



9 11 SUITES/SNAP FITNESS

9/11 Claremont Street,
South Yarra, Victoria, Australia

OVERVIEW: Retail Suites, Gymnasium

PROJECT VALUE: \$2M

ROLE: Project Manager, Superintendent

DESCRIPTION

When Mark McMahan acquired the former show rooms of Dutton he chose Baracon to manage the process of 'carving' it up into smaller tenancy spaces that could be then sold off to retailers or investors once tenanted.

After working with Architect Plus and Finnis, Baracon proceeded to investigate all the reuse pertaining to individually servicing and metering the proposed split up of the space.

During this time a large rear tenancy was let and a part of the commitment required the fit out for a gymnasium and fitness center for Snap 24/7 Fitness.

Baracon worked with a consultant team and inhouse document the scope and tendered the works. HTI were the successful builder and proceeded to deliver the intertenancy walls, services and fit out works to enable Snap Fitness to simply deliver their gym equipment.

The scope included creating an entrance, reception, gym area, shower and toilet facilities, aerobic area and outside breakout space.

Specially design rubber attenuator mats were needed to lease the impact of weights dropping on the floor and vibrating through the structure and annoying tennants above.

Snap's corporate guidelines also had to be incorporated into the design.

A tight 8 weeks schedule was put in place to meet the tenant's pre commitment requirements. The project was successfully delivered on time and within budget.