



DEWICK  
& ASSOCIATES

# OLDERFLEET BUILDING

## ENTIRE MECHANICAL SERVICES

### Project Introduction

Originally constructed between 1889 & 1890, the Olderfleet Building is a historical icon in the Melbourne CBD. A redevelopment of the Olderfleet site was undertaken to provide premium office space throughout a 40-storey building complemented by accommodation, on-site car parking, a childcare centre & a wellness centre. Whilst the original facade was declared as having architectural & historical significance, new building components included a façade designed to maximise daylight via its thirty-metre high glass atrium lobby. The building targeted a 5-star Green Star rating & a 5-star NABERS energy rating, in addition to platinum WELL certification.

### How D&A worked with Entire Mechanical Services:

#### Services Provided

- **Zutec Mechanical Services O&M Manuals** for the base building, & Deloitte & Norton Rose fitouts, **Asset Register**
- Full **technical authoring** for mechanical services package of works
- Liased with the services contractor to ensure current tech data was collated to enable **detailed bespoke documentation** to be provided
- Provision of **Preventative Maintenance Log Sheets & Fault Finding** processes
- Collation of manufacturer literature, warranties, certificates, commissioning results & As Installed drawings for upload to the online portal

#### Project Highlights

- **Location:** Victoria
- **Value:** +\$800 Million
- **Discipline:** Mechanical
- **Mechanical Contractors:** Entire Mechanical Services
- **Principle Contractor:** Mirvac
- **Industry Sector:** Commercial / Heritage

COMMERCIAL / HERITAGE