



CASE STUDY



SCIENCE. SERVICE. SAFETY.

PROJECT:

Fontainebleau Hilton Resort

LOCATION:

Miami, Florida

INSTALLATION TYPE:

Hotel Retrofit

SCOPE OF PROJECT:

Stories: 36

Units: 460

CONTRACTOR:

Hufsey, Nicolaides, Garcia,
Suarez Associates, Inc.

BENEFIT:

Immune to Microbiologically
Influenced Corrosion (MIC)
Ensures a More Reliable System

Prestigious Fontainebleau Hilton Resort Continues to Choose BlazeMaster® CPVC

In 1990 the fire sprinkler industry witnessed something it had never seen before—the first commercial installation of a CPVC fire sprinkler system. The material chosen: BlazeMaster® CPVC.

The installation was at the world-renowned Fontainebleau Hilton Resort, which has often been described as the crown jewel of Millionaire's Row on Miami Beach. With 920 grand rooms and more than 50 suites, the Fontainebleau has been the choice of many movie stars and U.S. presidents.

The decision to go with a BlazeMaster Fire Protection Systems for the Fontainebleau was considered an innovative move given that metallic systems were the standard in the industry. Yet, ongoing problems with steel corrosion and other job site challenges prompted the Fontainebleau owners to put their faith in BlazeMaster CPVC. Since the 1980s, BlazeMaster fire sprinkler systems had been used reliably throughout residential properties.

They were not disappointed, and in 2004, they once again choose BlazeMaster CPVC for their next endeavor: the new 36-story residence addition known as Fontainebleau Tower (or Fontainebleau II).

The decision to use a BlazeMaster fire sprinkler system came from both the hotel's owner and its developer. But no one probably agreed with that decision more than Enrique Suarez, Jr., the mechanical engineer at Hufsey, Nicolaides, Garcia, Suarez Associates, Inc. (HNGS) responsible for the engineering and design work at the Fontainebleau Tower.

"BlazeMaster CPVC had become the accepted norm in the engineering design community," said Suarez. "Everyone is using BlazeMaster CPVC today. It is definitely used throughout major light hazard projects in this region more than metal."



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Mechanical Engineer,
HNGS



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HNGS, which has been providing electrical and mechanical design services for more than 45 years for major office projects, high-rises, and condos along with medical, educational and municipal facilities, has a long history with BlazeMaster fire sprinkler systems.

“We first saw BlazeMaster CPVC in various Marriott projects,” said Suarez. “Then more and more engineers started specifying it. In South Florida, there is a lot of concern about corrosion, especially near the beach where the Fontainebleau projects were both located. The concern starts already during construction, when the pipe is exposed on the jobsite to the humidity and the salt air.”

BlazeMaster CPVC will never corrode. In addition, it is 100% immune to Microbiologically Influenced Corrosion (MIC). This benefit ensures a more reliable, maintenance-free system.

According to Suarez, economics also drive demand for CPVC systems. “Cost is one of the biggest problems with steel systems,” Suarez noted. “You hear about it from all of the contractors. And with prices of steel, there is even more reason to go with BlazeMaster CPVC. We’ve seen a tremendous growth in its usage in this region. There is hardly an instance where a BlazeMaster fire sprinkler system is not specified.”

Other benefits that have made Suarez and his company supporters of the BlazeMaster fire sprinkler system include ease of installation. “For the contractors, BlazeMaster CPVC is much easier to handle,” said Suarez. “They are lighter in weight, easier to cut, fit and make changes on the job site, and allow you to get into tighter spaces with less difficulty.”

Because it is a cemented joint system and the BlazeMaster CPVC is somewhat flexible, it can be attached directly to a concrete ceiling. With steel there is a threaded pipe and screwed fitting, which requires a split ring hanger dropping from a ceiling. This limits the finished ceiling height.

Suarez also liked that the pipe can be run in return air plenums. And, since BlazeMaster CPVC has less friction loss than steel, contractors can reduce the pipe size being used.

For all of these reasons, BlazeMaster fire sprinkler systems has remained the material of choice for the luxurious Fontainebleau for several decades.

Suarez describes the work that was done to the Fontainebleau as a demonstration of quality at every level: from the design to the materials used.

“It really is a beautiful building,” said Suarez of the new Fontainebleau Hilton Resort. “It has a lot of glass and a great view from its beachfront location. It is definitely designed in true Fontainebleau tradition down to every detail, even including a BlazeMaster fire sprinkler system.”



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