



KPMG 333 BAY STREET, TORONTO, ON

Square Footage: 304,000

Market Sector: Financial

Architect/Designer: IBI Group

Electrical Engineer: Mulvey & Banani

Mechanical Engineer: The Mitchell Partnership

Landlord: Brookfield Properties



In 2007, KPMG retained Govan Brown as their construction managers to oversee the build-out of their new office in the newly constructed Bay-Adelaide Centre. KPMG was to be the anchor tenant of the new tower and leased 11 floors for their corporate offices, amounting to roughly 304,000 square feet of space. Since the building was still in base-building form, we had two years to complete the pre-construction phase while also partnering with the landlord and base building contractor to outfit KPMG's space with elements specific to their space.

The KPMG offices were composed of, initially, nine office floors and one facilities floor. Upon completion of the project, KPMG retained our services once more to finish an extra floor. The most intricate of the 11 total floors was the facilities level which demanded much of our attention. Major mechanical and electrical work was required to outfit the facilities area with the compulsory elements such as a mailroom, print room, staff lounge and IT service room. The IT service room alone required the installation of access flooring, a UPS, separate AC units and specialized network

equipment. Another feature room included in the design was the 40th floor conference room, otherwise known as, the Halo Room. The room, outfitted with specialized video conferencing systems, allowed for seamless communication between this corporate office and other satellite locations. Completed in phased moves, we were able to move all 1,400 KPMG employees in on time and under budget.

The KPMG project was an ideal showcasing of our ability to sequentially complete, large and complex projects.