



PROJECT UPGRADE DELIVERS AN ATTRACTIVE RETURN

JLL (Formally Jones Lang LaSalle) Project & Development Services team delivers a fresh new look and an even more attractive return on investment.

There's no denying it, 175 Liverpool Street was looking tired. This classic 1970s 28 storey office block was showing signs of wear and in a competitive market tenants were easy to lure away. While the building's owners had enjoyed over 90 per cent occupancy for many years, a major lease expiry left the building 50 per cent vacant.

Knowing that the time had come to reposition the building in the market, the owners engaged the services of JLL and their experienced Project & Development Services team (PDS) with the project led by Project Director Mal Devin and Project Manager Bobby Andreski.

At the same time PDS were asked to look at the feasibility of converting the existing mid-level plant room into an additional 2900sqm of commercial office space. Their specialist consultant team determined that this could be done successfully and in 2011 the second stage began.

Using their specialist expertise in this area, PDS worked through a number of feasibility options to determine the best use for the property asset. The decision was made to reposition the building in the market by embarking on a major refurbishment and upgrade.

The extensive conversion works included installation of individual Mechanical Plant rooms on each floor, installing new Chilled Water Risers throughout occupied floors, installing new Mechanical Sub-Mains throughout occupied floors, installing new Chillers to the High Rise Plant Room, relocating lift controls to demolish part of the lift motor room, relocation of all Hydraulic and Fire Services in existing plant room to central risers, the demolition of all existing plant and equipment in a occupied building and the installation of a new Slab and Façade.

PDS were appointed to direct the project and to construction manage the upgrade of the building. The owners also made the decision to incorporate a range of energy efficiencies in the refurbishment, to help the building achieve a 4 star NABERS rating. Drawing on the knowledge of their property specialists, PDS were able to present a plan of the works necessary to upgrade the building.

The sheer scale of the project required precision planning and maintaining a tight schedule. More importantly, this was achieved while the building remained in operation to maintain cash flow to the owner.

The biggest challenge PDS faced was coordinating the work to ensure that the building remained operational throughout the project and that there was minimal disruption to the building's tenants. One of the key factors was carefully selecting and managing the diverse range of contractors who were to complete the work.

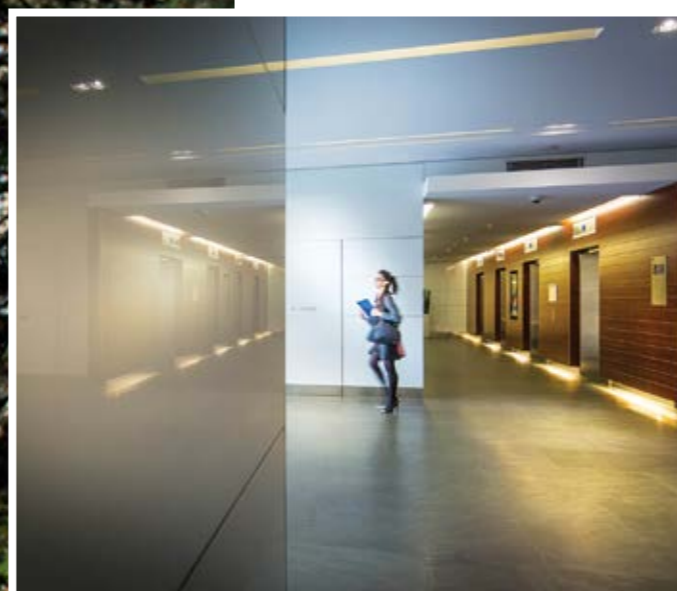
While the project is in its final stage, the results have more than met the expectations of the owners with the project due to be completed on time. The building boasts a contemporary new image and it is now in a position to achieve even greater returns in the commercial leasing market.

The extensive upgrade was scheduled to be completed in a number of stages, with stage one including the upgrade of the 13 vacant High Rise floors. This stage also included the refurbishment of the ground floor lobby and the building forecourt, with PDS using their industry experience to complete this stage under budget.

Following the successful completion of the high rise refurbishment, and due to a major lease expiry in the low rise, PDS prepared a business case for the refurbishment of the 14 Low Rise floors.



The JLL Project Director was Mal Devin and the Project Manager was Bobby Andreski. For more information contact JLL at Level 25, 420 George Street Sydney NSW, phone 02 9220 8500, fax 02 9223 4307 or visit their website www.jll.com.au







LIFTING EXPECTATIONS

When setting out to modernise a classic CBD property, the building's owners turned to the professionals at Elevator Management Services.

To keep pace with the Sydney market, one of Australia's most iconic 70's buildings is currently undergoing a major facelift and overhaul. As part of the project, the owners of the building, at 175 Liverpool Street, wanted to recoup more tenanted floor area. To achieve this, Elevator Management Services (EMS) were charged with the task of providing a viable solution.

Established in 1993, EMS are a specialised lift and escalator consultancy which provides expertise on all facets of the lift industry. They have the ability to provide professional services for the full life cycle of a product - from installation, to audit reports, modernisation, risk identification, energy assessment and insurance inspections.

Taking a collaborative approach, EMS worked with Jones Lang LaSalle, GIC and the lift contractor Otis to meet the challenge. The task for EMS was to reconfigure the building's lift motor rooms, designed some 20 years ago, to allow the building owners to gain extra floor space.

The complex and difficult task involved devising a more compact design that would reduce the footprint of the Low Rise lift equipment and machine rooms - while still complying with all Lift Code Requirements and local regulations. At the same time EMS also provided the final design to allow for 14 new lift landing entrances to the High Rise lift group, new lift car operating panels and floor renumbering.

Their in depth knowledge of lift design and building codes, allowed EMS to work within strict industry parameters to deliver the best outcome. The specialists at EMS will be on site to oversee the lift works, which are due for completion early next year.

With satisfied clients ensuring repeat business the majority of EMS projects are located in New South Wales, however they also work as far a field as Melbourne, Brisbane, Townsville and Perth.

For more information contact Elevator Management Services, Suite 4, 72A Great North Road, Five Dock, Sydney 2046, phone 02 9713 5351, fax 02 9713 8251, email jim.galloway@elevatormanagement.com.au, website www.elevatormanagement.com.au



FRESH BEGINNINGS FOR ICONIC BUILDING

When the owners of 175 Liverpool Street decided to upgrade the mechanical assets, they turned to Precise Air to assist in the design and buildability for a total customised mechanical solution with minimal disruption to the occupants.

Precise Air used their expertise to provide Jones Lang LaSalle with advice on meeting the upgrade requirements of the building's assets, in the most cost effective way - while also maintaining a harmonious life for all occupants - before planning and carrying out the necessary work. To ensure minimal disruption to the building occupants, and to maintain the conditions throughout the building, Precise Air worked with Jones Lang LaSalle to a carefully formulated four stage building schedule. The 15 floor high rise section was refurbished first, followed by a complete BMS overhaul and upgrade.

Next was the upgrade of the 14 low rise floors including new plant, then the final stage was the demolition of the existing mid rise plant room and the construction of the new main chilled water plant in the roof plant room.

While implementing the building upgrade, Precise Air's service team also undertook preventative maintenance and asset management to ensure that the building continued to meet its performance and NABERS requirements. Precise Air continues to provide these services to the building owners.



For more information contact Precise Air, 2 Hill Road, Homebush, NSW 2140, phone 1300 728 250, fax 1300 728 269, email info@preciseair.com.au, website www.preciseair.com.au

175 Liverpool Street, NSW



ENGINEERING A NEW BEGINNING

Some nine months before work began on the refurbishment of 175 Liverpool Street, Mark Agius and his team at Intelle Building Services were busy working on the mechanical services concept, planning and design.

Faced with the technical challenge of relocating the air conditioning and ventilation services to the lower 14 floors, their engineers delivered a solution which would maximise the building's performance. The result involved the relocation of the mid rise plant room, to deliver two new floors of leasable space and significant energy savings for the building's owners.

Drawing on the company's 17 years of experience, Intelle devised a precise construction methodology that meant work could be progressively implemented floor by floor, while the building remained fully operational. Detailed 3D modelling was also required to install three new chillers into an existing plant room, that already accommodated a range of other building services. With the design and planning done, Intelle are currently overseeing the two year construction phase.



For more information contact Mark Agius at Intelle Building Services, Suite 504, Level 5, 233 Castlereagh Street, NSW 2000, phone 02 9772 3600, website www.intelle.com.au

MODERNISATION WORK FLOWS SMOOTHLY

As part of the upgrade of 175 Liverpool Street Sydney, Rad1 United Plumbing and Drainage were engaged to refurbish all of the hydraulic and fire services. The 1970s building was fitted out with an updated sprinkler system, while the mid level hydraulic plant rooms were also refurbished.

Rad1 United successfully completed the stage one refurbishment of the building several years ago. This current project is expected to take around eight months and has involved scheduling work after hours and on weekends, to ensure minimal disruption to the building's occupants.

However with more than 20 years of Commercial and Industrial plumbing experience, the specialist team from Rad1 United have the knowledge to get the job done on time – while complying with all relevant building standards.

Rad1 United are experienced in managing large scale residential and commercial projects around Sydney and current works include The Waterfront Apartments at Wentworth Point.

For more information contact Rad1 United Plumbing and Drainage, 9/112 Benaroon Street, Lakemba, NSW 2195, phone 02 9740 4233, email info@rad1united.com.au, website rad1united.com.au

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