

## 111 George Street, Brisbane, QLD

### BRISBANE

Tel: +61 7 3857 9600

Fax: +61 7 3857 9699

### SYDNEY

Tel: +61 2 9860 3200

Fax: +61 2 9860 3299

Email: [info@tesaustralia.com.au](mailto:info@tesaustralia.com.au)

### SHANGHAI

Tel: +86 21 6128 9799

Fax: +86 21 6126 4602

Email: [info@tesprchina.com.cn](mailto:info@tesprchina.com.cn)

### PROJECT SUMMARY

**Project Type** – Energy Performance Contract

**Commercial Facility** - A 33 storey commercial Queensland Government office building in the Brisbane CBD, with 28,632m<sup>2</sup> of Net Lettable Area (NLA) and car parking spaces for 240 vehicles.

**Project Cost** - \$3,716,485

**Project Savings** - \$632,000 per year.

**Return on Investment** – 15.23%

**Energy Consumption Savings** – 2,383,581 kWh per year (6,530 kWh per day)

**Greenhouse Gas Emission Savings:** 2,360 tonnes of CO<sub>2</sub> per year (6.46 tonnes per day)

**Site Savings** - 34.6% of total site electricity consumption.

**Measurement & Verification** - Main electricity meter analysis METRIX software

### TECHNICAL SUMMARY

Utilisation of the TES skills and experience in sustainable design, installation and commissioning to supply a comprehensive Energy Performance Contract, applying multiple technologies for the following Energy Conservation Measures:

1. Installation of a new integrated Building Management System (BMS) and Access Control System (ACS) to optimise control of original and new building equipment, building energy performance and tenant security. As part of the project over 2,500 individual security cards have been coded and integrated into the energy saving strategies.
2. Installation of an oil free water cooled chiller, supplying 1,850kW<sub>r</sub> of refrigeration at high efficiency with extremely low maintenance.

3. Installation of a range of Variable Speed Drives (VSDs) assisting in smarter control of the HVAC system pumps & fans and thus facilitating a more energy efficient building cooling strategy.

4. A comprehensive lighting and lighting control upgrade for the whole building involving the design and installation of over 6,000 high performance light fittings including numerous energy saving lighting components and control devices.

5. Design and implementation of multiple air conditioning strategies such as enthalpy based economy cycle, primarily integrating original building equipment with the new BMS to improve temperature control and achieve energy savings.

### CONTACTS

#### 111 George Street Building

Mr Roger Smith - Project Manager  
Property Performance and Management Group  
Queensland Government Accommodation Office  
Queensland Department of Public Works  
Phone: (07) 3225 1342

 [www.youoffice.qld.gov.au](http://www.youoffice.qld.gov.au)

#### Total Energy Solutions (TES)

Mr Emerson Mee  
Senior Project Manager  
Phone: (07) 3857 9600

 [www.tesaustralia.com.au](http://www.tesaustralia.com.au)

