



COMMUNITY UPDATE

Macdonald Block Reconstruction Project

Background:

Following a competitive procurement process, Infrastructure Ontario (IO) and the Ministry of Government and Consumer Services (MGCS) awarded the Macdonald Block Reconstruction (MBR) contract to [Fengate PCL Progress Partners](#) (FP3) in August 2019.

The delivery team is committed to being a good neighbour and prioritizes minimizing the impact of construction on the communities in which it builds.

Construction notices and updates will be proactively shared with the community as the project progresses, and this is our second [Community Update](#). **We are committed to keeping you informed.**

Progress Snapshot

Site preparation continues on the property's exterior, with significant focus on the installation of scaffolding to prepare for careful exterior heritage restoration work, as well as placement of timber mats that will help protect the project landscape from heavy

machinery and muddy conditions. As part of the restoration, the team is conducting torch work on the building exterior and roof. This involves cutting steel with use of a cutting torch in a controlled setting, but may appear to cause sparks.

Crane: A 600-tonne hydraulic crane will be in place to load materials onto the Mowat tower roof. Starting December 9, the crane will be assembled in the Grosvenor Street parking lot. During the mobilization/assembly, some truck staging will occur on Grosvenor Street and the north parking spaces will be occupied. Street parking will not be available on December 9 for safety reasons.

Landscape: One of the project's key design goals is to restore the heritage landscape of the Macdonald Block Complex. Following an extensive Heritage Impact Assessment, tree protection and removals are underway to enable below-grade work, including waterproofing and upgrades to the buildings' storm,

sanitary and water utilities. All tree protection and removals required for construction are being undertaken under the supervision of a certified arborist.

When the project is complete, the delivery team will restore the heritage landscape with replacement trees of the same species. The restored landscape will be compatible visually and physically with the original design intent and appearance.

Pathway: The team is preparing a temporary pathway for emergency access only to the Whitney Block, as the construction site borders this property which is undergoing a separate redevelopment.

Window coverings: While exterior works progress, plenty of activity is taking place on the inside.

The team is required to keep lights on within the building during construction in order to enable an hourly fire watch program. ([cont'd pg 2](#))

Recognizing the impact to the surrounding neighbourhood, the team will install coverings as a form of protection and light reduction, starting with the areas facing residential buildings. This will be an interim solution until opaque window coverings are procured during the interior finishes stage.



Temporary heat and power have been instituted for the buildings, and the team is focused on continuing demolition and abatement and furniture removal.

Heritage and art protection: To protect heritage elements and artwork and satisfy requirements for environmental monitoring, PCL is using IoT sensors to monitor environmental conditions around the clock. This includes the requirement of ensuring that the building does not drop below 5 degrees centigrade.

More information

The Macdonald Block Reconstruction project delivery team is committed to maintaining a positive and mutually beneficial relationship with our neighbours and all stakeholders.

Should you have any questions or concerns throughout the life of the construction project, please contact us at MBRproject@pcl.com or 647-373-9355.

About the Project

The Macdonald Block Complex is the administrative hub of Ontario government operations. The complex consists of five buildings: four office towers connected by a 2-storey podium.

Completed in 1971, the Macdonald Block Complex has never undergone a major renovation. The reconstruction project will update 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 will be 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.

