

COMPLETED PROJECTS

SITE:	Dumas House
LOCATION:	WEST PERTH WA 6005
SCOPE OF WORK:	Fire Protection – (Fire Sprinkler System)
COMPLETION DATE:	June 2012
CONTRACT VALUE:	\$2.8M



Dumas House is located at 2 Havelock Street, West Perth and is a 14 storey public office building built originally opened in 1965 by the State Government. Over the years has been occupied by various Government departments.

The recent refurbishment included the modifications and fit out of the Basement levels, the Ground Floor lobby and 13 of the 14 office levels. The existing building had no compliant fire protection. The upgrade to the building included a new fire sprinkler system, hydrant system to meet compliance codes and standards

SCOPE DETAILS

Our contract for this project included installation of a new combined fire sprinkler/fire hydrant system inclusive of 1 common set of fire pumps.

- A fully compliant combined Fire Sprinkler/Fire Hydrant system
- A fully compliant Hose Reel system
- 1 set of Fire Pumps

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Dumas House is of re-inforced concrete construction. The building comprises of two basement car park levels, Ground Floor lobby and café. The combined Fire Sprinkler/Fire Hydrant Pumps are located on the Ground Floor level at Kings Park Road. The pumps are both electrically driven units with no diesel back up. There are also two electrically driven pumps which supply the complete Fire Hydrant system from the Lower Basement to Level 14.



Each floor has its own set of fire sprinkler control valves which are located within the fire isolated stairs.

Upon completion of the project Firesafe continue to test and maintain the fire protection systems installed at this complex.

CHALLENGES & SOLUTIONS

Throughout the project there were various challenges which we had to overcome:

- Due to the building being occupied and fully operational by Government Ministers, works had to be coordinated with the occupants of the building. This was achieved by the Management allowing us to complete the new install floor by floor. This was imperative to minimise the amount of any required downtime for completion of works and commissioning required for handover.
- Throughout the works, Firesafe had to be mindful of the sensitivity of high profile tenants who occupied Dumas House especially associated with building security access, site deliveries and installation works – e.g. drilling.
- Works undertaken for this project being located within the centre of Perth CBD presented logistical challenges. Deliveries needed to be scheduled to avoid traffic disruption. Also the lack of on street parking required deliveries to be scheduled with precision, we needed to organise agreed drop points and times to best suit unloading.
- Equipment needed to be moved from delivery points to the worksite with minimal interference. We kept construction noise to minimum by using drilling equipment during designated hours only.
- Firesafe believe by using experienced Project Managers and professional technicians on this site we were able to complete the project work with minimum disruption to the buildings' occupants. Any project issues that arose, were dealt with in a professional manner within a quick time frame.

