



AMP CENTRE Progressive refurbishment of tenancy floors

50 BRIDGE STREET,
SYDNEY

PROJECT CATEGORY:

Refurbishment / Commercial

CONSTRUCTION VALUE:

Various, ranging from \$4 million to \$7.2 million

CONTRACT TYPE:

JCCF with special conditions

PROGRAMME DURATION:

Various, ranging from 16 weeks to 22 weeks (rolling handover at 10 week intervals)

DESCRIPTION:

AMP Capital Investors commenced a staged programme (driven by lease expiry) to bring about the complete refurbishment and upgrade of each of the 40 tenanted floors in the building. The upgrade consisted of eight work packages of between three to eight floors per package. The whole of the project extended over a period of five years with the last four floors completed in 2008.

KEY CHALLENGES:

- a) Achievement of defect free hand-over including 'as built' documentation, subcontractor warranties, certification of essential services at completion including issue of certificate of occupancy on an immutable date to allow handover to incoming tenants for commencement of their fitout works.
- b) Maintaining quiet enjoyment of adjacent occupiers specifically and building users generally.
- c) Working with onerous and demanding contract conditions which included nil variations or extensions of time for any reason other than client variations.

PROJECT SUCCESSES:

Through careful planning and continual tracking of project works all floor delivery targets were achieved to client satisfaction.