



## CASE STUDY

# YMCA LEISURE CITY EPPING, VIC

In January 2016 following a significant electrical fire, the Bay Major Projects team was appointed to carry out large scale reinstatement works at this extensive 6,500 square metre recreational centre, housing the YMCA and multiple sub tenants.

Following our engagement on this project, the team mobilised trades to site within 24 hours to immediately commence full strip out works. With numerous stakeholders involved, the clear objective for the team was to minimise business interruption and ensure the resumption of trade as quickly as possible. Working closely with all stakeholders, the team devised a reinstatement plan allowing them to progressively hand over completed sections as they were reinstated, allowing tenants to commence operations again as quickly as possible.

As a result of significant expiation, renovations and additions over time, there were significant complications with the capacity of the existing storm water systems. The team worked with contractors to identify an innovative solution allowing for the efficient draining of a roof of that size and scale, within the existing infrastructure. A conventional storm water system couldn't be used, therefore a solution was devised to utilise a highly specialised and new Siphonic drainage system. The team then carried out the required roof replacement works in conjunction with the specialised drainage contractors, which resulted in the need to make further design changes to accommodate this new drainage system.

Works also included mechanical plumbing (heating/cooling), roof removal and replacement, purlin replacement, reinstatement of suspended ceilings, structural steel works, commercial kitchen/kiosk fit out, removal and replacement of specialised sports nets ensuring sports floors were covered and protected from damage, as well as the replacement of large expanses of floor coverings.

As a result of responsive and innovative action, the Bay team overcame a number of challenges to deliver this project within the expected 6-month time frame, whilst also minimising business interruption.



*"The communication throughout the process and the quality of the end result was excellent. I was very thankful to have their experience and professional approach on board during this difficult time and would highly recommend them."*  
Glyn Davies - CEO YMCA Epping

BBG TEAM: VIC Major Projects  
PROJECT TYPE: Fire rectification works  
PROJECT SIZE: 10,000m<sup>2</sup>  
BUILDING TYPE: Commercial leisure centre  
PROJECT VALUE: \$2.48m



LARGE EXPANSES OF SPECIALISED FLOOR COVERINGS WERE REPLACED