

## PROJECT DELIVERABLES

### CLIENT

Colliers / KordaMentha Property Funds

### ARCHITECT/REFEREE

DJAS

### DELIVERY MODEL

Lump Sum

### PROJECT SECTOR

Commercial



## 23 MARCUS CLARKE ST BASE BUILDING UPGRADES

### OVERVIEW

Projex Building Group were engaged by Colliers on behalf of KM Property Funds Ltd for the demolition and base building upgrades to the commercial floors at 23 Marcus Clarke St (New Acton East). New Acton East is a strata titled mixed use development with small retail offerings on ground, offices from level 1-4, and residential dwellings located above the office portion of the building from levels 5-7.

The upgrade works spanned across 5500m<sup>2</sup> from basement 1 to level 4. The base building upgrades were delivered in staged approach to accommodate the existing commercial building single tenant Australian Competition and Consumer Commission (ACCC) who had signed a new long-term lease and were handing back the ground floor, half of level 1 and all of level 4 back to the building owner creating a new multi-tenant office building. The ACCC remained in situ whilst the base building upgrades were undertaken.

Base building upgrades works included:

- Construction of new End of Trip facility in Basement 1,
- Construction of new internal fire egress stair from ground to level 4
- Full refurbishment of the ground floor lobby,
- Demolition of existing fitout and delivery of cold shell on part level 1, 2 and 3,
- Demolition of existing fitout and delivery of warm shell on part level 1
- Construction of new base building lobbies from level 1 to 3,
- Demolition of existing bathrooms and construction of new bathrooms to level 1,
- Full upgrade of existing bathrooms on levels 2 and 3 incorporating touchless technology,
- Installation of new base building security system to support multiple tenants, and
- Upgrade of existing BMS system to open protocols and integrating body corporate requirements.



## KEY CHALLENGES

The 23 Marcus Clarke St Base Building Upgrade proved to be a challenging project with significant stakeholder engagement required with ACCC and their fitout contractor, commercial facilities management team and ground floor retailers, residential strata managers and representatives from the Residential Units Executive Committee.

With the single commercial office tenants ACCC remaining operational for the duration of the works and residents living on the floors directly above this meant Projex were restricted to only 4 hours of noisy construction work between the hours of 8am - 12pm Monday to Friday. Projex managed to demolish 5,500m<sup>2</sup> of existing fit out as well as undertake significant structural modifications for the new 4 storey egress stair constructed through the middle of the building and comply with these strict noisy works requirements.

The new egress stair was the most significant and challenging stage of the project. 8 flights of stairs weighing between 800 - 1200 kg each were transported through the front lobby entry and hoisted from ground floor up to their final positions whilst access was maintained to ground floor entry and lifts for ACCC staff and their visitors. The new egress stairs were required to be fire separated and therefore required the construction of a 2 hour fire rated shaft. The walls were constructed prior to the installation of the stairs meaning that 8 stair flights were lifted through a void with a clearance of 10mm on either side. Accuracy and precision in the planning and execution of the stair installation was key and the end result was an overarching success.

