



## CASE STUDY

# RETAIL & COMMERCIAL BUILDING ADELAIDE, CBD

A major fire at the building resulted in Bay Building Services successfully tendering for the demolition and rebuild. The fire is suspected to have been caused by an electrical fault in the central kitchen.

Once appointed, Bay Building Major Projects proceeded with the demolition of 1000m<sup>2</sup> of original building inclusive of 8 major tenancies complete with commercial kitchen facilities. All construction deliveries and building works were governed around council restrictions for access. Large structural steel portal rafters and columns were fabricated in sections to facilitate delivery and erection.

The team set up temporary fencing and provided all site facilities including offices, lunchroom, ablution block, first aid, temporary power and plumbing for the onsite staff and trades. During demolition, traffic management was used to ensure vehicles could safely access and exit the building across a busy footpath and adjacent a well frequented bus stop. Chinatown Mall is extremely congested and accessible via two elevations.

The owner of the building decided to use this opportunity to remodel the structure and layout and entered into a private works contract with Bay Building Services to carry out these works. The works involved an extensive number of trades to complete works in a timely and transparent manner for overseas based clients.

Whilst wet weather and numerous latent conditions hampered progress, the Bay Building Services team were able to deliver the project ahead of both the owner and the adjuster's expectations whilst maintaining a safe work environment without incidents. Upgrades to underground grease traps and services required extensive internal excavation, these invasive works were managed whilst the internal fit out was underway.

Client communication was paramount with the team preparing monthly update reports for all parties involved with photos of works being completed.



BBG TEAM: SA Major Projects  
PROJECT TYPE: Rebuild of Commercial Building  
PROJECT SIZE: 1000m<sup>2</sup>  
BUILDING TYPE: Commercial/Retail  
PROJECT VALUE: \$2.3mil (including private works)

