



## ENERGY EFFICIENT OFFICE BUILDINGS — PROJECT OVERVIEW

### 235 Ryrie St, Geelong

Raising the bar for office building in Geelong.

#### Overview

235 Ryrie St is a 4,400 square metre office building in the central business district of Geelong. The building already has some tenants committed to energy efficiency through the CitySwitch program and as a result see efficient building performance as a valuable attribute. The building had already undergone some energy efficiency upgrades, mostly lighting, and through the program underwent a comprehensive approach to reposition their asset as an efficient and effective one.

#### Program activities

The opportunities assessment identified a number of upgrades that would increase the function of the building automation systems. As a result, the building owners invested in a range of improvements, including installation of a new building management system and new controllers on fans, dampers and the boiler. They also installed occupancy sensors in common areas, 26 new temperature sensors throughout the building, a sensor on the gas meter and carbon monoxide sensors in the downstairs carpark.

The HVAC was also recommissioned which included air balancing, and documentation was updated for all the systems that had been changed throughout the life of the building. Four new meters were then installed on power mains, mechanical

#### SNAPSHOT

##### BUILDING DETAILS

- > 4,000 square metres over 4 floors.
- > Concrete construction with views of Port Philip Bay
- > Two speed centralised AHU, air cooled.

##### TENANT

Multi-tenanted

##### SERVICE PROVIDER

Airmaster

##### OUTCOMES

- > Based on a NABERS self-assessment the building aspires to a target of 4.5 Stars.

- > Projected annual savings of 59,411kWh electricity and 534,000MJ gas.

##### CHALLENGES

- > Installation of metering without disruption to tenant energy
- > Some water and air balancing unable to be completed due to latent conditions found

##### NEXT STEPS

- > The project will fine tune the building automation and controls to optimise operation
- > The building will investigate window film options as the next major improvement opportunity.

services, common lighting and lifts. A regeneration unit was installed on the lift counterweight so that energy could be recovered from the movement of the lift.

The building also identified opportunities for improvement to be completed and investigated in the near future, such as window film treatments, and asset management documentation for future reference and planning.

#### Further information

For more information contact info on 03 8626 8700  
email [info@sustainability.vic.gov.au](mailto:info@sustainability.vic.gov.au)  
or visit [www.sustainability.vic.gov.au/eeob](http://www.sustainability.vic.gov.au/eeob)

**“Complaints have reduced, and the new meters and sensors allow me to troubleshoot problems instantly from my laptop”**

**Rob, Facility Manager**