

COMPLETED PROJECTS

SITE:	ORYX Aged Care
LOCATION:	West Perth WA 6005
SCOPE OF WORK:	Fire Protection – (Wet Fire Services)
COMPLETION DATE:	July 2018



ORYX Aged Care is located in West Perth is a transformation of the former Richardson Hotel. The building is a prestige aged care facility for those choosing for a personalised care facility. It has 92 units spread over 8 levels. The building has retained the hotel ambience that esteemed British architect Sir Terry Farrell intended when the building was designed in 2005.

Firesafe were awarded the contract to install the Fire Sprinkler system to the existing building to make it compliant with AS2118-Part 4-2012 and BCA Class 9C.



SCOPE OF WORKS:

- Design, supply and installation of a fire sprinkler systems throughout Ground level: Lobby entrance, communal dining, kitchen, offices, car park, fire pump room and various back of house areas;
- Design, supply and installation of a fire sprinkler system throughout Level 1: Offices, activity areas and various back of house areas;
- Design, supply and installation of a fire sprinkler system throughout Level 2 to 8: Aged care bedrooms and communal lounge at each level.
- Design, Supply and Installation of each individual Control Valve Set for each of the Sprinkler Systems.



CHALLENGES & SOLUTIONS:

Throughout the project we overcame limited challenges:

- With the building being refurbished from an existing Hotel and Spa into a class 9C Aged Care Facility, there were numerous areas where there was no information provided on the existing mechanical, electrical and hydraulic and Architectural services with significant investigation and extensive site mark ups required to enable design and installation
- To retain as much of the existing ceilings as possible, our System Design Drawings were utilised to minimise ceiling penetrations, by allowing our pipework and materials to be installed in their required locations as per our design, only slight ceiling recification works were required, thus expiditing the program of works.
- Each room and area was assessed on an individual basis with services coordination a priority to accommodate the new services.



- With the building requiring a higher standard of protection for a multistorey Aged Care Facility, Firesafe suggested and had approval to utilise higher pressures and flows to enable use of extended coverage sprinklers providing a greater area of protection in open and common areas
- The proposed Fire Water Tanks were 2 separate tanks, Firesafe utilised one dividing tank to maintain the required water supply capacity whilst reducing the footprint that 2 separate tanks would have required.
- With the Project requiring completion within 6 months from issue of Contract to Practical Completion, Firesafe accelerated both site and off site resources to ensure each milestone dates were met as per the construction program, and to ensure handover and documentation was issued prior to PC to enable Building Occupancy within the programed dates.