



CASE STUDY

Energy Efficient HVAC Solution For New Building Construction

Outcomes

- ✓ Optimum comfort conditions for A-Grade commercial tenants
- ✓ Energy efficient air conditioning system
- ✓ Building attractive to government tenants
- ✓ State of the art BMCS throughout the building with remote accessibility
- ✓ Delivered on time and on budget

The Client

Moretti Constructions Pty Ltd is a Wollongong based construction company that specialises in residential and commercial developments. Grosvenor Engineering Group (Grosvenor) were contracted by Moretti to provide a HVAC solution for 134-148 Keira Street, Wollongong.

The new Keira Street development is the newest A-Grade building located on the doorstep of the Wollongong CBD. It is moments from transport, retail, dining and commercial resources – a true business hub, providing an unparalleled place of work.

The building is a commercial site with two levels of carpark, and four levels of commercial tenancies.



CLIENT

Moretti Constructions Pty Ltd

PROJECT

Mechanical Services installation to the development of 134-148 Keira St, Wollongong

KEY CHALLENGES

- Working to a tight deadline
- Working through Covid-19 on a commercial construction site
- Additional delays on materials and equipment due to Covid
- Working within a specified budget
- Managing work around multiple trades on a commercial development



What We Did

Grosvenor was engaged to carry out the mechanical services installation of the new development at 134-148 Keira St, Wollongong, working to the specification designed by Northrop – an engineering consultancy. This was the largest wet concrete job (new construction) our Illawarra branch has done to date.

The complete installation of the HVAC system included: Air cooled chillers; Chilled water pumps; Condenser water fluid coolers and pumps; Boilers; Heating hot water pumps; Air Handling Units, Carpark ventilation; and floor exhaust fans in the restrooms.

Works were installed to a schedule to enable continuous progress on the build, working in with the builder to install the required ductwork throughout the central risers of the building.

A BMC System was installed throughout the building with full remote accessibility, to control the entire HVAC system.

Grosvenor were contracted to provide a total HVAC solution that would ensure energy efficiency for the building. The team delivered the project on time and to budget, mitigating any risk throughout the process. Their quality assurance process ensured minimal or no defects upon project completion and provided detailed communication throughout the process. The result was an energy efficient building that attracted government tenants.

Acknowledgments

Grosvenor would like to acknowledge the following main suppliers and subcontractors for their assistance on this project:

- Moretti Constructions Pty Ltd
- Air Handling Units: GJ Walker Pty Ltd
- Fluid Coolers: HVACR Supplies Pty Ltd
- Pumps: Masterflow Solutions
- Chillers: Smardt Chillers Pty Ltd
- Boilers: Automatic Heating Global Pty Ltd
- BMCS & Mech Elec works: GSTEC
- Pipework: Country Air Plumbing Services
- Ductwork: S&G Sheetmetal

 **Paul Moretti**
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