

# 111 RICHMOND STREET WEST REVITALIZATION



**\$47 million** | **14 months** | **160,000 sf** | **Construction Management**

The project involved a renovation and retrofit of the historic 111 Richmond Street West building at the Richmond Adelaide Centre in Downtown Toronto. The 16-storey building's systems were removed, the space was fully abated, windows were replaced, and the stone was cleaned. New mechanical and electrical systems were installed, as well as new exterior cladding and building finishes.

The main tenant of the building, occupying the top seven floors, was expected to resume with regular occupancy six months after construction started. To achieve this, each activity was scheduled with efficiency. Tasks were organized by trade and by floor, their status recorded daily and used to inform weekly schedule updates. Three coordination meetings a week ensured consistent communication between all trades involved. The client was guaranteed two status meetings per week throughout construction. Coordination efforts extended to elevator use and tenant traffic facilitation. These rigorous daily response times made it so the main tenant resumed occupancy as scheduled and the rest of the project progressed swiftly and with minimal disruption to tenants.

