

80 George Street Base Building Upgrade

Address: The Rocks, Sydney

Value: \$4 million



Overview

80 George Street forms part of The Metcalfe Bond Stores, a heritage-listed former bond store and warehouse.

Since being built in 1916, the building has undergone several significant alterations and redevelopment over the decades, with its first adaptive reuse of the warehouse into shops and offices taking place in 1972. This project involved converting the ground floor, lower ground floor, mezzanine and retail areas to commercial tenancies and upgrading the fire services system to ensure the building would meet current standards.

Challenges

- Undertaking construction works without damaging the heritage fabric of the building.
- Co-ordinating with each tenant to deliver works without impacting business operations.
- Providing unhindered access to offices.
- Working in an operational building and ensuring the safety of tenants and visitors.

Services

TPS was engaged by Place Management to manage works including preparing the business case to secure funding, obtaining authority approvals, managing design, finalising tender documentation and procurement of Principal Contractors.

TPS project managed the construction phases of the works, and provided superintendent services including monitoring time, cost and quality aspects of the project. TPS also carried out substantial stakeholder management and ensured defects were rectified prior to handing over the finished project.

Highlights

- Working in and maintaining a building which contributes to the history of warehousing in the early twentieth century in Sydney.
- Upgrading the building to meet current standards and the National Construction Code.
- Completing works which ensured the building could continue being a unique space for companies to lease.