

## Primary Industries Building, 80 Ann Street, Brisbane, QLD

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### PROJECT SUMMARY

**Project Type** – Energy Performance Contract

**Commercial Facility** - An 8 storey commercial office building in the Brisbane CBD, with 14,393 m<sup>2</sup> of NLA area and car parking spaces for 87 vehicles & 14 bikes.

**Project Cost** - \$741,676

**Project Savings** - \$97,424 per year (projected)

**Return on Investment** – 12.06%

### GUARANTEED SAVINGS

**Energy Consumption Savings** – 711,279 kWh per year

**Greenhouse Gas Emission Savings:** 822 tonnes of CO<sub>2</sub> per year

**Site Savings** - 21.3% of total site electricity consumption.

**Measurement & Verification** - Whole of bill analysis using METRIX software

### TECHNICAL SUMMARY

Design and installation of a comprehensive Energy Conservation project, applying the TES skills of technology integration using the following Energy Conservation Measures:

1. Reconfiguring the Heating Ventilation and Air Conditioning system to take into account the efficiencies available from the Primary and Secondary chilled water system.
2. Install new primary chilled water pumps.
3. Installing Variable Speed Drives (VSD's) on secondary chilled water pumps, car park exhaust fan and cooling tower fans. The car park was further enhanced with CO<sub>2</sub> controls linked to the VSD to improve the quality of air in this area, whilst reducing energy consumption.

4. Upgrading of the BMS HVAC controls to reduce temperature tolerances and produce more even air conditioning outcomes.

5. A comprehensive lighting upgrade of the building, involving the design and installation of over 3,692 light fittings.

6. Installation of lighting controls in various part of the building to reduce energy consumption such as passive infrared sensors and zone controlled time clocks on selected floors.

### CONTACTS

#### 80 Ann Street Building

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#### Total Energy Solutions (TES)

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