



## THE TIMES BUILDING

A seven-storey 21,366m<sup>2</sup> iconic multi purpose building on D'Olier Street in Dublin city centre in close proximity to O'Connell Bridge. Comprising mainly of office space this development also includes seven retail units occupying the ground floor and four apartments to the 4th floor of the Georgian section of the building.

## THE OBJECTIVE

To provide an efficient & effective Facilities Management service for both the tenants and landlords of The Times Building.

## THE FRONTLINE ENERGY SERVICE

Full Facilities Management Service -

- Frontline provide **Planned Preventative Maintenance** for all equipment and plant on site.
- Through the Services Desk with the use of ServiceFlow™ all work requests are logged by either the customer or Frontline Services Desk Staff.
- All reactive maintenance is attended to by Frontline technicians and other specialized services are attended to by designated contractors in partnership with Frontline Energy & Environmental.
- Client reports generated quarterly, ad hoc reporting when required.
- Frontline manage the Budget for all services on this site.
- Hard services includes preventative & reactive maintenance service for:
  - All HVAC plant and equipment including gas boiler, gas detection and shut off valves.
  - All electrical equipment, distribution boards and related equipment.
  - Plumbing equipment including but not exclusive to – water tanks, sanitary ware, water distribution systems.
  - Fire detection & related safety equipment.
  - Security, access controls & alarm monitoring.
  - Passenger & Car lifts.
  - Waste Management.

## TECHNICAL OVERVIEW

- 1 x Back-up Generator 140kva for the purpose of supplying essential services for the IAA.
- 1 X Back-up Generator 60kva for the purpose of essential services for the operation of the building Services.
- 1 x UPS Comms Room power backup.
- Assorted pumps providing water to office areas bath rooms, tea stations, plant & equipment on the roof.
- The apartments are also protected by a sprinkler system with designated pumps.
- The building is heated and cooled by a multiple of Citi Multi AC condensers and internally through a fan coil ducted system in the ceilings. This is controlled by a central G50 panel and also part controlled by the BMS
- The landlord system has an Air Handling unit with a gas fired heating bank and cooling coil.