

# COMMUNITY UPDATE

## Macdonald Block Reconstruction Project

SEPTEMBER 2022

Since the last Community Update issued in June 2022, we are pleased to share recent highlights and upcoming activities for the Macdonald Block Reconstruction Project.

### Recent Construction Activity

On the **Ferguson and Mowat towers**, internal wall and partition framing continues. Drywalling is ongoing and mechanical and electrical services are being completed.

It's exciting to see the exterior heritage restoration of the **Ferguson tower** complete with all new energy efficient windows installed and permanent roofing nears completion.

At the **Mowat tower**, crews are busy with the removal of exterior scaffolding and the installation of energy efficient windows is also nearing completion.

**Pictured:** Scaffolding utilized to perform exterior heritage restoration work on the Ferguson tower building is being dismantled.



The team is also focused on the installation of new mechanical and electrical systems and finishes.

Interior work on the **Hearst and Hepburn towers** has recently been focused on spray fireproofing, and following, the team will work on mechanical and electrical services.

Exterior heritage restoration on the **Hearst and Hepburn towers** has begun, following the transition of scaffolding and tarping from the **Ferguson and Mowat towers**. This work is expected to be ongoing until summer 2023.

The two-storey podium which connects the four towers is currently being drywalled and the heritage corridor ceiling is being reframed.

### Milestone Celebration

The project team recently celebrated completion of the demolition scope of work.

Trades completed over 250,000 demolition hours and over 18,500 tons of waste was reused, redirected, or recycled.

Select scrap and recycled materials can be reused and repurposed for concrete, aggregate, on-site construction landing pads and other site uses.

**Pictured:** Overhead view of the interior courtyard during its reconstruction.



### Enhanced Energy Efficiency

The reconstruction continues to progress nicely. As noted in the last Community Update, we have recently achieved a significant milestone with connection to permanent, power at the Complex.

This important work will take place over the next year to progress towards improved energy efficiency and the commissioning of mechanical, electrical and heating and cooling systems.

### Upcoming Construction Notice

In collaboration with our partners, we undertake careful planning to minimize the impact of construction on the neighbourhood including temporary road closures.

On Saturday, September 24, 2022, the construction team will be utilizing a crane to hoist and place window crates on the roof of the Hepburn tower between the hours of 6:30 a.m. and 6:30 p.m. with moderate noise levels expected.

The lift will take place within the south lot of the Macdonald Block Complex, located at Bay St. and Grosvenor St., no road closures will be required.

### A Look-Ahead: Winter Site Heating

With the arrival of colder seasons, temporary heating sources will once again be required to maintain conditions for building materials, which we understand can create outdoor background noise around the site.

With that in mind, we remain committed to minimizing the noise for our neighbours by selecting the highest quality and quietest equipment possible, creating enclosures to muffle sound where we can, and pointing equipment with sound inward to the project, where feasible.

Delivery of a generator is expected this fall which may require a lane closure to accommodate the delivery truck and a small crane lift. We will communicate any potential impacts once details are confirmed.

### More Information

If you have questions related to site construction activities, please contact: [MBRproject@pcl.com](mailto:MBRproject@pcl.com).

Information about the Macdonald Block Reconstruction Project is available on the [Infrastructure Ontario's website](#).

For questions or comments related to the reconstruction of the Macdonald Block Complex and the rehabilitation of the Whitney Block, please contact: [QPRP@infrastructureontario.ca](mailto:QPRP@infrastructureontario.ca).



## About the Project

The Macdonald Block Complex is the administrative hub of Ontario government operations. It consists of five buildings: four office towers connected by a two-storey podium.

Completed in 1971, the Macdonald Block Complex has never undergone a major renovation. The reconstruction project is updating all core building systems, including electrical, water, cooling and heating, which have reached the end of their useful life and must be replaced. Office accommodations will also be enhanced for modern accessibility standards.

Each building in the complex is being taken back to its original building core, remediated and rebuilt using modern technologies, systems and materials while preserving the integrity of its many heritage features.

The newly reconstructed complex will meet current building, health, safety, and accessibility standards and will accommodate significantly more employees through more efficient use of this government-owned office space.

Construction is expected to be substantially complete in the spring of 2024, with staged occupancy beginning soon after that.

