

# 180 WELLINGTON REVITALIZATION



**\$48 Million | 6 months | 205,000 sf | Construction Management**

The project involved a complete renovation, repair, and upgrade of the 13-storey 180 Wellington office building in Downtown Toronto. The project's scope included tenant improvements, upgrades to six existing elevators, a new exterior envelope, a remediation to the underground parking area, changes to mechanical and electrical infrastructure, and an abatement of mould and asbestos.

In order to minimize disruptions to the tenants occupying the building, the renovation took place in four phases. A strict construction plan was developed to accommodate budgeting and schedule requirements. Early subcontractor involvement during the pre-construction phase was required to fast-track the work, so an internal change management control system was introduced to allow the project team to provide all users with real-time access to any change-related information. From this online portal, work changes were allocated to the appropriate subcontractors and all questions were reviewed and collated for fast response times. These efforts resulted in an overall project cost reduction of approximately 10%.

The team pursued a phased flush method to achieve a LEED Gold Certification for the building upon project completion.

