

Deloitte House Development, Wgtn Harbour

Scope of Work

The Deloitte House Development project is an extension of an existing building formerly known as the Woolhouse. The extension, along Wellington's new harbour, has added 25 percent extra office space to all 14 existing floors, and a further 3 floors on the top of the building.

McAlpine Hussmann's scope of work was to:

- Refurbish the existing plant and equipment, including the addition of a new chiller in the existing plantroom.
- Supply and install new plant and equipment to the harbour-side extension and new top three floors, including two new plantrooms.
- Tenancy fitout works.



Engineering Features

Some of key engineering features in this project included:

- Conversion of the existing water-cooled chillers to air-cooled with new roof-mounted remote condenser units.
- Replacement of the existing pneumatically controlled system to a fully integrated digital BMS for all new and existing HVAC services.
- Utilising a combination of existing and new air handling units and ducting systems to upgrade the ventilation system operation for smoke and fire control and management.

Project Highlights

- A very fast-paced labour-intensive project.
- One of the challenges of this project was carrying out work with tenants still occupying some of the floors during construction.
- Demolition of redundant plants and/or installation of new plant/systems had to be carefully planned to maintain a comfortable environment for the staying tenants.
- The building now has an upgraded mechanical services system with a sophisticated web-based BMS control for remote diagnostics and monitoring.