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# Mid-tier Office Buildings

The mid-tier commercial office building sector – made up of B, C and D-grade buildings – represent at least half of Australia's overall building stock.

Found across all capital cities, suburban areas and regional towns, the mid-tier are typically 20-60 year old assets built prior to current energy efficiency standards. They are more likely to be mid-rise buildings, be privately owned, and operate with inefficient and outdated HVAC systems and building services.

Features of our offering:

- Maximising plant efficiency and energy use
- Compliance with regulatory standards and codes
- Cost reductions through improved efficiency and minimisation of interruptions
- Improvement reviews as an ongoing process
- Workplace safety, for Airmaster staff, customer's representatives, general public and site visitors

## Delivering cost-effective savings and tenant comfort

Well-regarded for our work in the mid-tier sector, Airmaster is adept at identifying opportunities for cost-effective improvements that deliver significant energy savings, improve tenant comfort and satisfaction and add real value to the building asset for the benefit of the owner.

## Integration at every level

| | HVAC | FIRE | BMS | ELECTRICAL |
|---|---|---|---|---|
| **Core Services** | | | | |
| Maintenance | ✓ | ✓ | ✓ | ✓ |
| Service and Repairs | ✓ | ✓ | ✓ | ✓ |
| Projects, Retrofits and Installations | ✓ | ✓ | ✓ | ✓ |
| **Advisory Services** | | | | |
| Energy | ✓ | | ✓ | ✓ |
| Design | ✓ | ✓ | ✓ | ✓ |
| Commissioning | ✓ | ✓ | ✓ | ✓ |

From the Service and Maintenance of mechanical and building services including HVAC, to the delivery of Fire and Essential Services, and the implementation of Smart Building Automation, our solutions are designed to reflect your specific needs.

Whether your aspirations are to optimise system performance, reduce energy consumption or meet regulatory compliance requirements, Airmaster Advisory brings together the full suite of the company's expertise and knowledge to support the whole-of-life management of our customers' properties.

# Restarting and operating facilities in a COVID-19 world

**With facilities having an eye to a future operating within a COVID-19 environment, it is clear that there are new operational challenges to face. Airmaster is ensuring that we work closely with our customers to develop a strong, measured, and tactical COVID-19 risk mitigation plan that combines the latest technologies with new maintenance practices.**

**Acknowledging the challenges faced in this new environment, Airmaster offers a suite of technologies and enhancements to traditional services that ensures risks are mitigated and efficiency is maintained.**

## Ventilation and Filtration

Considered vital in providing healthy spaces within facilities, ventilation strategies, such as demand control ventilation (DCV) can ensure humidity is kept in the ideal range of 40-60%. Through multi-faceted sensor technologies and existing BMS control algorithms, DCV strategies are further enhanced by actively monitoring key contaminants that vary the amount of ventilation air in order to meet pre-determined optimal dilution levels, ensuring occupant safety and comfort.

## UV Lighting Disinfection Systems

The deployment and treatments delivered by UV-C technology eliminates your HVAC systems as a potential source of coronavirus infection. With a 98%+ kill rate of coronavirus, the added benefit in a well designed UV-C application is the continuous cleaning of cooling and heating coils, with a resultant decrease in pressure drop and a subsequent reduction in fan energy consumption.

## Advanced People Counting Intelligence

By combining anonymous imaging with the latest sensor and data analytics capabilities, people counting and situational awareness intelligence allows facilities to accurately calculate people density in order to pre-empt overcrowding or bottlenecks. By connecting to building automation systems, access control, signage systems and lift management systems, this technology can provide orderly queuing, entry and exit of both virtual and physical infrastructure.

## Air Scrubber Technologies

The latest generation of air scrubber technologies use phase change or absorbent materials that automatically regenerate when saturated. These systems clean and recycle internal air and remove pollutants without the energy impact, since ventilation air is reduced to the minimum design rate. They key to these new generation of air scrubber technologies is the advancement in absorbent materials that are highly effective but also able to regenerate using low temperature heat.

## IAQ Monitoring and Occupant Information

Existing BMS infrastructure can provide the ability to measure and verify indoor air quality parameters by adding sensors where there are gaps in the required data.

The information and intelligence gained from these sensors can then be utilised to change control parameters in the HVAC system and to provide instant feedback and information by way of easily accessible dashboards for employees, occupants and visitors.

## Our Customers

Knight Frank · JLL · CBRE · Cromwell Property Group · dexus · Colliers International · ISPT Super Property

## Delivering real value through our latest technology solutions

Airmaster remains a leader in the implementation of technology solutions in the built environment – evolving with the HVAC industry to introduce competitive technologies and systems that extend real value to our clients by delivering proven cost savings, real-time results and a fast return on investment.

Our suite of solutions deliver tangible improvements in mid-tier commercial office buildings settings. These are supported by our highly regarded approach to account management, with our end-to-end field automation system TechPro, ensuring consistent communication between account managers, technicians and you, the client.

## Providing enhanced operational efficiency

Airmaster Flow is Airmaster's online portal, providing real-time service and performance monitoring for its customers and staff.

With Airmaster Flow, both customers and staff have a centraliased portal to check the status of works, generate reports, create monthly meeting minutes and download compliance documentation. The portal ensures customers always have access to lice updates and progress on site works being conducted.

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## Turn your plant room into a value-generating asset

In clean room facilities, HVAC is an energy intensive system, accounting for a significant amount of the total energy consumption. Every efficiency improvement in HVAC performance can significantly reduce the energy profile of the facility, turning HVAC optimisation into a value generating opportunity.

Energy saving opportunities are often missed in this complex technical arena. Created with an in-depth understanding of all thermodynamic variables involved in managing plant room HVAC equipment, PlantPRO enables optimum control of every device and its integration into a single synergistic system.

PlantPRO®

## Energy Efficient IoT Solutions

Our factory-trained Controls and Automation team are able to redefine what is possible when integrating disparate technologies in buildings. These technologies enable entire buildings to constantly improve operation, efficiency and innovation by consolidating multiple systems into a single platform.

Airmaster has partnered with the world's industry-leading BMS Integrators and Technologies to offer our customers a comprehensive range of solutions that are fully customisable with an energy efficient approach.

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### About Airmaster

Airmaster is an award-winning building services company, providing HVAC&R management, smart building solutions and fire services across Australia, New Zealand and South-East Asia. Founded in Melbourne in 1988 and with 13 branches across Australia and New Zealand, Airmaster's holistic approach to building management makes for a comprehensive range of service offerings.

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