



SYDNEY OPERA HOUSE TRUST

LEVEL 3 CUSTOMS HOUSE, SYDNEY

PROJECT CATEGORY:

Fitout / Heritage Building / Commercial

CONSTRUCTION VALUE:

\$1.30 million

CONTRACT TYPE:

Lump Sum

PROGRAMME DURATION:

9 weeks over the Christmas / New Year period

DESCRIPTION:

The fit-out involved the complete refurbishment of a 1000m² office area for the Sydney Opera House Trust within the heritage-listed Customs House building.

Open plan office space was created with the workstation layout as well as a communications room, individual offices, meeting rooms and breakout facilities. The works included the upgrade of the existing mechanical AC, fire and electrical systems to suit the new office layout.

A high standard of finish was targeted and maintained throughout the building process to meet the stringent quality standards of the Trust. The works along with their restrictions and difficulties had to be, and were managed in a way that did not compromise the very tight construction programme period.

KEY CHALLENGES:

- Particular difficulties and constraints were encountered due to the buildings heritage listing including fixing and penetration restrictions.
- Cabling and other services had to be installed through the ceiling area of the City of Sydney library, which required extensive liaison and coordination with the City of Sydney.
- Additional constraints were experienced with the opening hours of Café Sydney which is located on the top floor of the building. Disruptive and noisy works had to be undertaken not only out of normal office business hours but also outside the working hours of the Café which generally commence just after offices close. This created a very small window in which to carry out certain works and required detailed planning.

PROJECT SUCCESSES:

Overcoming the key challenges and achieving completion within the required timeframe.