

Tyremax, a wholesale tyre merchant, needed more building space and were looking to expand. Wilkore was approached by project management firm Archway House Group on behalf of Tyremax to completely refurbish a run-down warehouse they had purchased in Thomastown. The result was a fully renovated, compliant building with a modern facade and almost 9,000 m2 of warehouse space and 1,200 m2 of office space.

As Wilkore experienced on this project, refurbishing a building can involve much more than just moving walls around. There are a variety of issues that need to be addressed, from the compliance of the building, to structural issues, safety, essential services, environmental and sustainability issues, complying with Section J of the Building Code of Australia, as well as the usual design quirks that you find in buildings older than 30 years. As with most refurbishments there were significant scope changes throughout the build. Wilkore were tasked with facilitating and smoothing the transitions between these changes. Many of these changes were able to be absorbed into the program during construction. Wilkore drove the design process and certified the facility at its completion.

This was a demanding project with significant challenges in accommodating changes while keeping within the program and adhering to budget restrictions. It was an evolving process, with many changes to the plans throughout construction. Changes like this can affect more than just the cost of the project, but Wilkore were able to keep on top of and implement the changes, while managing the site and ensuring that the variations did not overwhelm the building. According to the Project Manager, Martin Armit: “that’s what we do, that’s why our clients come back to us, we can adapt”. It is our depth of experience that means we can adapt to changes rapidly, ensuring that we are one of the first-choice builders for renovations and refurbishments.

CLIENT

Tyremax

PROJECT VALUE

\$3.8M

COMPLETION DATE

March 2011

LOCATION

Thomastown, VIC

PROJECT MANAGER

Martin Armit

SITE MANAGER

John Verhoef

REFEREE

Richard Williams, Archway House Group

