



PRIME DESIGN BUILD  
CORPORATION

Where the Building Begins.



## Yorkgate Mall - Shell & Overshell

Toronto, Ontario

**CLIENT:**

*Smart Reit*

**CONSULTANT:**

*Turner Fleischer Architects Inc.*

**CONTRACT TYPE:**

*Firm Price*

**DURATION OF PROJECT:**

*5 months*

**PROJECT SIZE:**

*45,000 sq. ft.*

The project(s) consisted of a 45,000 Shell renovation of an Existing Retail Building and full tenant fit-up for a new office shared by the City of Toronto's TESS and Province of Ontario's ODSP departments.

New Openings in the exterior wall of the building, updated Energy efficient HVAC and Electrical systems and a full security system were installed.

Prime assisted the Owner and Tenant throughout the project with coordination of finishes and FFE while working around existing mall conditions. The project had many existing condition issues arising as demolition begin. Prime worked quickly with the owner and consultants to revise exterior wall assemblies and existing structural elements to meet SB10 and be cost effective. The project began over budget for the Owner's, Prime assisted in value engineering the lighting, HVAC systems, floor finishes and millwork package to reduce the overall project cost by 5%.