



THE OLD RESERVE BANK, PERTH CBD

Project:

Site main switchboard upgrade and other electrical works

Project cost:

\$900,000

Date:

August 2016 – July 2017

THE SITUATION: **An aging building**

CBRE is Australia's largest commercial real estate services company, providing solutions to property owners, investors and occupiers.

They manage a number of commercial properties in Perth, including the aging **Old Reserve Bank at 45 St George's Terrace** in the CBD – an aging building that required a site main switchboard upgrade, along with a host of other electrical works.



THE CHALLENGE: Access and disruption

Technically speaking, the challenge revolved around a series of **major improvements**, including:

- upgrading the site main 415V switchboard, which was more than 40 years old
- upgrading several vintage distribution boards
- achieving emergency lighting compliance.

Key technical challenge:

Manufacturing a five-metre, form-rated, fully type tested modular switchboard on-site.

However, the main challenge was one of **limited access and minimising disruption**.

In addition to manufacturing a modular switchboard on site (alongside the existing switchboard), we had to carry out the works without disrupting the building's commercial tenants, which include a data centre provider, making timely shut-downs were essential.

Enabling tenants to continue business as usual was our number one priority.

THE SOLUTION: Collaboration and flexibility

Working closely with CBRE's building manager, with **regular progress meetings** to identify and address issues before they became problems, we developed a detailed schedule of works that involved significant out-of-hours work on-site.

We also worked with our partners at Eaton to design and manufacture the new site main switchboard on-site using **Eaton's xEnergy product**, including installation and cutover work that took place over several weekends to avoid business-hours disruption.

We improved network reliability and installed an arc reduction maintenance system (ARMS) on the LV main switchboard.

THE OUTCOME: Greater reliability, safety and control

CBRE now has a safe, stable set-up throughout the Old Reserve Building, enabling them to **control, manage and monitor the building's energy requirements more efficiently**. What's more, they now have the options of expansion in the future.

Now, with a strong, proven business relationship in place, we're implementing a three-year maintenance plan at 45 St George Terrace, which involves **generator servicing, emergency lighting testing and thermographic surveying**.

THE POWER OF CONNECTION

Our connection with the CBRE team, especially the building manager, enabled us to develop and execute a plan that worked for everyone, undertaking a complex on-site installation without disrupting the building's tenants.