



# Express

Express is a mixed-use development in Richmond, on the edge of the suburb's commercial core where the railway, the retail strip and the residential streets meet. The building holds 91 apartments and office space. The apartments and offices are served by separate entries and lifts, with the parking and services in the basement. The governing constraint is the dual programme. Office floors and apartments have different floor plates, different services and different completion dates, and the building has to be brought to practical completion in a sequence that lets the office tenants occupy without holding up residential settlement above them. Baracon's role was project management, builder and project superintendent. The construction contract, the trade packages and the certification were held across the one appointment to practical completion. Express was completed in 2020 at \$45 million. It sits with Baracon's Richmond mixed-use and apartment work, alongside Charlie, Judd Townhouses and Made in Richmond, and it is one of the largest of the Richmond buildings by value.

#### PROJECT LOCATION

Richmond, VIC

#### PROJECT YEAR

2020

#### STATUS

Completed

#### BARACON'S ROLE

Project Management, Builder,  
Project Superintendent

#### PROJECT VALUE

\$45M