

# Completed Project



<b>SITE:</b>	The Towers & Ritz Carlton (Lots 9 & 10)
<b>LOCATION:</b>	Elizabeth Quay, Perth CBD
<b>SCOPE OF WORK:</b>	Fire Protection – (Wet Fire Services)
<b>COMPLETION DATE:</b>	2019
<b>Project Value:</b>	<b>\$6,500.000</b>

*The six-star The Towers and The Ritz Carlton Hotel includes 205 state-of-the-art hotel rooms including the Ritz Carlton Suite located on Level 24 of Lot 9. The Ritz Hotel component also includes a number of high quality communal facilities and event spaces that compliment the vibrancy of the Elizabeth Quay Precinct.*

*Adding to the lavish accommodation guests will be able to enjoy the wide range of venues within the hotel including a grand ballroom and functions rooms making the hotel “The place” for special occasions in the CBD.*



*The development also includes Separate Residential Apartments in Lot 10 Residential Tower Block which sits over a common 5 Level Podium and 3 levels of Basement Car Park and back of House Areas.*

*Architectural design was used utilising floor to ceiling glass windows & rounded building shapes to maximise river views*



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## SCOPE DETAIL:

Within our scope we were tasked with the design and construct contract for the Wet Fire Services for Lots 9 & 10 of The Towers & Ritz Carlton:

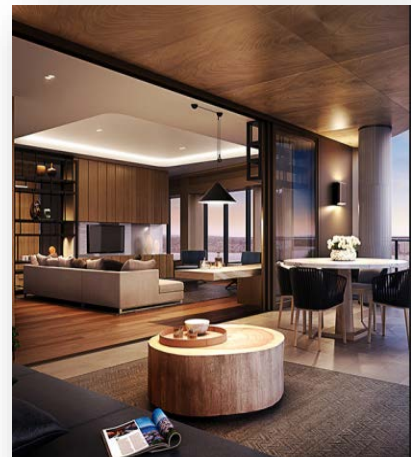
- A fully compliant combined Fire Sprinkler / Hydrant system to AS2118.1
- Fire Sprinkler System designed to AS2118.1, Fire Hydrant System designed to AS2419.1
- Combination of 1 x Primary Diesel Pump, 1 x Secondary Diesel Pump, 1 x DFES Diesel Relay Pump complete with Electric Jacking Pump in accordance with AS2941-2008 / 2013.
- 2 x 80KL Fire Water Storage Tanks designed to AS2941 & AS2304
- A fully compliant Fire Hose Reel system to AS2441
- Fully compliant portable extinguishers to AS2444

The systems installed provide full coverage to all areas of all the buildings to comply with the latest BCA requirements.

## CHALLENGES & SOLUTIONS:

Throughout the project we were faced with various challenges:

- With so many work trades, designing, co-ordinating and installing in multiple areas at the same time, the site management & coordination of site labour including site logistics was critical, so as not to affect the site program other services work in order to maintain progress, which was commercially viable to all, as well as in the best interests of the client and the requirements of the construction program. All tower floors pipework including mains and ranges were pre-loaded on a weekly process during the physical construction of the Towers floors.
- A high level of coordination between various trades on site including in-ceiling services and the ceiling fixers was required to ensure all clash detection was captured at early stages of the project and resolved prior to installation as well as ensuring the interfacing between multiple systems such as electrical, lighting, security, BMS, mechanical, etc was discussed, planned, actioned, tested and commissioned to achieve a fully working Building by the Project Completion Date to allow the Builder to handover the project to the client on time.



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- Works undertaken for this project being located within the Centre of Perth CBD presented logistical challenges. Deliveries needed to be scheduled on a daily basis to avoid traffic disruption. The lack of on street parking required deliveries to be scheduled with precision, as well as organising agreed drop points and times to best suit the sites logistics requirements.
- It was a requirement of the project to provide the Car Park Levels, the Podium and the Tower Blocks with an operating combined wet fire system, which had to be provided by connecting to the Water Boards Street Water Main to the Fire Services Relay Pump for Temporary Fire Fighting Capability throughout the Entire Project for DFES beneficial use.
- Lot 9 & Lot 10 Towers has a complex Fire Operation Mode and Smoke Control systems provided throughout the building which required Firesafe to work very closely with the Dry Fire Services Contractor to ensure the building operated as required to meet the Fire Engineering Report and The Ritz Carlton Brief.

