



Agora Centre

Agora Centre occupies a Richmond address on Bridge Road, the strip that runs from the edge of the CBD through Richmond's retail and medical precinct. The development provides medical suites. It is a commercial development of medical consulting rooms, which sets a different brief from ordinary office space: each suite needs consulting and treatment rooms, hand-wash basins, medical gas where required, and privacy in the waiting areas. The governing constraint is the fitout within an existing building. Medical suites have to meet infection-control and accessibility requirements, the services have to be extended from the base building without disturbing other occupants, and the tenancies have to be lettable to practitioners who will compare them on layout and light. The suites were let to practitioners during the fitout, which meant the services and the entries had to be complete floor by floor rather than at the end of the job. Baracon's role was project management. The appointment covered the design coordination, the fitout procurement and the programme that brought the suites to a lettable condition. The fitout contract, the services and the certification were held across the one appointment to a lettable condition. Agora Centre was valued at \$1 million and belongs with Baracon's medical and commercial fitout work in Richmond, including the Balmain Corporate Centre and the medical suites at Agora Institute.

PROJECT LOCATION

Richmond, VIC

STATUS

Completed

BARACON'S ROLE

Project Management