CREWSCOPE

1141 BLOOR STREET WEST

Two 40-Storey Towers. A Delayed Start. Delivered 28 Days Ahead of Schedule.

THE PROJECT

Developer	Hazelview Investments
Construction Manager	Deltera
Site Superintendent	Guido Mazzone
Trades	Global Precast, Toro Aluminum
Project Duration	January 2025 to March 2026

TORO ALUMINUM GROUP OF COMPANIES · DELTERA · GP GLOBAL PRECAST INC. · hazelview INVESTMENTS

THE PROBLEM

On Hazelview's development at Bloor and Dufferin, delay wasn't just a financial risk. It was a risk to families waiting for CMHC affordable housing and stakeholder reputations.

The job started behind before it began. Concrete was already at the 23rd floor when the first precast panel was installed. The crane was shared with concrete operations, cutting afternoon access in half. The site lost 47 weather days, double the master schedule.

> "The crews went out of their way, and Crewscope played a role in it. Traceability keeps them honest. I didn't need to involve anyone off the site. The crews are happy because this is a productive experience for them. It's well organized and they can be efficient. It's human nature to go to jobs that work well. Bad jobs force you to carry more contingency because there will be delays."
>
> — Guido Mazzone, Site Superintendent, Deltera

THE RISK

Schedule compression with no buffer. Precast mobilized weeks late, yet the completion date didn't move. Any further disruption caused by weather, crane conflict, or crew slowdown would cascade and delay occupancy.

Trade sequencing with zero margin. Glazing was entirely dependent on a continuous precast runway. If precast fell behind, the glazing crew faced demobilization, remobilization costs, and schedule drift with no easy recovery path.

Slow signals, slow responses. On a typical site, when a crew is blocked, it can take up to a week for that information to reach the CM and get resolved. By then, the blocker has become a justification for delay rather than a trigger for intervention.

THE SOLUTION

Crewscope introduced three changes that reinforced the strong site leadership already in place, giving them the visibility and operating rhythm to manage proactively instead of reactively.

Clear weekly production goals tied directly to field sequence requirements, so every worker understood expectations.

Progress visibility everyone could see. Foremen and project leaders received regular updates on progress, forecasted completion, and upcoming targets. The shared view kept teams honest and gave Deltera early warning when adjustments were needed.

Recognition that reached the crew. Over 76 weeks, $20,705 in performance recognition was distributed directly to field workers upon meeting goals. Crews that prepared for weather breaks and kept the runway open were recognized for it.

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RESULTS

Metric	Result
Tower 1 Precast	28 days ahead
Tower 2 Precast	21 days ahead
Tower 1 Glazing	25 days ahead
Tower 2 Glazing	4 days ahead
Weekly forecast accuracy	88% across 76 weeks

Despite 47 lost days to weather and a late mobilization, precast delivered 9 panels per day against a target of 7, and finished ahead of every milestone. Glazing followed with a stable runway and no demobilization events.

> "The job started behind the eight ball. Concrete was already on the 23rd floor before Precast even started. I remember driving by the site and worrying that we were going to be a month late. As we started going, I could see us catching up. Overall, I was very impressed."
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> — William Filipopoulos, Partner, Hazelview

RETURN ON INVESTMENT

Developer: Hazelview

Daily interest on a construction mortgage of this scale exceeds $50K. Avoiding a month of delay, while managing 47 weather days, represents over $1M in avoided financing and holding costs. Program cost: under $50K. Estimated ROI: 20x+

Construction Manager: Deltera

Clear weekly goals and full traceability reduced daily supervision burden and eliminated escalations. Zero demobilization events. A productive site that trades want to come back to. "Bad jobs force you to carry more contingency because there will be delays."

Trades: Global Precast & Toro Aluminum

Stable sequencing eliminated idle periods and income gaps. Crews avoided overtime and penalty risk. With 370 productive crew days and a 56-day schedule reduction, estimated labour savings exceeded $200K. "This is the best project we've ever worked on in terms of coordination." — Installation Foreman, Global Precast

WHY IT WORKED

As crews began receiving weekly targets and progress updates, the dynamic shifted. Crews stopped waiting for direction and started anticipating it. Foremen started flagging problems early. Supervisors had confidence work was progressing well.

On most sites, weather stops work. Here, crews prepared instead. They staged materials, cleared the deck, and positioned the crane so the first hour back was productive.

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Crewscope is your AI Field Engineer. *Built with EllisDon in the field, our agentic workflows eliminate hours of admin work, streamline multi-party coordination, and consistently deliver 10x ROI. Learn more at* ***Crewscope.com***