

161 SUSSEX STREET REDEVELOPMENT



PROJECT DETAILS

PROJECT LOCATION:
Sydney, NSW

COMMENCEMENT DATE:
November 2014

COMPLETION DATE:
Dec 2016

TYPE OF CONTRACT:
Design and Construct

CONTRACT VALUE:
\$20 Million +:

PROJECT MANAGER:
Jason Lane

CONSTRUCTION
MANAGER:
Frank Palamara

OVERVIEW TRADE PACKAGE

The redevelopment included refurbishment of the existing hotel, construction of a new 3,667sqm convention centre and a 26 level tower including 13 new hotel levels and 9 A grade high rise commercial office.

The new tower will add over 220 rooms to the Four Points, already Australia's largest hotel by room number, bringing the total number of rooms to more than 900 once completed.

Substantial construction of both the new tower and the convention space commenced mid-2014 and will be completed within two years, with minimal disruption to the hotel's operations.

The major development includes:

- An additional 26 story tower consisting of over 220 new hotel rooms and suites in the lower 14 levels and nine upper levels of commercial office space,
- A new structure over the Western Distributor for expanded convention space, function areas, new meeting rooms and banquet facilities
- Upgrade to hotel lobby, dining and back of house areas and retail frontages on Sussex Street and
- Public domain works on Slip Street and footpath upgrades to Sussex Street.

COMMERCIAL FACTORS

The expansion of the 161 Sussex St Hotel generally involves:

- Upgrades for the Ausgrid supply from the local Substation
- New 26 Level Tower located above the Western Distributor
- Extensions to the existing All Day Dining and Function Room areas also above the Western Distributor
- 15 new Meeting Rooms complete with Audio Visual facilities
- New Lobby Bar
- Extension of existing Reception and Concierge
- New Roof top Lounge and Bar area
- Two large Function Rooms with Car access via a purpose built Car lift.
- 220 New Hotel rooms
- 9 Levels of Commercial Office areas overlooking Darling Harbour
- Upgrade of Hotel Staff offices and Amenities.

PROJECT CHALLENGES

- High detailed coordination of services in 3D Revit format.
- Large distance to work faces in limited access areas
- Confined space with limitations on equipment and plant use.
- Hotel operates 24hrs every day
- Working above the Western Distributor

PROJECT SPECIFICS

The scope of work detailed for the project included:

- Electrical Systems
- Security Systems including CCTV, Bio Access Facility, Duress Alarms and Intercom System
- ICT systems
- Structured cable systems
- External Lighting
- DAS infrastructure
- AV Systems infrastructure
- Upgrade the Lighting Control for the existing RMS Road lighting
- All works associated with the staging of the project and all diversion required to enable demolition and refurbishment work

