



FIX NIGHTCLUB

Level 1, 119/439 Docklands Drive
Dockland, Victoria, Australia

OVERVIEW: Bar & Nightclub

PROJECT VALUE: \$2M

ROLE: Project Manager, Builder

DESCRIPTION

Converting a concrete shell into a fully functioning nightclub and bar for 300 people comes with its challenges, the team of Baracon Construction took this challenges within their stride.

A number of key issues were identified early by the Waterfront City owner, the most important was noise control and attenuation. Part of the design therefore incorporated numerous sound attenuating methods to 'dull' the effects of loud nightclub noise.

The fit out included a full commercial kitchen and large bar area. A two storeys void gave the space a great volumetric feel. Suspended from the roof structure was a myriad of specialist lights and speakers for live band performances.

Flooring and wall finishes were selected carefully for durability due to the bar and nightclub usage and specialist 'mood lighting' created the right atmosphere for the patrons.

An acoustic mat was placed under the floor finishes to reduce vibration through the structure and inter-tenancy walls had acoustic treatment to increase their rating.

The fit out opened to enormous fan fare and glamour and traded very well in its early days as the place to be seen.

The project was completed in 8 weeks from a bare shell to furnished, bar stocked, stage and lighting ready for opening night.

Despite a number of 'extras' the project was completed within a tight budget.