

# 135 WEST STREET

SANDTON, GAUTENG,

## PROJECT TYPE: REFURBISHMENT OF EXISTING OFFICE BLOCK TO A HOTEL

### CLIENT:

Blue Waves Property

### VALUE:

R 56 million

### CONSULTANTS:

PQS: Cater & Assoc

Principal Agent: Dynamic P.M.

### PROJECT DURATION:

7 months

### DATE OF PROJECT:

August 2016 – April 2017

### PROJECT DESCRIPTION:

Repairs and renovations to the existing five storey office building creating a 218 room hotel. A sixth floor was constructed on top of the refurbished four floors using cladded structural steel with a soft roof to mitigate load bearing issues on the existing structures. The hotel is situated directly opposite the Michelangelo Hotel.

Scope of works included: all new structural works and adjustments to the existing concrete works as well as new brickwork, dry-walling, plumbing, electrical reticulation and installation of high-end finishes to a state-of-the-art reception area.

### Challenges:

- De-stressing of cables to facilitate slab cut-outs for staircases, tanks, toilets, etc.
- Managing the flow of both pedestrian and vehicular traffic around the congested site.

### Innovations:

- Steel templates to ensure accurate room measurements to bathrooms and components.
- Prefabricated plumbing systems for both time and cost savings.



### PROJECT STATISTICS

○ Formwork	218m <sup>2</sup>
○ Rebar	19t
○ Concrete	166m <sup>3</sup>
○ Brickwork	10 285m <sup>2</sup>
○ Plastering	17 300m <sup>2</sup>