



2 Lansing Square • North York, Ontario

OWNER Manufacturers Life Insurance Company

DESIGN & CONSTRUCTION TEAM

Mechanical Consultants: MCW Consultants Ltd.
Electrical Consultants: MCW Consultants Ltd.

PROJECT DESCRIPTION

2 Lansing Square is a 142,000 sq. ft. building in North York and constructed in 1973. In 1992 Manulife ascertained that it was necessary to upgrade the M + E systems in the building in order to remain competitive in the surrounding rental market. Systems upgrade was required to provide the following:

- Improved comfort and control for the tenants
- Additional cooling to meet increased computer equipment heat gains
- Improved system performance to meet current design and construction standards

MCW provided the following services for the project:

- Provision of mechanical and electrical tender documentation with alternates
- Administration related to tendering process
- Tender review analysis
- Project/Construction management services

The scope of retrofit included the following

- Conversion of constant volume interior supply air system to variable frequency drives on the supply and return fans and DDC control
- Conversion of the existing 2' x 4' 4 lamp fluorescent troffers utilizing electromagnetic ballasts to a 2 T8 lamp unit with an added specular reflector and a high efficiency electronic ballast
- DDC controls optimization
- Optimization of induction unit secondary water flow inducing piping modifications and upgrade to existing secondary water pumps
- Lighting quality

PROJECT STATISTICS

- The building remained occupied during construction
- All work in rentable areas was undertaken during unoccupied hours avoiding any inconvenience to tenants
- Increase in cooling capacity to suit increased computed equipment was not required
- Reduction in lighting alleviated cooling capacity shortage
- Utility costs have been decreased by approximately 25% since completion of construction
- Tenants have individual temperature control within their own suites for both perimeter and interior spaces (prior to renovation tenants did not have temperature control for interior areas within their suite)
- Total construction cost, including engineering, was approximately \$600,000