



This project involved the major redevelopment of an existing shopping centre into a much larger centre with a Woolworths and associated specialty shops.

Approximately 25% of the original shopping centre had to remain open during construction due to existing tenancy obligations which posed significant challenges for our engineers in staging the structural work for the redevelopment.

This challenge was successfully met by working closely with the contractors and architect throughout the process.

Existing tilt panel walls and large scale timber roof trusses were adapted and incorporated into the new building allowing remaining tenants to continue operations.

Cantilevered entrance awnings and cafe canopies provided a visual focus to the facades and draw shoppers into the new light airy mall area.

Client / Karmah Developments  
Location / Maryborough  
Value / \$20 million  
Services / Structural and Civil Engineering

<b>Cost saving measures /</b>	
reuse of existing building elements to allow key tenants to remain during construction	\$150,000
option for increasing number of columns to reduce overall frame tonnage	\$50,000
remove existing dividing walls to facilitate construction	\$10,000
double-up end purlins for fixed ceiling deflections	\$10,000
retain existing leading dock panels	\$15,000
rent savings from completed documentation one month early	\$150,000
<b>Cost Saved</b>	<b>\$385,000</b>