early phases including programing, site audits for record of existing conditions, schematic design, design development and Class C costing. The project went on hold indefinitely after cost estimate results due to insufficient funding.

## **EAST GWILLIMBURY OPERATIONS CENTRE**

### **Greenfield Development for New Municipal Operations Centre**

Project Data: Major Occupancy - Group C Residential, Group A2 Assembly and Group D Business and Personal Services | Area - 5,300 m2 | Value of Construction - \$19M

- Facility program consisted of office functions and service areas to support the Town's Parks, Roads and Water department operations. In addition, a substantial yard supported vehicle fleet parking, fueling station, raw material storage, waste sorting, well water pump, septic field, greywater pits, local stormwater pond and a series of outbuilding structures including fire pump house, salt dome, greenhouse and general purpose coverall.
- Project Manager taking over responsibility of the project for construction contract administration and closeout. Construction lasted 20 months with a standard 12 month warranty period.
- Completed all field reviews, submittal reviews, contract instructions / changes and certificates for payments.
- Designed the facility's external fire water cistern and fire pump house components that had to be relocated outside of the main building in the original permit approved design due to Authority having Jurisdiction concerns.

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**2018 – 2019  
CORE  
ARCHITECTS  
Toronto, ON**

### **Job Title: PROJECT MANAGER | INTERN ARCHITECT**

## **UNIVERSITY OF TORONTO SCARBOROUGH CAMPUS STUDENT RESIDENCE**

### **Greenfield Development for New Mid Rise Student Residence with Food Hall (Passive House)**

Project Data: Major Occupancy - Group C Residential, Group A2 Assembly and Group D Business and Personal Services | Area - 35,000 m2 | Value of Construction - \$90M

- Project Manager representing the Architect of Record in joint venture with Design Architect Handel Architects.
- Responsible for preparing the RFP response and Consultant fees, Client interviews and scope negotiations.
- Overseeing \$4.5M in design fees with a team of 16 design consultants, including such unique specialists as Passive House, Acoustics, Vertical Transport and Commercial Kitchen.
- Managed project phases; schematic design, energy target analysis, bridging contract documents (DD) and Site Plan Control application.
- Costing (Class D, Class C) with value engineering at each stage to maintain budget.
- Host / Lead design workshops with University matrix partners and design review committee panel presentations.

## **APPLE FLAGSHIP**

### **Interior Alterations for Apple Flagship at ONE Bloor West**

Project Data: Major Occupancy - Group D Business and Personal Services and Group E Mercantile | Area - 800 m2 | Value of Construction - Undisclosed

- Project Manager representing the Architect or Record in joint venture with Design Architect Foster + Partners.
- Building code analysis during schematic design and design development phases.
- Leading construction document production, building permit and code variance approvals.
- Assist base building tower team in coordinating core/shell integration with bespoke interior design of the flagship store.

### **324 QUEEN STEET WEST**

#### **Brownfield Development for New Low Rise Commercial Base Building in Downtown Toronto**

Project Data: Major Occupancy - Group A2 Assembly, Group D Business and Personal Services and Group E Mercantile | Area - 400 m2 | Value of Construction - \$4M (estimate)

- Project Manager and Project Architect for a three-storey commercial base building with leasable suites for retail on grade, office on level 2 and eating establishment on level 3.
- Heritage storefront façade and roof preservation were involved which required extensive consultation with City of Toronto Heritage Preservation Services.
- Prepared the design brief for the Client, preliminary cost estimates, heritage preservation approval and design development proposal that was submitted for Minor Variance and Site Plan Control.

### **ONE BLOOR WEST**

#### **Base Building Coordination for Hyatt Hotel Fit-up**

Assist base building tower team in coordinating core/shell integration with hotel interior design.

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**2017 – 2018**  
**DIALOG**  
Toronto, ON

#### **Job Title: PROJECT MANAGER | INTERN ARCHITECT**

##### **RBC NATIONAL ACCOUNT**

#### **Nationwide Account for Royal Bank Commercial Assets in Canada and the Caribbean**

Project Data: Major Occupancy - Group D Business and Personal Services and Group E Mercantile | Area - Varies | Value of Construction - \$500K - \$3M

- Project Manager for 15+ retail bank branch renovations across central / western Canada and the Caribbean. Scope ranged between exterior maintenance and heritage façade restorations to core/shell upgrades and interior alterations.
- Host business case sessions with RBC and matrix stakeholders to define project scope before projects were authorized for implementation.
- Deliver all project phases between schematic design to construction contract administration and closeout.
- Monitor project financials for monthly invoicing.
- Assisted with retail standards development / maintenance, change management and test fits.

##### **AMEC FOSTER WHEELER**

#### **Interior Alterations for Leased Workplace/Office Suite**

Project Data: Major Occupancy - Group D Business and Personal Services | Area - 1,000 m2 | Value of Construction - \$400K

Project Manager for latter phases including building permit, bid, construction contract administration and office systems furniture coordination / install.

**Job Title: PROJECT MANAGER | ARCHITECTURAL DESIGNER**

**IKEA National Account (2015 - 2017)**

**Nationwide Account for IKEA Canada Franchise Commercial Assets**

**IKEA Vancouver Central Distribution Centre**

**Interior Alterations of Leased Warehouse**

Project Data: Major Occupancy - Group F2 Medium Hazard Industrial and Group D Business and Personal Services | Area - 28,000 m2 | Value of Construction - \$5M

- Leased warehouse for regional product storage and distribution. Interior fit-up of racking, forklift battery charging stations and full-time employee offices with amenity.
- Project Manager for Consultant fee of \$500K, with an engineering design team of eight major disciplines including specialties such as smoke extraction and methane dispersion.
- Prepare fee proposals and staff workplans to be monitored for accurate monthly invoicing. Internal reporting direct to Stantec IKEA Account Manager and GTA Business Centre Manager.
- Manage all project phases; due diligence, design development, construction documents, permits, bid, construction contract administration and warranty review.
- Coordinated construction contract administration delivery through local Stantec Vancouver office.

**IKEA Coquitlam External Merchandise Pickup Unit**

**Interior Alterations for Leased Warehouse**

Project Data: Major Occupancy - Group F2 Medium Hazard Industrial and Group D Business and Personal Services | Area - 5,500 m2 | Value of Construction - \$3M

- Remodel of a former industrial nutraceutical plant to house new warehouse storage facility handling product overflow from the nearby Coquitlam store. Program includes customer pick up spaces and full-time employee offices.
- Project Manager for Consultant fees of \$500K, with an engineering design team of ten major disciplines including specialties such as smoke extraction and methane dispersion.
- Prepare fee proposals and staff workplans to be monitored for accurate monthly invoicing. Internal reporting direct to Stantec IKEA Account Manager and GTA Business Centre Manager.
- Manage all project phases; due diligence, design development, construction documents, permits, bid, construction contract administration and warranty review.
- Coordinated Construction Contract Administration delivery through local Stantec Vancouver office.

**IKEA Beauharnois Distribution Centre**

**Greenfield New Construction of Product Distribution Centre with Head Office Functions**

Project Data: Major Occupancy - Group F2 Medium Hazard Industrial and Group D Business and Personal Services | Area - 95,000 m2 | Value of Construction - \$125M

- Design Lead for 18,000 m2 office block separate from warehouse, involving both core/shell and interiors through all project phases. Reporting to overall Project Manager.
- Coordinate with Client's food service vendor for implementation of prep-kitchen and hot food serve lines for warehouse and office staff daily meals.

**IKEA Retail Stores – Multiple Locations**

**Typical IKEA international retail prototype locally adapted to suit site, governing building code and local Authorities having Jurisdiction. Four locations; Halifax and Quebec City (built) and two other locations in Ontario that were never built.**

Project Data: Major Occupancy - Group E Mercantile, Group F2 Medium Hazard Industrial, Group D Business and Personal Services and A2 Assembly | Area - 30,000 m2 | Value of Construction - \$50M

- Retail Design Lead responsible for all interior program working alongside Core/Shell Lead, both leads reporting to overall Project Manager.
- Primarily focused on program arrangement to suit IKEA brand and operational requirements, code analysis, coordination with design engineering and Client appointed vendors such as racking, commercial kitchen and child daycare.
- Involved in all project phases; due diligence, design development, construction documents, permits, bid, construction contract administration and warranty review.

### **IKEA Pickup and Order Point – Multiple Locations**

#### **Interior Alterations for Leased Retail Suites (formerly Future Shop). Six Ontario locations; Kitchener, London, Quebec City, St. Catharines, Whitby and Windsor.**

Project Data: Major Occupancy - Group E Mercantile, Group F2 Medium Hazard Industrial | Area - 3,000 m2 | Value of Construction - \$750K - \$1.3M

- Pilot program for small retail locations meant to extend IKEA's reach into mid-size cities. Stores offered both retail display / sales and a pickup location for online purchases. This pilot later became the basis for similar rollouts internationally.
- Project Manager for Consultant fee of \$150K per site, with an engineering design team of four major disciplines.
- Prepare fee proposals and staff workplans to be monitored for accurate monthly invoicing. Internal reporting direct to Stantec IKEA Account Manager and GTA Business Centre Manager.
- Manage all project phases; due diligence, design development, construction documents, permits, bid, construction contract administration and warranty review.

### **IKEA Mississauga Multi-Function Logistics Unit**

#### **Interior Alterations for Leased Warehouse**

Project Data: Major Occupancy - Group F2 Medium Hazard Industrial and Group D Business and Personal Services | Area - 46,000 m2 | Value of Construction - \$5M

- Leased warehouse to support regional product storage and distribution for online sales. Interior fit-up of racking, forklift battery charging and employee offices.
- Project Manager for Consultant fee of \$120K, with an engineering design team of four major disciplines.
- Prepare fee proposals and staff workplans to be monitored for accurate monthly invoicing. Internal reporting direct to Stantec IKEA Account Manager and GTA Business Centre Manager.
- Manage all project phases; due diligence, design development, construction documents, permits, bid, construction contract administration and warranty review.

### **IKEA National Markethall Remodel Program – Multiple Locations**

Provide code analysis studies and exiting recommendations to satisfy travel distance requirements. Reporting to IKEA Store Planners and Merchandising Manager when existing store's sales floors were due for remodeling. In total code studies were completed for 4 stores in western Canada.

### **IKEA National Fire Protection Upgrade Program – Multiple Locations**

#### **Sprinkler fire protection system upgrades at all existing stores across Canada in response to storage of expanded foam mattress and couches in racking and increased flammability risk**

Toured all existing 12 IKEA stores alongside Fire Protection, Mechanical and Electrical consultants to survey existing systems and was responsible for coordinating consolidated report of findings with recommendations. Some locations requiring renovations involving new fire pumps, backup generators and architectural modifications to accommodate larger equipment.

### **CANADA POST**

Prepared design development and bid package for new vehicle entrance security gatehouses on Federal land. Collaborated with modular construction companies.

**CIBC NATIONAL ACCOUNT (2013 - 2015)**

**Nationwide Account for CIBC Bank Commercial Assets**

Project Data: Major Occupancy - Group D Business and Personal Services and Group E Mercantile | Area - 525 m2 | Value of Construction - \$500K - \$1M

- Project Lead delivering 10+ full scale retail bank branch interior alterations. Responsible for all phases from design development through construction contract administration.
- Retail Feasibility Lead planning over 50+ branch schematic design test fits. Manage Consultant fees with the Client, averaging between \$10 - \$20K per branch location.
- Retail Brand Standards Management developing prototypical branch layouts, construction details, finishes, product research and value engineering initiatives. Lead an in-house team of Revit content creators in developing Revit templates to increase production efficiency amongst the greater account team which featured 3D kit of parts for typical architectural program elements, typical construction details and schedules.
- Concept developer for the Bank's first series of mini bank branches (less than 200 m2) and Teller-free digital banking zones (less than 150 m2). Both of which were later rolled out across the country.

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**2013  
HOK  
Toronto, ON**

**Job Title: DESIGN PRACTITIONER**

**CIBC NATIONAL ACCOUNT**

**Nationwide Account for CIBC Bank Commercial Assets**

Project Data: Major Occupancy - Group D Business and Personal Services and Group E Mercantile | Area - 525 m2 | Value of Construction - \$500K - \$1M

Prepared construction documents and obtained building permits for retail bank branch interior alterations. Assisted 3<sup>rd</sup> party Construction Project Managers with bidding and construction contract administration.

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**2011 - 2013  
STANTEC  
Toronto, ON**

**Job Title: ARCHITECTURAL DESIGNER**

**WEST JET**

**Interior Alterations for West Jet Supply Hanger at Greater Toronto Airport Authority (GTAA)**

Project Data: Major Occupancy - Group F2 Medium Hazard Industrial | Area - 500 m2 | Value of Construction - Unknown

Responsibilities included site survey, construction document production, engineering coordination and construction permits specific to the GTAA.

**TARGET CANADA NATIONAL ACCOUNT**

**Nationwide Program for Target Retail Stores Launch in Canada**

Project Data: Major Occupancy - Group E Mercantile | Area - Averaging 10 - 12,000 m2 | Value of Construction - \$10 - \$20M

Designer and Assistant Coordinator for 30 retail store remodels across the country (formerly Zellers locations). Remodels involved site improvements, partial exterior demolition for rebranded storefronts, mall entry redesign when attached to larger retail facilities, recladding, improved loading and full interior alterations. Some of the more complex renovations involved utility service upgrades, seismic upgrades, roof replacements and new vertical circulation (lifts and / or escalators).