

Sirius Building | Canberra

How Phoenix helped to achieve one of the most successful commercial projects in Canberra



Client

The **DOMA Group** is a leading Canberra based business, active in property development and construction, hotel management and property investment. With an impressive record of achievements in the ACT, DOMA's longevity lies in its construction, operations and management expertise.

Project Brief

A new **\$200 million** Headquarters for the Commonwealth Department of Health and Ageing (DOHA) in Canberra. The building houses 45,000m² NLA of commercial space over ten floors with two levels of basement car parking and was completed in December 2009.

Phoenix was engaged to act as **Independent Commissioning Agent (ICA)** on behalf of DOMA Constructions, responsible for all building services on the project.

Challenges

The extent of services required for a building of this size can be intimidating and overwhelming. Add to this a government tenant who will not accept anything other than that of the highest quality and you may potentially have a nightmare construction project on your hands.

Furthermore the building needs to adhere to the stringent criteria of the Green Building Council of Australia's Green Star tool and when completed has to gain an Australian benchmark of energy consumption via NABERS.

Solution

Phoenix was requested by DOMA Constructions to become part of the project team early in design phase for the building. Being appointed early in the project timeline allowed for strategies and commissioning benchmarks to be established early.

As a result all sub-contractors were fully aware of their responsibilities from a commissioning perspective throughout the construction phase. This also allowed for any defects or unacceptable work to be rectified in a timely fashion and eliminated in later stages of construction.

From implementing a comprehensive commissioning plan, Phoenix was able to complete the thorough and extensive testing of the building services in a much shorter time than predicted, with no compromise on quality. For the most part testing allowed for the refinement of existing building service management strategies which only added to the overall effectiveness of the services.

Results

The Sirius building is clearly identified as one of the most successful commercial projects in Canberra.

- ✓ **5 Star Green Star v2 Office Design rating**
- ✓ **5 Star Green Star v2 Office As-Built rating**
- ✓ **Targeting 5 Star NABERS Energy accreditation**
- ✓ **Completed 4 months ahead of schedule *and* under budget**
- ✓ **Satisfied major government tenant**



"Phoenix was able to translate all the technical jargon into words my Directors could understand and helped us get over the finish line on time."

**Justin Lee, Services Manager,
Doma Constructions**



Owner	Client & Head Contractor
Mechanical	
Electrical	Hydraulic
Independent Commissioning Agent	