



50 CAVILL AVENUE SURFERS PARADISE

Upgrade & Manage
AHU Refurbishment

Client: Elanor Group

Value: \$786,000

Completion: September 2024

Overview

With its stunning views and strategic position, 50 Cavill Avenue is an iconic commercial building located in the heart of Surfers Paradise. Renowned for its sleek architecture and state-of-the-art facilities, this landmark building offers a dynamic workspace for all its tenants. VAE Group was entrusted with this AHU refurbishment contract, ensuring this premier address continues to uphold the exceptional standards expected of such a prestigious establishment.

Project Scope

The scope of works involves the comprehensive planning, design, supply, installation, testing, commissioning, and maintenance of HVAC upgrades, including a warranty for parts and labor during the defects liability period.

Key tasks include the demolition and replacement of 23 supply air fans in existing AHU rooms, ductwork modifications, and deep cleaning with corrosion treatment for chilled water coils. Additionally, 46 LED weatherproof battens will replace existing fittings in AHU plantrooms, with BMCS modifications to integrate new EC centrifugal fans. Other tasks include floor painting, labeling, and applying protective measures for equipment and surfaces.

All works adhered to the provided drawings and specifications, ensuring seamless integration into the existing systems.

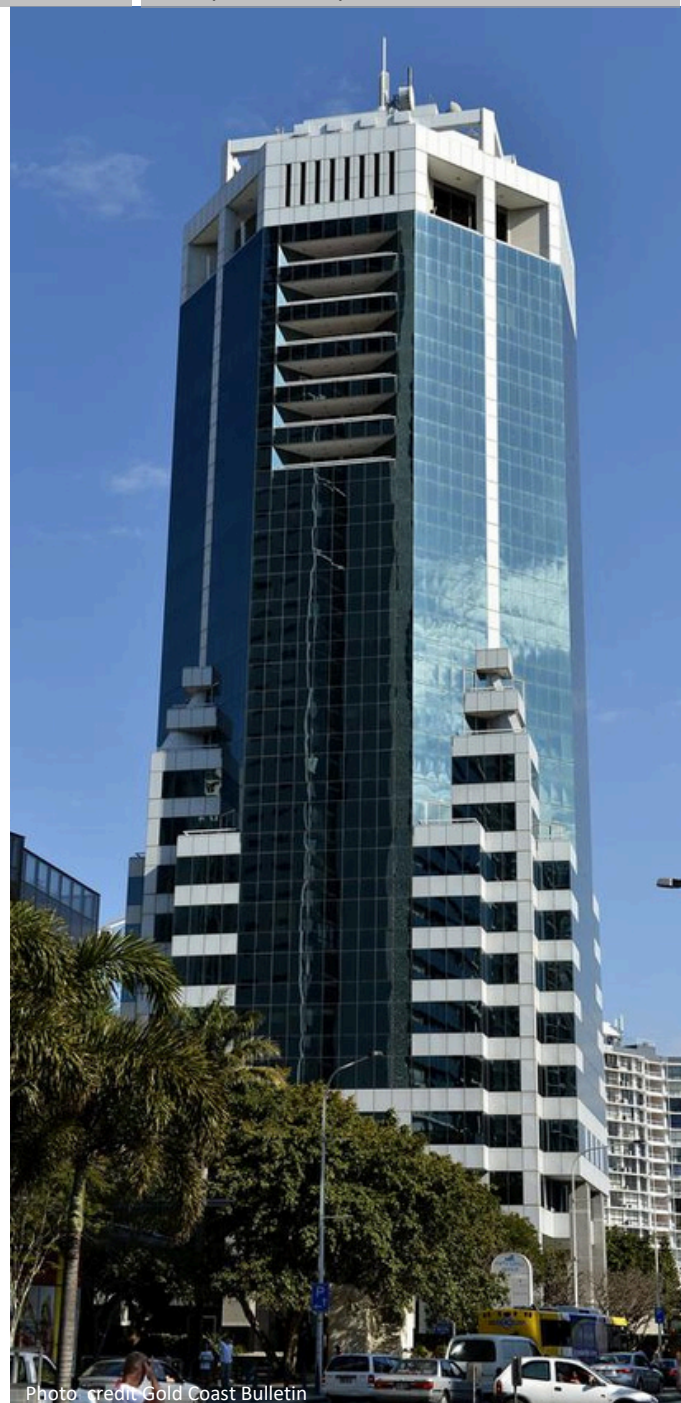


Photo credit: Gold Coast Bulletin



Solution

This project's primary objectives are to replace and supply a new AHU (mechanical services and switchboards) with modern, energy-efficient equipment that minimises maintenance and optimises the building's air conditioning performance. The new installations are designed for longevity and reliability, with a minimum 25-year design life. The contract will adhere to the Building Code of Australia (BCA), AS3666, all relevant Australian Standards, and Local Authority requirements. The works will be executed with minimal disruption to the building's air conditioning services, ensuring continuity for occupants while maintaining clear certainty around project cost and timeline.

Project Challenges

- Conducting work within a live, operational building.
- Plantrooms situated within tenant spaces rather than common areas.
- Performing works outside of standard business hours to minimize disruptions.
- Operating within confined plantroom spaces with limited working area.
- Due to equipment location, existing fans needed to be fully dismantled for removal and disassembling new fans to maneuver them into position and rebuild them on-location.

Project Outcomes and Successes

- **Tenants and Client Satisfied with the Installation:** The successful execution of the project ensured that both the tenants and the client were highly satisfied with the quality and efficiency of the installation. Clear communication, attention to detail, and adherence to the project requirements helped build trust and foster positive relationships, reinforcing the value of our service.
- **Minimal Disruptions to Tenants During the Project:** Through careful planning and scheduling, the works were carried out with minimal impact on tenants. By coordinating key activities during non-business hours and maintaining a clean and organized worksite, the project team ensured that tenants could continue their operations seamlessly without significant inconvenience.
- **Project Completed On Time and On Budget:** The project was delivered within the agreed timeline and budget, demonstrating strong project management and resource allocation. Meeting these critical milestones not only upheld client expectations but also highlighted our ability to manage challenges effectively, ensuring a smooth and successful project delivery.



VAE Group's ability to deliver a seamless HVAC upgrade while maintaining minimal disruption to tenants is a testament to their meticulous project management and commitment to excellence. The refurbished systems have not only enhanced the efficiency and reliability of our building's air conditioning but also ensured that 50 Cavill Avenue continues to meet the high standards expected of a landmark commercial property.

~ Management Team

