



CASE STUDY

Reaching New Heights

How Procore Supports Clark
Construction Management in Devising
the Tallest Building in Canada

PROCORE[®]

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Connor Early
PROJECT COORDINATOR,
CLARK CONSTRUCTION MANAGEMENT



LOCATION:

Mono, Ontario

PRIMARY INDUSTRY:

Commercial & Institutional

CHALLENGE: When Clark Construction Management partnered with Mizrahi Developments to build the tallest building in Canada, they knew they needed construction management software that would enable their team to manage such a large and complex project.

SOLUTION: Both Clark and Mizrahi agreed that Procore was the most comprehensive solution on the market that included project management, financial tools, and quality and safety. With Procore’s intuitive interface, the project’s 400+ users quickly and easily learned the software, allowing Clark to streamline processes, boost collaboration, and save time and money.

Before Procore



1-hour daily log process due to lack of mobile functionality



2 document control positions responsible for manually tracking & monitoring files



Multiple systems leading to siloed data & difficult field-to-office collaboration

After Procore



10-minute daily log process due to robust mobile functionality, saving time & headache



Automated workflows eliminating the need for 2 positions, thereby reducing staffing costs



One centralized system & unlimited user license model for seamless field-to-office collaboration

Towering high above Toronto's tallest buildings at 306.3 metres, a new skyscraper will soon puncture the skyline. Located at the intersection of Yonge and Bloor Street, the construction of The One is set to be the tallest building in Canada. Once completed, the 85-storey structure will boast seven levels of retail and restaurants, a 175-room hotel, and 60 floors of condo apartments and penthouses.

With a distinctive design featuring dramatic diagonal steel pieces framed by mega-columns on each side, the unique design is as visually stunning as it is complex. Both the developer and construction manager agreed they needed project management software that was comprehensive enough to manage one of the largest projects the city—and country—has ever seen.

Top Notch Software for a Top Notch Building

As partners on the project, Clark Construction Management and Mizrahi Developments knew even before the project began that they wanted a top tier project management solution. In the few months before using Procore, teams were using Excel and saving documents on their server. However, this not only led to confusion, but it also did not allow for full collaboration.

"It was difficult because there wasn't open communication between everyone involved. All the as-builts were in a separate system, and they couldn't easily be communicated to the office guys, and we'd have to dig around for photos," Connor Early, Clark's Project Coordinator, explains.

Clark and Mizrahi began construction near the end of 2017, and with a completion date set for 2023, they agreed they needed a system that was robust, reliable, and would allow both teams (and any third-party subcontractors) to seamlessly collaborate over the entire duration. They had successfully used Procore on a previous joint project, so shortly after starting construction, they decided to partner with Procore on The One as well. They implemented multiple products including **Project Management**, **Quality & Safety**, and **Construction Financials**.

"Clark and Mizrahi discussed what the best project management software would be. Both decided to go with Procore because it had the most comprehensive usage from financials to quality and safety to project management. It was a whole package deal—everything was interconnected and everything made sense. You could connect your RFIs directly to your drawing, your trades could look at it right then and there and give an instant response, and everything was tied into the budget. That was huge," says Early.

"Having unlimited users is one of those things that you don't realize how good it is until you have it."

The best part was that the platform was intuitive and user-friendly, so team members quickly learned how to use the software.

"We wanted to get as many tools as possible because our onsite guys really adopted it quickly. They started using the daily logs within a day, and that was really important to us," Early recalls.

Streamlined Processes Saving Time & Money

Early explains that by switching to Procore very early on in the project, their team saved hours, and he notes that not having Procore would have severely hindered progress of The One. “It’s such a huge project that any little change could get lost. But with Procore, we have everything tracked so we can easily revisit things a couple of weeks or a year later to make sure nothing gets missed.”

In addition to enhanced documentation, Procore also helped streamline processes by automating workflows. So much, in fact, that Clark was able to eliminate two positions on the project (document control and assistant document control), thereby reducing staffing costs and improving the project ROI.

“With Procore, you don’t have to distribute documents to anyone because everyone gets notifications when things are uploaded. Submittals and drawings are a lot simpler too. It’s such a beast of a project that we have four project managers, and each one can do their own submittal and not have to go through a single point of contact. So Procore has definitely eliminated the need for more bodies in our office.”

Early goes on to say that this submittal process, which was once a 20-minute process, is now just 5 minutes. Similarly, Procore’s Meetings Tool reduced meeting minutes from an hour-and-a-half task to just 30 minutes. Daily logs, too, went from an hour to just ten minutes.

“Superintendents can do daily logs on the fly. They can be out on the field and can type it all in as it’s happening—even if they’re offline. They don’t need to go back to the office and work for an hour at the end of the day. That way, they can actually focus on doing the more important parts of the job, and they can be more present while the construction is happening.”

Time Saved with Procore



SUBMITTALS



MEETING MINUTES



DAILY LOGS



Procore's Reports Tool also saved Clark's team hours when writing monthly reports to investors, and the Daily Log Tool similarly proved especially useful.

"Our general superintendent's jaw hit the floor when he first saw that the weather was automatically put into Daily Logs. He didn't have to go check the weather on his computer and grab a screenshot and put it into his homemade sheet. He said, 'I'm going to have so much time on my hands—I'm not going to know what to do.' Of course, he hasn't run out of things to do yet, but it was a big timesaver."

Increased Collaboration & Greater Visibility

Early says that with so many collaborators on the project, Procore's ability to boost communication has been critical, a benefit which he largely attributes to Procore's unlimited user license model.

"Having unlimited users is one of those things that you don't realize how good it is until you have it. The scale of this job requires hundreds of guys onsite, all accessing Procore, and we don't worry about how many people are using it at one time."

He says that Procore has also helped provide greater visibility both onsite and off.

"The owner can easily and quickly get an all-encompassing view of where their money is going. That same visibility happens onsite too; if our super tells someone to do something, everyone can see that on their observations. Everyone is aware of what needs to be done, and there's accountability. A lot less falls through the cracks because everything is documented and has deadlines attached to it."

Early concedes that for a project of such magnitude, employing the most comprehensive toolset and the most advanced team have both been critical in ensuring success.

"The scale of it is just huge. All the trades and all the people who are a part of it are bringing their best guys to make the project as spectacular as the developers want it to be."

Along with the best guys, as Clark and Mizrahi discovered, it also takes the top project management software to successfully reach the top of the Canadian skies.



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CONNOR EARLY

Project Coordinator,
Clark Construction Management

Produced by
PROCORE TECHNOLOGIES,

Procore is a leading provider of cloud-based applications for construction. Procore connects people, applications, and devices through a unified platform to help construction professionals manage risk and build quality projects—safely, on time, and within budget. Procore has a diversified business model with products for Project Management, Construction Financials, Quality & Safety, and Field Productivity. Headquartered in Carpinteria, California, with offices around the globe, Procore is used to manage billions of dollars in annual construction volume.

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