



## AMP CENTRE Central Plant Upgrade

50 BRIDGE STREET,  
SYDNEY

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**PROJECT CATEGORY:**

Service Upgrade / Commercial

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**CONSTRUCTION VALUE:**

\$3.60 million

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**CONTRACT TYPE:**

JCCF with special conditions

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**PROGRAMME DURATION:**

36 weeks

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**DESCRIPTION:**

The work comprised the upgrade and replacement of aging mechanical services systems in the lower, middle and upper plant rooms and associated works. Specifically, one of the three main chillers, one of two boilers and both cooling towers were removed and replaced with new. All of the air handling units on the three plant room floors were also refurbished and upgraded.

The project also involved the renewal of all emergency lighting in the fire stairs, provision of fire protection (wet and dry) to lift shafts, replacement of fire pumps and refurbishment of all domestic water, fire water and flusherette water system tanks.

**KEY CHALLENGES:**

- How to achieve a safe and efficient cut-over of main services all out of hours whilst keeping a major 45 storey central CBD office building operational.
- Construction of a purpose-built craneage system to lift chiller, boiler and cooling tower components 44 levels external to the building.
- Dealing with a subcontractor who refused to abide by agreed contract terms and conditions, terminating the subcontract and completing the works under Perle direct management.

**PROJECT SUCCESSES:**

- Completing the works without disruption of services to occupiers and stakeholders.
- Successful implementation of a very high lift system using a combination of mobile crane and a purpose-built crane for the external lift of the chiller, boiler and cooling towers.