

## COMMERCIAL COMPLEX

ALEXANDRIA, NSW

During a severe thunderstorm in April 2015, this commercial estate in Alexandria was battered by large hailstones causing extensive damage to its four high profile tenancies. As a result, 6400m<sup>2</sup> of damaged roofing, inclusive of all associated flashings, insulation blanket and wire, had to be replaced.

With the site located in close proximity to Sydney airport, the team were required to adopt a highly flexible approach in order to overcome a number of challenges. Not only was it necessary to work around strict height restrictions and regulations in place on site, particularly when it came to the use of cranes, but numerous permits also had to be gained and approved prior to works commencing at each stage of the claim.

To facilitate the roof removal and replacement, all roof mounted services had to be disconnected and either set aside for reinstatement or replaced as required. Apart from roof repairs, a significant component of the scope included the removal and replacement of four large rooftop air conditioning packages and numerous condensers, all of which had to be carried out using a 50t crane.

Internal works undertaken included substantial internal plastering and painting, ceiling grid and tile works, sanding and polishing to timber floors, vinyl installation to wet areas, carpentry repairs, IT services and extensive cleaning to all areas. To ensure safety and compliance the team undertook extensive testing and reporting on affected electrical and fire/emergency items to ensure the necessary repairs and replacements took place.

As we were working with high profile tenants, disruption to business operations had to be minimised and adherence to strict guidelines was mandatory. To minimise disruption, internal hoarding and fall protection were erected to enable staff to work safely throughout the repairs. In order to adhere to the strict guidelines, including time and access restrictions and the requirement for tenant supervision at all times, our Bay Building Services Sydney team demonstrated our flexibility and ability to effectively manage and meet the needs of multiple stakeholders, whilst simultaneously ensuring works were carried out safely, effectively and to the highest possible standard.



AERIAL VIEW DEMONSTRATING LARGE SCALE OF THE SITE UPON COMPLETION OF REPAIRS

BBG TEAM: NSW Major Projects  
PROJECT TYPE: Storm rectification works  
PROJECT SIZE: 6400m<sup>2</sup>  
BUILDING TYPE: Commercial complex - 4 high profile tenancies  
PROJECT VALUE: \$1.75m



CRANES WERE USED TO ASSIST IN THE INSTALLATION OF NEW AIRCONDITIONING UNITS