



## 49 Exhibition Street – Base Building Refurbishment

49 Exhibition street was a \$3 Million Construction management project for the Base Build upgrade for a large international property manager. The building consisted of a basement, ground floor and 6 levels including upgrades to all services, Shopfront, Lift Lobby, Amenities, End of Trip Facility and Plant Rooms. Of particular challenge was the complete demolition of the central core which had toilets and plant rooms on each level and asbestos lining throughout. Structural upgrades and fire proofing were particular challenges which required a fast paced solution involving lightweight structures and promat flooring to allow the hastened program to be maintained. Key deliverables included new bathrooms to each level, open office areas with exposed ceilings and polished concrete floors, independent fire proof service shafts and stunning foyer and lift lobby cladding and lighting showpieces.

The project was a great success thanks to great relationships with the client (Pasino) and client Project manager Simon Mansell (HSB Consulting), as well as project consultants Studio Via, Meinhardt and Umow Lai in assisting with quick paced decision making in a 70 year old building. The client was so happy with the project that they decided late in the project to relocate their offices to Level 6 of the building.

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**Client**  
Pasino Investments Pty Ltd

**Consultants**  
HSB Consulting  
Studio Via  
Meinhardt Australia Pty Ltd  
Umow Lai & Associates Pty Ltd

**Location**  
Victoria

**Value**  
\$3m