

COMPLETED PROJECTS

SITE:	Crown Towers
LOCATION:	Burswood WA
SCOPE OF WORK:	Wet Fire System/Gas Suppression System
COMPLETION DATE:	August 2016



Crown Promenade and Crown Metropol is located in Burswood and brings a total of 1200 hotel rooms across the Crown Perth complex. The new Crown Towers has 500 rooms made up of a combination of guestrooms, suites and villas. Other facilities include a spa, an aroma steam room, roman hot tub and private relaxation areas. Outdoors there is a multi-tiered pool area complete with a bar set around the circular pool. A club lounge for the hotel's top tier guests is located on the 15th floor which has its own private reception, concierge, cocktail bar and outdoor terrace with views of the Swan River.

SCOPE DETAILS

- A fully compliant Standalone Fire Sprinkler system throughout the podium levels
- A fully compliant Standalone Hydrant & Hose Reel system throughout the podium levels.
- A fully compliant Combined Sprinkler/Hydrant system throughout the Tower Hotel.
- A fully compliant Gaseous Suppression system to the Data Centre located on the Ground Floor
- Fully compliant Wet Chemical Kitchen Suppression systems to selected cooking equipment
- Compliant Portables throughout the Podium levels and Tower



CHALLENGES & SOLUTIONS

- During construction we provided hydrant protection, which was supplied via an existing monitored hydrant system incorporating on site Pumpset which became an issue due to alarms. We overcame this issue by installing additional isolation valves allowing us to throttle the water supply when extending the hydrant system without causing primary pumps to run and disturbing the client.
- The client expected a very high class finish, especially through the grand ballroom and circulation spaces this made it especially difficult with large curved spaces. To ensure we fitted off exactly correct, we promoted reflected ceiling coordination and surveyed sprinkler locations off coordinated reflected ceiling plans to mitigate set out errors.



- The Tower is a curved structure, with long curved corridors. To accommodate this we used flexible couplings to pick up the curvature of the building allowing a quick installation time whilst ensuring range placement into each room.
- Due to restricted ceiling heights, we utilised a mixture of hard pipe sprinkler drops, standard flexible dropper nozzles, short elbow nozzles and a variety of pipe support methods to fix services within the tight spaces.
- A number of highly detailed future ceilings are through the complex, we worked with ceiling contractors and the builder coming up with methods of setting out and installation sequence to accommodate both a quick services installation and ceiling installation. Checking pre-fabricated panels and working in with ceiling contractors mitigate errors.