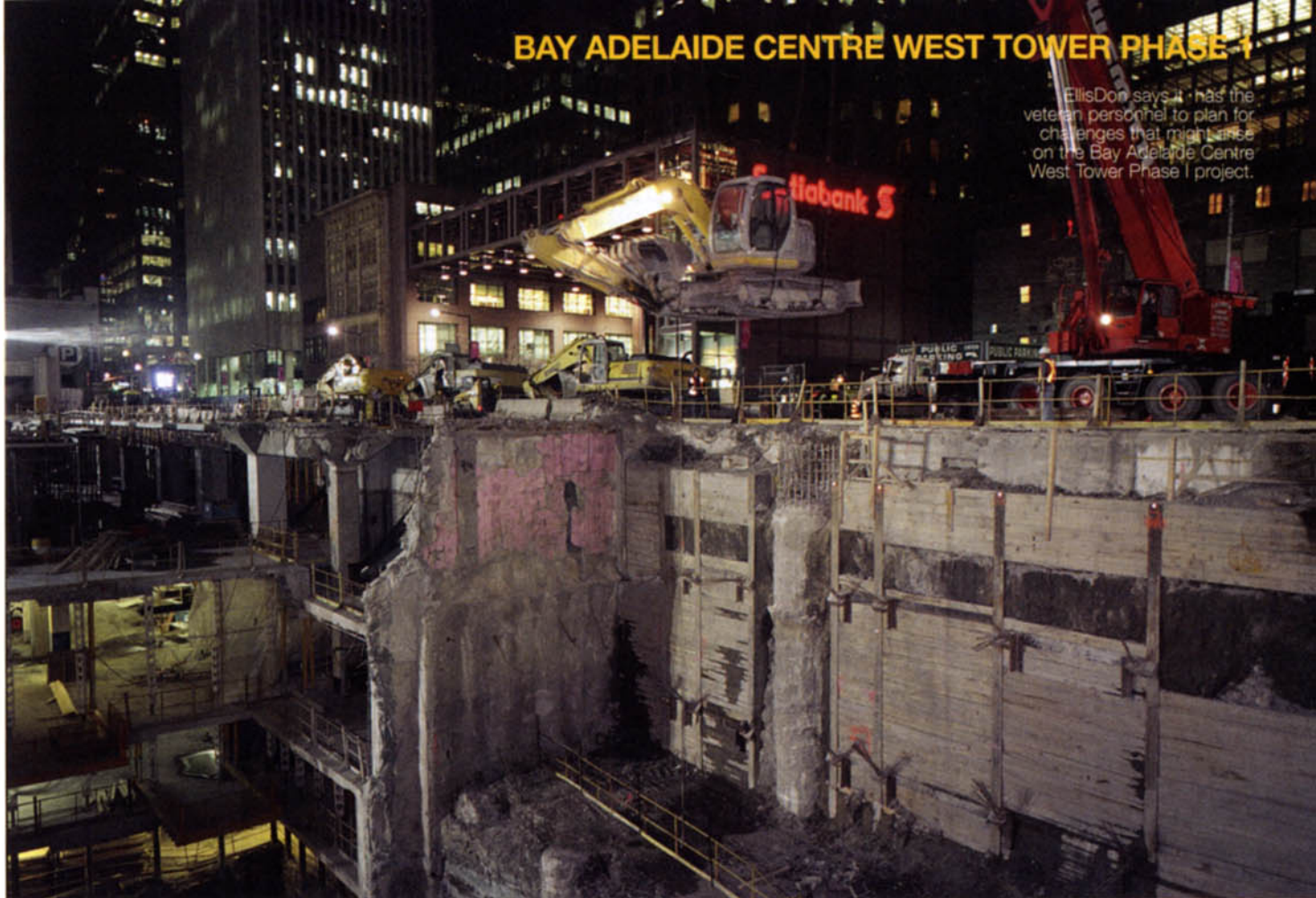


EllisDon says it has the veteran personnel to plan for challenges that might arise on the Bay Adelaide Centre West Tower Phase I project.



# Preconstruction Required

EllisDon's experience with high-rise commercial construction in Toronto's congested financial district leads to vast preplanning and precise scheduling for the Bay Adelaide Centre West Tower Phase 1.

By BRIAN SALGADO

Not many contractors have the experience to handle an office building project as complex as the Bay Adelaide Centre West Tower Phase I in downtown Toronto. But EllisDon – one of the largest general contractors in Canada – has the veteran personnel to plan for challenges that could arise.

"The big thing in preplanning is to evaluate the scope of work and seeing what we can achieve with each of the individual trades," Construction Manager Paul Hickey says. "We review the schedule and prepare detail day-by-day planning, we have daily management meeting of all those involved both from the on-site staff and office staff."

The West Tower will provide 1.2 million square feet of office space and concourse-level retail, with one level added to the existing four-level parkade, according to EllisDon. The office tower will feature 30 elevators servicing the office tower, including two service cars and two parking shuttles. The tower will have a connection to Toronto's underground pedestrian tunnel system. The new tower will also feature a 12-story restored heritage façade

that was removed from an existing building during the demolition phase of the project.

The scope of work for EllisDon, the construction manager on the project for Brookfield Properties Corp. of New York, includes preconstruction services and demolition of two existing buildings and an existing tower core. The construction is expected to be completed in November 2009.

## Previous Experience Helps

EllisDon also built TD4, Metro Hall, 250 Young and 180 Clean Street in downtown Toronto, so it understands the challenges that come with building in a busy urban area. "One of the challenges is this is on one of the busiest streets in Toronto's Lower Financial District," Project Superintendent Mike Brodigan says.

Hickey says the company had to pay attention to potential access issues for the site, which included planning for vehicular and pedestrian traffic, as well as material delivery sequencing.

Bay Adelaide Centre West Tower Phase 1

[www.bayadelaidecentre.com](http://www.bayadelaidecentre.com)

Cost: \$300 million (Canadian)

Location: Toronto

Paul Hickey: "The critical element in preplanning a large project is the evaluation of trade-specific scope of work, then creating the project's critical path schedule and how it relates to [the trades]."

"We mapped it out over a three- or four-month period, then put the plan together on how we would tender the jobs," Hickey says. "We manage the challenges through the process of elimination, and we just walk through all the elements that are challenging."

"Once again, the success is from our staff," he continues. "General Superintendent Peter Hubrecht's staff was challenged to review and detail all the construction challenges on site, and coordinate the means and methods. Brodigan [was tasked with executing] the daily requirements of maintaining the construction sequence of events."

"Most of the challenges are resolved in preconstruction and shared with the contractors at bidding," Brodigan adds.

### Experienced Team

Aside from preplanning, experience has helped the team deal with the challenges. Hickey credits Brodigan, who handled the 180 Clean Street project, and his knowledge of high-rise construction in downtown Toronto for a smooth project thus far.

EllisDon also has a number of experienced project managers, including Mike Fitzgibbons, working in the office.

"Fitzgibbons had to get 9,000 tons of steel on the job, and he coordinated procurement of that with the steel contractors," Hickey says. "Mike came from the steel contracting business himself in the past and provided the team with the experience to deliver one of the most critical elements to the project."

A detailed critical path schedule ensured smooth coordination with subcontractors. "There has been no confusion about commitment required from the subtrades," Brodigan says. "The schedule is fully developed to deal with design, development, budget and construction, detailed down to the finishing."

For a fast-track project with these congestion conditions and of this size, the construction sequencing of the concrete core had to be done in a three-day cycle for each typical floor pour.

### SOTA GLAZING INC.

Sota Glazing is a leading Canadian company that specializes in the design and development of pre-glazed, unitized curtain wall systems for global clients. The staff at Sota would like to extend their gratitude to Brookfield Properties and EllisDon Corporation for their confidence and trust in Sota's ability to provide a high-performance system on this landmark project.

The structural steel follows the concrete core by eight floors with a three-day cycle per floor, as well. Then, the building is enclosed by the curtain wall system in a four-day cycle. EllisDon is on schedule to achieve tenant turnover dates for the low-rise, mid-rise and high-rise tenant contractors to fit-out the space for Brookfield Properties' tenants.

The West Tower is the first structure to use the Peri ASC Formwork System in Toronto. Brodigan describes it as an automatic climbing system that assists in assembling the concrete core.

Hickey says EllisDon evaluated several formwork systems to raise the core. The evaluation provided formwork contractors bidding the project a list of systems to select for their submission, the Peri system was carried by the selected formwork contractor. "We evaluated the use of the systems and their flexibilities, during our extensive period of a year on preconstruction," Brodigan says. ■

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## THE BAY ADELAIDE CENTRE

Sota Glazing Inc. congratulates **WZMH Architects** on their work with **Brookfield Properties** and **EllisDon Corporation** on the construction of *The Bay Adelaide Centre* in Toronto.

Sota Glazing Inc. is proud to have been selected to design, manufacture and install this custom, high performance unitized curtain wall. The wall was designed to realize and complement the architectural intent put forth by **WZMH Architects**.

The building envelope features formed aluminum panels, monumental vision glass areas and a top of building "sail". *The Bay Adelaide Centre* curtain wall was designed to meet blast resistant criteria and exceeds the stringent energy efficiency demands mandated for this project.

Sota Glazing Inc.'s knowledge and expertise in providing high performance curtain walls without aesthetic compromise will benefit both this building's owners and occupants. *The Bay Adelaide Centre* promises to become a landmark on the Toronto skyline for years to come.



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