

Blue Route Mall

History

- Built in the early 1970's and has had various facelifts over the years
- The existing Mall was structurally incapable (as an envelope) of meeting modern needs, hence the decision to rebuild rather than renovate
- Mall is currently 48,000m²
- Mall currently has 51 tenants, which includes the Checkers line stores.
- Landlord – Fountainhead Property Trust
- Managing Agent – Broll Property Management
- Marketing Consultancy – Purple Plumm Brand Communications

What to expect from the New Blue Route Mall

- Mall will increase by 8,600m² to 56,600m²
- Anchors include, Woolworths, Ster Kinekor, Edgars and Checkers Hyper
- A dedicated food court area will be situated on the first floor level with panoramic mountain views of the Constantiaberg Mountain range
- The new Mall will have modern ablution facilities, including dedicated family restrooms as well as other customer friendly facilities including 'pause areas' with seating facilities, wheelchair-friendly access and restrooms, ample parking including prime positioning for the disabled as well as parent and child bays
- Strategically located escalators and elevators are ideally situated to facilitate customer movement. Upon completion of the new Blue Route Mall, approximately 2,000 parking bays will be available externally and an additional approximation of 1,100 undercover bays leading directly into the Mall from the underground parking
- 700 undercover bays will become available in June 2011 as part of the third phase of development
- After construction is complete, Blue Route Mall will regain its title of being the largest mall in Cape Town's southern suburbs
- Leases that have been already been secured for the new Mall include the Pepkor Group (Ackermans, Pep, Shoe City, Jay Jays and Hang Ten); the Edcon

Group (Jet, Edgars and CNA); the Foschini Group (@Home, Exact, Sterns; Fashion Express, Totalsports and Sportscene) the Foschini Emporium which includes Donna Clare, Markham, American Swiss and Matrix, the Truworths Group (Truworths and Identity); Mr Price Group (Mr Price Home, Mr Price Sport, Mr Price Weekend Wear, Mildays and Sheet Street); the Clicks Group (Clicks and Musica) as well as Dischem.

Construction facts

- The project is being undertaken in 4 phases
- Phase 1 included the demolition of a portion of the existing Mall which commenced in April 2010.
- Phase 2 includes the construction of the new Mall and was started in October 2010 – to be completed March 2012
- Phase 3 is when the old Mall (currently trading) will be demolished - this will proceed in April 2012 and is to commence in May 2012
- Phase 4 entails the construction an additional 1,700 en-grade parking bays, which is set for completion in October 2012
- Generous natural light will flood the interiors of the new Mall as a result of the extensive skylights to the food court and high level windows a
- The generous width of the new Mall exceeds standard mall requirements; therefore improving all movement throughout the Mall.

Construction challenges

Challenges to date include:

- Plant room slab constructed above the first floor of the new building to accommodate and hide equipment such as air-conditioning plants and the like
- A positive challenge encountered is to ensure that the new Mall can accommodate the vast amount of enquiries for space from both national as well as specialty retailers
- Extensive piling work needed to take place within the immediate vicinity of the Checkers Hyper store which is currently trading and will continue to do so throughout the project. This proved to be a challenge as the developers do

not want to hinder the shoppers experience any more than it has been.
However, all piling work was concluded by the end February 2011

- Another challenge has been to retain as much parking as possible as the availability of parking during the first phase of demolition was reduced considerably. 700 undercover parking bays will become available in June 2011 which will be integrated into the existing trading Mall as part of the Checkers Hyper undercover parking

General facts

- 33,000m³ of reinforced concrete will be utilised during the project
- 118,000m² of formwork will be utilised
- 2.6 million bricks will be used
- 55,000m² of plaster will be used
- 60,000m² of screeds will be used
- 4,000 tonnes of steel will be utilised
- There is almost 100km of conduit of different sizes for this project
- Approximately 10kms of cable ladder of different sizes will be incorporated into the project
- 16,280m² of scaffolding will be used
- 20,750m² of the existing Mall will be demolished
- Bulk excavations will total 75,000m³
- Concrete foundation piles equate to 1,500no
- Approximately 1,000 workers will be employed on site
- Approximately 50 specialist sub-contractors will be employed for the project
- An approximate of 2 million man-hours will be tallied for this project

Construction Team

- **Landlord : Foutainhead Property Trust**
- Principal Agent : BFH de Jager Project Managers (Pty) Ltd
- Project Managers : BFH de Jager Project Management (Pty) Ltd.
- Quantity Surveyors: MLC Quantity Surveyors
- Architects: Louis Karol Architects
- Structural and Civil Engineers/Transport Planning: Aurecon Group

- Electrical Engineers: QDP Lighting and Electrical Design
- Mechanical Engineers: 4EM Consulting (Pty) Ltd
- Environmental Planning: CNdV Africa
- Fire Rationale: Bramley and Associates
- Safety: Electrical and Reticulation Company (Pty) Ltd as well as COMPRAC
WESTERN CAPE (PTY) LTD
- Landscaping: ARG Landscape Architects
- Contractor: Grinaker-LTA
- Tenant Co-ordinators: Easy Quote Finder (EQF)

ENDS