

QUEST FOR EXCELLENCE ON FRANKLIN STREET

The new, vibrant 70 Franklin Street will enhance the economic vitality of the city while fully embracing sustainability initiatives.

MAIN CONSTRUCTION COMPANY : Kyren Group
COMPLETION : March 2013
PROJECT VALUE : \$80 Million

With its combination of leading-edge sustainability innovations, quality design and materials and prime CBD location, 70 Franklin Street represents another outstanding achievement by the Kyren Group. The Five Star Green Star Office Design V3 project comprises 16 storeys of commercial space, a residential component of 87 Apartments with 117 Keys, which are being operated and managed by the Quest Group, and a retail podium.

The total Grade-A commercial office space is just under 20,000sqm NLA, designed as open floor plates with cantilevered glazed pop-out elements in the façade from levels 7-16. The façade includes extensive high-performance glazing, to reduce solar glare, and delivers natural light and window views for the interiors which exceed Green Star requirements.

The project is also targeting a Five Star NABERS rating, with energy-efficiencies including high-efficiency HVAC systems; energy-efficient lighting and movement-activated lighting controls; a dedicated BMS and energy-metering room; and roof mounted solar-collection panels. The lift services design incorporates high-rise / low-rise lift banks with integrated 'Designation Control', improving traffic flow and reducing power consumption.

In a city as water-wise as Adelaide, 70 Franklin Street embodies best practice, with a rainwater harvesting system and 60kL of rainwater storage for re-use in toilet flushing. The hydraulics design includes connecting the building to the main recycled water supply (the Glenelg to Adelaide Pipeline) for use within the cooling towers, delivering an estimated annual potable water-use saving of 3,500kL per year.

Low VOC paints, adhesives and carpets have been used throughout to maximise indoor air quality, and CO2 monitoring systems continually monitor and adjust the outside air ventilation rates.

In addition to the provision of bicycle parking, lockers, showers and change rooms, the project also provides parking for 20 cars. Parking for a further 700 cars is available adjacent in the enclosed and secure multi-level parking development, completed by the Kyren Group in 2011. This is a fitting complement to 70 Franklin Street, with its unique and stylish facade featuring perforated steel sheeting incorporating super graphics and interchangeable LED lighting.

This project is another significant milestone for the Kyren Group, joining previous projects including 400 King William Street, Palais Apartments on North Terrace, and Alpha Apartments on Frome Street as stunning examples of how attention to detail in materials and design, coupled with sustainable technology and engineering, can deliver excellence in commercial and residential development.

For more information contact Kyren Group, phone 08 8211 6866, fax 08 8211 6822, email: admin@kyrengroup.com.au



A GREEN QUEST FOR COMFORT FULFILLED

A comfortable indoor environment is partly a matter of atmosphere, which is Promptair's area of expertise. They specialise in supplying and installing energy-efficient HVAC systems and mechanical services for major projects like 70 Franklin Street, ensuring end-users enjoy optimum conditions for both work and leisure, at minimal cost to the planet.

Promptair's scope included both the commercial office tenancies and the Quest apartments, with their involvement commencing during the design phase in July 2011. This allowed them to introduce the value adding element of VRF systems throughout, which contributes to long-term energy-efficiency.

The project is aiming for a Five Star Green Star Office rating, so the supply and installation scope included aspects such as high efficiency thermal plant, including water-cooled magnetic bearing chillers, centrifugal fan fibreglass cooling towers, condensing-type gas-fired boilers, associated parts and PVC-free pipework, ducting, insulation, conduits and cabling. The office floor levels from 1-16 are serviced with economy cycle systems comprising modulating outside air and return air dampers and fan-assisted relief air systems, and there are CO2 monitoring sensors installed in the common return air path for each level.

A BMS system with graphic display (frontend) and internet access has also been installed to integrate the automatic controls for all the mechanical services in the office section. In the residential apartments section, a VRF system has been installed in the interests of energy-efficiency.

Promptair's early involvement allowed the installation of HVAC and mechanical services in the commercial and apartment sections of the building to be completed in a stand-alone manner, with their project management expertise assisting in planning the coordination of all the service trades.

"The Promptair team consisted of extremely experienced personnel from project management, drafting, supervision and installation trades, particularly Green Star qualification and design in multi-storey buildings throughout Adelaide and abroad. This enabled direct consultation with the client and consultants on the highest of levels," explained Promptair Director, Peter Thornton.

"Promptair prides itself in bringing high level experience and practical installations to all service trades, ensuring cost-effective, high quality finished installations throughout the mechanical services."

Promptair was founded in 1998, and has grown to become a leader in the South Australian HVAC industry. Their combination of extremely experienced management; respect and loyalty for their team and clients; and commitment to offering the best technology available and installing it to the highest standards of workmanship has built them an enviable reputation.

Other major projects include Adelaide Convention centre Stage One; Berri Hospital Development; HVAC upgrade for the Nationally Heritage-Listed Old Parliament House; the Tonsley Redevelopment Sustainable Industries Education Centre; and thermal plant upgrade for 30 Flinders Street, Adelaide.

For more information contact Promptair Pty Ltd, 23 Chief Street Brompton SA, phone 08 8340 9992, website: www.promptair.com.au