



## FEDERAL COURTS 180 QUEEN STREET W., TORONTO, ON

**Square Footage:** 105,000

**Market Sector:** Institutional/Government

**Architect/Designer:** KPMB Architects

**Electrical Engineer:** Mulvey & Banani

**Mechanical Engineer:** TMP Consulting Engineers

**Landlord:** Great West Life Realty Advisors

The Toronto Federal Judicial Centre project was an aggressively ambitious endeavour. Along with a stringent schedule, a firm budget and sophisticated design elements was the necessity of maintaining a LEED certification when the program was still fairly new to Canada. In partnership with Halsall's Sustainability Division, the landlord, tenant, architect, project manager and base-building constructor were able to secure the success of the project and meet LEED qualifications.

The success of our team was in part due to

the vital importance of pre-construction planning. Sequential tendering and the procurement of long-lead items aided our team in avoiding future conflicts and schedule deadlines. Furthermore, as aforementioned, Halsall's Sustainability Division helped train our sub-trades in the LEED program; a training program that is still in use today. Our partnership with Ellis Don was also vital to the success of this project. In coordination with Ellis Don, we were able to implement our 105,000 square-foot fit-out of the tenant space. Also

pertinent to our project, was the extensive need for coordination with security, open discourse when discussing fiscal reporting with clients and a strict adherence to the budget.

The success of The Toronto Federal Judicial Centre was due to our emphasis on early planning; a pro-active approach to problem-solving and an emphasis on teamwork. The strategies applied to the Toronto Federal Judicial Centre are those most indicative of Govan Brown's approach to construction management.

