



**MODERN
NIAGARA**

Design. Build. Service.

234 Laurier Avenue, Ottawa



PROJECT DETAILS

LOCATION:
ONTARIO – GREATER OTTAWA

MARKET SECTOR:
COMMERCIAL OFFICE

DELIVERY METHOD:
BID AND SPEC

Building Refit

Formerly the Export Development Canada building, this site required exceptional project management, logistics, and skilled labour. All mechanical systems had to fit through the building's doors and elevators. For example, air handling units were brought in in pieces and were fabricated on site by factory trained trades.

We provided all mechanical elements, including plumbing, sheet metal, insulation, balancing, building controls, and sprinkler system.

We built the rooftop mechanical room of this downtown property on a specific weekend, due to city-wide festivals. The seasons also affected this part of the project, as a crane had to be transported from Montreal before the Spring thaw began.

During the project, the building's top five floors and ground-floor retail space were occupied, and tenant services had to be maintained. For the same reason, the chiller plant had to be operational within six months, prior to warm weather.

Modern Niagara worked to successfully overcome all of these challenges.