

# FIRE DAMPER REPAIRS

100 Wickham Street, Fortitude Valley

## SECTOR:

Building (Commercial)

## PROJECT COMPLETION:

June 2022

## ADDRESS:

100 Wickham Street,  
Fortitude Valley

## CLIENT:

Airmaster

## VALUE:

\$300,000+

## PROJECT OVERVIEW:

Airmaster engaged Bowers to undertake a fire damper audit after discovering some non-conformances at 100 Wickham Street, Fortitude Valley. The 14-storey office complex with 2 levels of basement carpark is located just 500 metres from Brisbane's Central Business District.

## SERVICES OFFERED:

Bowers first conducted a 20% inspection of the buildings total number of fire dampers, providing a detailed report listing both pass and fail points, complete with photographs of each fire damper inspected. Given the quality of the report, Bowers was then further engaged to inspect the remaining 80% of fire dampers. Additionally, Bowers provided itemised rectification costs to repair all non-compliant fire dampers.

## PROJECT CHALLENGES:

Rectification works were performed across 5 stages and Bowers had to be competitive in their pricing structure. There were issues accessing some fire dampers due to building and fit-out changes.

## SOLUTIONS OFFERED:

Bowers offered alternative solutions where accessing fire dampers was an issue. Most works were conducted at night ensuring no disruption for tenants.

## OVERALL OUTCOME:

Bowers' regular communication with all stakeholders, and their ability to offer alternative solutions, whilst ensuring a safe environment and no impact to the weekly operations of tenants, delivered a successful project.





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