



AMP FOOD COURT Refurbishment

50 BRIDGE STREET,
SYDNEY

PROJECT CATEGORY:

Refurbishment / Retail

CONSTRUCTION VALUE:

\$4.30 million

CONTRACT TYPE:

JCCF with special conditions

PROGRAMME DURATION:

4 months

DESCRIPTION:

The works involved staged demolition and construction within the food court (approx. 3000m²) whilst existing tenants remained trading. New works comprised base building upgrade to all services and general upgrade to facilitate the new tenancy designs.

To facilitate access to the existing ductwork and to upgrade ductwork to the kitchen exhaust, a complete walkway was constructed within the ceiling line to enable installation and aid future serviceability. The working height from AFL to underside of existing concrete slab was 8.2 metres with the finish ceiling height being 3.6 metres.

Substantial redesign associated with smoke relief and kitchen exhaust requirements needed to be undertaken as a consequence of the refurbishment.

New masonry fire rated inter-tenancy walls and new granite tile entrances incorporating disabled access to tenancy servery areas were constructed. The ceiling to the Plaza floor included architecturally-designed coffers and bulkheads that incorporated air conditioning and lighting services. Plaza walkway lighting included seven suspended rings with hand-fabricated and imported LED luminaries affixed to

the ring periphery, all complimented by metal halide downlighting strategically placed throughout the Plaza.

The Plaza Food Court design included new toilet facilities and staff / tenant amenities upgrade. The new toilet amenities were designed to ensure freshly washed hands do not come into contact with doors or door handles when leaving the facility.

KEY CHALLENGES:

- Maintaining existing services to allow existing tenants to trade.
- Ensuring access during construction to enable pedestrian flow through Plaza.
- Controlling the migration of dust during demolition and construction from penetrating into the food tenancies.
- Maintaining the amenity for existing tenants of 50 Bridge Street and The Cove Building during demolition and construction.

PROJECT SUCCESSES:

- Delivering the new tenancies on time in accordance with the staged roll-out.
- Overcoming all challenges associated with working on an active food floor.
- Delivering a quality product that meets the client and new tenants' expectation.