



# 700 BAY STREET MODERNIZATION & UPDATING ASSESSMENT

## ABOUT THIS PROJECT

- + Two mixed-use towers at 700 Bay St. and 77 Gerrard St. West consisting of residential, office, and retail spaces.
- + Performed a comprehensive mechanical and electrical modernization and updating assessment report.
- + Included a review of all mechanical and electrical systems, an existing condition assessment, and equipment life cycle assessment.
- + Detailed capital costs for replacements, as well as phasing approaches for the completion of the recommended work.
- + Mechanical systems involved in the assessment included steam heating, heat pump loop, plumbing and drainage, air handling units, and general exhaust and ventilation systems.
- + Electrical systems involved in the assessment included lighting, fire alarm systems, building automation, security systems, communication systems, and emergency power systems.
- + Included a detailed evaluation of energy and water conservation measures in the final report.

**LOCATION**  
Toronto, ON

**SMITH + ANDERSEN  
SERVICES PROVIDED**  
Mechanical, Electrical

**SIZE**  
390,568 sq. ft. (36,285 sq. m.)

**COMPLETION YEAR**  
2015

## HOT BUTTONS

OFFICE SPACES

RETAIL SPACES

RESIDENTIAL

MECHANICAL DESIGN

ELECTRICAL DESIGN

ASSESSMENT

