



CASE STUDY

SOMERVILLE MECHANICS INSTITUTE SOMERVILLE, VIC

A storm that hit the Hastings region of the Mornington Peninsula caused widespread property damage and left more than 20,000 homes and businesses without power. The Somerville Mechanics Institute Hall was one of the hardest hit properties, with the entire roof being completely sheered off. The hall's timber floor was also severely water damaged by rain, as were most interior spaces within the premises. Luckily the front rooms, housing the area's Historical Society collection were not impacted.

Following initial Council make-safe works, Bay Building Services took over the site. Working in collaboration with the Historical society, our team ensured the site was carefully restored to its pre disaster condition by executing a program of restoration and repair, carried out under strict heritage conditions.

Major works at the hall involved replacing the entire roof structure. Within the building, works were carried out to repair and replace the timber lined ceiling, feature linings and mouldings with historical overlay to match existing, as well as full flooring replacement to the stage, and hall in matching heritage tongue and groove and strip flooring of Tasmanian Oak. The entire hall was also repainted, all electrics were upgraded, air conditioning units were replaced, and the external walls re-rendered. Our team matched historical features within the heritage overlay to ensure that all existing historical features were matched in the repairs.

This project was challenging, and complex. Our Bay Major Projects team coordinated a vast number of trades across roofing, carpentry, mechanical air conditioning, electrical, bricklaying, rendering, painting, plastering and flooring and worked closely with the Historical Society to facilitate the positive outcomes that were achieved on this project. The historic building was repaired to current building regulations, with the repairs carried out specifically to prevent any comparable storm event causing similar devastation in the future.

Regular tenants of the hall, including an entire church congregation were relocated to alternative facilities following consultation, and the Bay team worked promptly to ensure the project was completed in time for the 125th Anniversary of the hall, held on Friday February 12 2016.



THIS VITAL COMMUNITY HUB REQUIRED CAREFUL AND HISTORICALLY SENSITIVE REPAIR AND RECTIFICATION FOLLOWING DEVASTATING STORM DAMAGE



PROJECT NAME: Somerville Mechnics Institute
PROJECT LOCATION: Somerville, VIC
PROJECT SIZE: 480m²
BBG TEAM: Major Projects Team



THE HISTORICAL FEATURES WERE MATCHED WITHIN THE REPAIR PROCESS INCLUDING TASMANIAN OAK TONGUE & GROOVE FLOORING TO THE ENTIRE HALL