

101 Miller St, North Sydney – Chiller Plant Upgrade

Client: Mirvac

Completion: 2020

\$1.2M

VAE Group were engaged by Mirvac to undertake Replacement of the Chilled Water Plant at the 35-storey 101 Miller Street, North Sydney.

The project scope:

- We removed two redundant chillers, and associated pipework, pumps, and electrical switchboards and replaced them with new equipment. Two new 1250kW SMART water cooler chillers were installed. New pipework was established to suit the new layout of the chillers, reducing the footprint, and allowing more space for an additional chiller to be installed in the future.
- Our internal electrical, mechanical and automation engineers, and drafting team designed and engineered upgrades for seamless changeover and operation of the plant.
- The construction, logistics and electrical teams supplied, installed, and now maintain a Tridium (Distech) based plant management system to control the central chilled water plant by our in-house automation team.
- Low Load Cooling Tower noise was a big concern for the building, VAE designed and installed a Cooling Tower staging system to allow for reduced operational usage of the cooling towers. This solution added great value to the site and reduced the need for expensive noise attenuation.
- VAE offered a distinctive point of difference providing experienced key technical staff, methodology, and engineering expertise. Presenting our client with one point of contact for the engineering, construction, warranty, and long-term maintenance of their critical infrastructure.

Key Achievements/Benefits:

- Strong understanding of the operational risk involved in working within a live operational environment, with a flexible delivery approach
- In-house engineering and drafting team designed and engineered the upgrade with our Engineer / Construct / Manage HVAC delivery methodology.

