BECK ADVISORY

6 May 2020

To Whom it May Concern

200 ST GEORGES TERRACE - REFERENCE - AMS

200 St Georges Terrace, is a 19-level building with basement parking located in a strategic section of St Georges Terrace on the corner of Mill Street. The building was originally constructed in 1972 and is almost 50 years old, largely in its original configuration without any significant upgrades and contained a constant volume supply system with the central plant essentially in original condition.

As Asset Managers of the complex, a strategy was prepared to future proof the building by proceeding with a major modernisation. Engineers Norman Disney Young ('NDY') were retained to prepare the formal scope of works and tender the building to the market. AMS was awarded the project based on a combination of price and experience / seniority of their team.

The scope was to refurbish all floors, changing the operation of the system to Variable Air Volume ('VAV'). As the building was close to 80% occupied at the time, all floors were to remain fully functional during the day and this was achieved with all works being undertaken at night and on weekends. This progressed smoothly over an extended period and all parties were pleased that works were completed without interruption or interference to tenants.

Following completion of the floor works, the old chillers were decommissioned one at a time, broken down and removed with a new Smardt chiller installed in its place. All other chillers remained operational until the new chiller was in position and functioning. The process then moved to the second and third chiller. New Bosch boilers were delivered to site concurrently and a similar process followed to the chillers with one decommissioned, removed and the new one installed until every boiler was replaced.

A full upgrade of the building control system was undertaken by Alerton synchronously, involving the complete updating of the current controls system.

AMS proceeded to replace the chiller and condensing pipework in the risers and cut off the water feeds that had gone to the historic Cloisters building in front of the main tower, which was replaced by a brand-new air cooled Smardt chiller. This was the last project and concluded all tendered works in late 2019.

Despite very challenging circumstances with an effective fully occupied building, AMS worked collaboratively with the Cloisters Management Team and delivered the entire project to a high level of satisfaction. AMS were responsive at all times throughout the project, modernising the aged building for a further 40 years of service.

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