

MELBOURNE SEAFOOD CENTRE

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A SEAFOOD SENSATION

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MELBOURNE SEAFOOD CENTRE / XERRI

Left An example of the high quality fit out that Xerri Pty Ltd provided to the Melbourne Seafood Centre.

On behalf of the owners of the site at Kensington Road, West Melbourne, Xerri Pty Ltd successfully negotiated the lease with the Melbourne Seafood Centre executive.

Xerri Pty Ltd were responsible for the design and construction of this state of the art facility. The Melbourne Seafood Centre was formerly located at the Melbourne Wholesale Fish Market which has now closed. Made up of 11 innovative, and like-minded seafood wholesalers and distributors, the Melbourne Seafood Centre offers the freshest and highest quality seafood to Victoria and beyond.

The relocation of the fish market from its long history at Footscray Road, to this new facility in West Melbourne is a unique opportunity to revitalise the industry. The new Centre provides a base that merchants will be proud to promote and customers and visitors alike can experience the excitement of the fishing world. The positive promotion of seafood, coupled with ensuring the industry is sustainable into the future, is paramount for the seafood industry in Victoria.

Along with the design and construct contract, Xerri Pty Ltd were delighted to be awarded the \$7 million fit out of the market area.

Adding another successful venture to their portfolio, Xerri Pty Ltd were pleased with the speed at which the fit out was finalised. The turnaround time of just 12 weeks from when the order was placed saw the completion of the fit out including the design and permitting process. Quite a significant achievement for this substantial project.

The construction of the main building included an automated 7,000 pallet freezer. Due to the excessive weight of the freezer, it needed to be piled to a depth of 30 metres. In addition to this, Xerri Pty Ltd utilised a post-tensioned design slab. The design was provided and installed by Australian Post Tensioning and the formwork and placement handled by V & G Concrete.

Overcoming challenging circumstances, the team made allowances in the design of the slab to incorporate the installation of insulation and wearing slabs for the 18 cool rooms and freezers that are present at the Centre.

The Melbourne Seafood Centre features a spacious 3,000 square metre mezzanine. Due to weight considerations of the mezzanine, Xerri Pty Ltd decided to design the ground slab as a raft. The mezzanine feature is a lightweight construction consisting of structural steel and insulated timber floor paneling.

Performance glazing was used in the office areas of the Melbourne Seafood Centre which not only promotes energy efficiency but maintains comfort levels.

Innovative temperature control systems were applied to the cool rooms to keep the temperatures at the set levels, whilst data loggers confirm that the temperatures have been maintained. Insulated rapid roll doors were used for the freezers, which open in just two seconds. This is beneficial in controlling temperatures in the freezers and also assists with energy efficiency.

The ease at which the Melbourne Seafood Centre project was undertaken was primarily due to the fact that this recently merged company was able to cover all the building elements along with the fit out. Xerri Pty Ltd had complete control of the site as the fit out staff are direct employees of the company.

Xerri Pty Ltd was recently formed from the merger of two superior businesses. BMF Construction teamed up with interior specialists, KMX Interiors. This integrated company now provides premium quality construction and interior fit out services. Founded in 1978 by Ian Wright, BMF Construction delivered projects for more than 130 public companies, municipal and state authorities across industrial, commercial, residential, educational, childcare, restoration and emergency service sectors. BMF Construction originally fabricated structural steel as well as supplying emergency maintenance services to the industrial and commercial sectors. Based on strong relationships with clients, and Ian Wright's extensive background as a boilermaker and builder, BMF Construction expanded into building design and construction for the industrial and commercial markets.

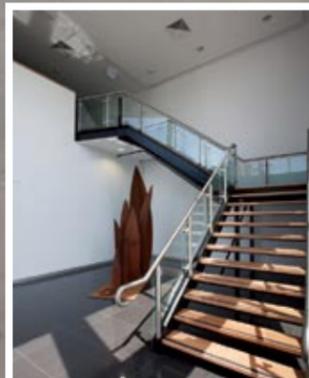
Mark Xerri of KMX Interiors has been in business for over 25 years and delivered large-scale interior projects including specialist ceiling systems and external façade treatments. Mark started his career in the building industry as a wood machinist. His experience and professionalism has enabled him to construct projects across the residential, commercial and industrial sectors. KMX Interiors has a reputation for delivering exceptional service with superior, architecturally designed, internal fit outs.

The formation of Xerri Pty Ltd enhances the services previously provided by BMF Construction and KMX Interiors. With lower overheads, the company is able to pass on their savings, benefiting clients. As well as the name change, Xerri Pty Ltd has adapted a new visual identity that can be viewed at www.xerri.com.au.

Xerri Pty Ltd provides a high quality service from concept to completion with guaranteed safety, quality and cost control. The company achieves this via full time employment of carpenters, plasterers, painters, internal glaziers and joiners. They also have strong ties with concreters, precast panel manufacturers, structural steel fabricators and roofers.

With a commitment to safety, every project undertaken has an on-site trained OH&S representative. All sub-contractors complete the companies' in-house induction training prior to commencing on site. In-house manuals are reviewed each year to ensure they stay abreast of legislative and regulatory requirements. Construction staff are retrained when necessary to ensure the Xerri Pty Ltd's OH&S standards are continually up-to-date in order to meet company expectations.

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Refrigeration Services (Vic) Pty Ltd were responsible for the design, supply and installation of the refrigeration systems which service the freezer and chiller rooms at the Melbourne Seafood Centre. Locally sourced "Australian Made" equipment of the highest standard was used for the specialised refrigeration system.

Company Director, John Beninato, entered the Refrigeration Industry in 1985 and was soon managing major cold storage and food processing installations for several leading companies. Continued strong demand for quality refrigeration installations lead to the formation of Refrigeration Services (Vic) Pty Ltd back in December 1993. Since then, the business has developed substantially and now has a large array of customers in a diverse range of industries. As well as installing quality industrial and commercial refrigeration systems, the company also services and maintains a wide range of refrigeration equipment.

Refrigeration Services (Vic) Pty Ltd operate from two Melbourne locations with facilities at both Coburg and Sunshine. The new Sunshine Factory is a modern office/production facility set up for pipe spooling, valve assembly and package fabrication work. The modern factory environment allows for stringent quality control and a high standard of work. A comfortable meeting room and facilities are available for customers and team members.

Refrigeration Services (Vic) Pty Ltd operate a reliable and courteous service division which can develop customised routine service programs to minimise the risk of costly breakdowns. The company employs a vast range of people including refrigeration technicians and boilermaker pipe welding plant installers. Their customer base is constantly growing with many clients requesting ongoing service through upgrades and renovations. A 24 hour, 7 day per week service is provided to ensure prompt attention to their customers needs.

Refrigeration Services (Vic) Pty Ltd aims to continually provide innovative solutions by keeping up-to-date with industry advances and new technology.

An open and courteous relationship between Refrigeration Services (Vic) Pty Ltd, the client and principal contractors was essential in the successful completion of the Melbourne Seafood Centre project.

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