



Ryerson University's Ted Rogers School of Management is one of Canada's leading business schools located in the heart of Toronto at the corner of Dundas and Bay. The 680,000 ft<sup>2</sup> facility designed by Zeilder Partnership Architects and Queen's Quay Architects International, houses six lecture halls, two computer labs, and an array of classrooms and student spaces. The project includes two floors of retail space adjacent to the Toronto Eaton Centre and three floors of underground parking, which are owned and operated by Cadillac Fairview. The total value of Ted Rogers School of Management (TRSM) came in around \$240 Million.

The HIDI Group provided mechanical, electrical and communications services for TRSM. On the mechanical side the team provided design for dual services dedicated to each owner (Ryerson and Cadillac Fairview) and use (CF operates 2 floors of retail, 3 floors of parking; Ryerson has 3 floors of educational use). Heating and cooling is provided by Enwave district heating and cooling system, which proved to be extremely energy space efficient due to the fact that boilers and chillers were not required, in addition to allowing the use of steam to be used to heat the parking garage.

Our electrical team provided a mix of custom-made linear recessed fluorescent luminaires with bi-level switching control and recessed fluorescent lamp systems with Lutron dimming for energy savings, lighting level control and zoned on/off control.

**8** DISCIPLINES  
MECHANICAL  
ELECTRICAL  
PLUMBING  
LIGHTING DESIGN  
COMMUNICATIONS & AV  
SECURITY & RISK  
COMMISSIONING  
ENERGY SERVICES

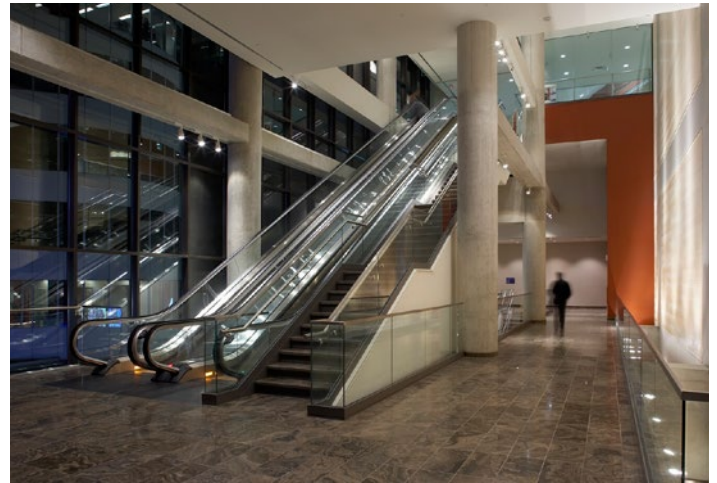
The communication scope for TRSM included the design of four LAN rooms per floor which were sized for future expansion and changes as per Ryerson's specifications. Over 200 wireless access points were dispersed throughout the building for seamless student and staff use. Other services provided included Broadband CATV System and planning for satellite dishes to be placed on the roof and separate and segregated entrance rooms, risers and equipment rooms for Cadillac Fairview and Ryerson University, digital signage displays throughout building, direct 10Gb's dark fibre connection from TRSM building to 350 Victoria giving access to all services. VoIP PBX exchange and 10 cabinet data centre to house academic systems were also installed.

### Challenge

The biggest challenge we faced was to design dual services dedicated for CF's use and another set of services for Ryerson based on their needs and requirements.

### Sustainability Initiatives

Connection to the Enwave district heating and cooling system allows the building to be both energy and space efficient due to the lack of boilers and chillers. The steam that is pulled from the Enwave system is then used to also heat up the parking garage levels.



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**LOCATION:** Toronto, Canada  
**CLIENT:** Cadillac Fairview  
**OWNER:** Ryerson University  
**ARCHITECT:** Zeidler Partnership Architects, Queen's Quay Architects  
**SIZE:** 680,000 ft<sup>2</sup> / 63,000 m<sup>2</sup>  
**CONSTRUCTION VALUE:** \$240 Million CAD  
**PROCUREMENT TYPE:** Design Assist  
**COMPLETION YEAR:** 2006  
**MARKET SECTOR:** Institutional

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