

FOR IMMEDIATE RELEASE

Murray & Roberts Buildings Gives Old Dame A Major Makeover

For most in the building sector, a project of the sheer magnitude and complexities of the Menlyn Park Reconfiguration Phase 2 project comes once or twice in their lifetime.

This is just one of the reasons why Murray & Roberts Buildings operations director, Rui Santos, is so excited about handing over the project to Pareto at the end of November this year. The contractor has been working round the clock to meet this deadline. Murray & Roberts Buildings is a division of Murray & Roberts Construction.

This will be one month ahead of the busy festive season when shoppers will be able to appreciate the extent of the makeover in Pretoria with its 175 000 m² of gross leasable area.

Before Murray & Roberts Buildings arrived on site, the shopping centre had 118 000 m² of gross leasable area, but the leading building contractor's scope of works encompasses more than increasing floor space. An existing open parking area is also being converted to a three level parking area and an open piazza which will be the size of Nelson Mandela Square in Sandton is being developed. The existing building is also receiving a complete makeover to tie it in with the new build.

During first phase of this project, Murray & Roberts Buildings converted the original open air events arena into a new double level food and entertainment court, while the original food court was transformed into a new fashion mall.

Work on Phase 2 of the project started in June 2015, and Santos says that it is much more complex than the previous phase, both in terms of the scope of work, complexity, logistical issues and its timing. "We are also working over the entire area simultaneously and dealing with more shops and restaurants," he says.

One of the major challenges of the project is working on a live site in close proximity to the public. Demolition works have to be closely co-ordinated with various tenants. New outlets have been relocated to temporary areas so that trade can continue unhindered. Up to 10 000 m² of temporary retail outlets had to be established to facilitate demolition works.

High safety levels are maintained by implementing an array of communication methods, such as signage, flagsmen and other safety awareness initiatives across the site. Communication between all players in the professional team has also ensured a strong safety track record has been achieved on the site.

A bespoke readymix concrete, containing a 30% high fly ash content, is being supplied to the project by AfriSam. This readymix solution was specially formulated to satisfy the strength requirements and to provide enhanced durability to the structures. In addition the mix has to meet the required formwork stripping times to ensure that the tight construction programme can be met. In total AfriSam will supply 33 000 m³.

Jerome Govender, executive chairman of Murray & Roberts Construction, says that at the end of January, the building team had completed about 25% of the programme. “The entire professional team, as well as Murray & Roberts Buildings, has pulled out all the stops to keep the development on schedule,” he says.

MENLYN PHASE 2 PIC 01 : The project comprises an overhaul of the existing structure and a completely new build.

MENLYN PHASE 2 PIC 02 : The second phase of the revamp is much more complex, both in terms of scope and timing.

MENLYN PHASE 2 PIC 03 : The existing structure is receiving a major overhaul as part of the project.

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