

Project Summary – Water

PROJECT NAME:	McKell Office Building
LOCATION:	Sydney, Australia
DEVELOPER/CLIENT:	NSW Public Works and Services
CONTACTS:	Hudson Sweeting, NSW Department of Public Works and Services
DATE COMPLETED:	April 1995
PROJECT SIZE:	Building: 25 Floor Office Block
PROJECT DESCRIPTION:	Investigate opportunities for reduction in water supply and sewage costs at McKell Office Block. This work included monitoring of main water supply and operation of cold water pumps. This allowed analysis of flow profiles and investigation of excessive flow in the system, resulting in the establishment of flow profiles for the main water usage categories
ESTIMATED SAVINGS FROM ENVIRONMENTAL DESIGN:	The audit showed that water costs could be reduced by \$11,300 or 28% and power costs could be reduced by \$3,800 or 35,000 kVA /year.
TOTAL RETURN ON EQUITY:	Implementation cost of \$13,000 for saving of \$15,100 /annum.
NOTABLE ENVIRONMENTAL DESIGN:	<p>The project reviewed the operation of the water system and recommended:</p> <ul style="list-style-type: none">■ on-demand urinal systems be serviced■ pipe-work be altered to increase cold water pump efficiency■ metering be installed on cooling towers. <p>The report also recommended that the system be monitored over an extended period to ensure wastage was reduced and confirm the correct sewerage discharge factor.</p>