



# Brookfield Commercial Properties

- Electrical Maintenance, Testing and Installation

<b>Client:</b>	Brookfield Commercial Properties
<b>Properties Location:</b>	125 St Georges Terrace; 11 Mounts Bay Road; and 235 St Georges Terrace
<b>Start Date:</b>	August 2014
<b>End Date:</b>	July 2017
<b>Contract:</b>	Base Building Reactive and Preventative Maintenance, and Installation
<b>Category:</b>	Commercial, Industrial, Voice and Data Communications and Project Needs Analysis
<b>Industry</b>	Commercial, Retail and Hospitality

**Williams Electrical Service currently provides preventative & reactive maintenance, compliance testing and electrical & data installation services for Brookfield Place Complex, The Ernst & Young Building; and The Bishops See building, in Perth's CBD.**

All three (3) buildings are managed by Brookfield Commercial Properties. The contract works consist of preventative maintenance, compliance testing of all base building electrical infrastructure including the high voltage (HV) supply arrangement and backup generator units, low voltage (LV) supply infrastructure, emergency lighting systems and lightning protection.

As a point of difference, and in order to better facilitate our client's requirements and ensure quick response times, we have several technicians permanently based within the CBD area supported by our head office based team and

our out of hours call out response service.

The scope of work involves planned maintenance based on pre-agreed schedule, a dedicated onsite technician to ensure quick planning and response to high priority items, such as power losses, to ensure minimal disruption to the client operations. These works also require the engagement and management of specialist subcontractors, to perform preventative maintenance to the three HV generators, and to ensure the supervisory control and data acquisition (SCADA) systems and building high-level redundancy capability is adequately maintained.

Over the course of the contract WES has successfully the maintained site electrical infrastructure critical to the safe and continued operation of the various commercial, retail and hospitality facilities throughout the various complexes.

As a value-add, WES has additionally managed the annual

building blackout test.

Upon commencement of the contract WES carried out a critical infrastructure risk assessment to identify areas of exposure to risk. Following the assessment WES was able to recommend mitigating action, critical spares and the like, and arranged for specialist remedial works for critical backup systems identified as inoperable.



WES has successfully maintained a close working relationship with the client for a variety of electrical projects and maintenance contracts. The project continues to be incident and injury free.