

# Commercial Office Buildings

Mechanical services systems of commercial office buildings provide enormous opportunities for energy efficiency improvements that deliver a strong return on investment while improving tenant comfort and amenity.

Air conditioning is one of the largest contributors to overall commercial office energy use, making it among the most energy-intensive sectors we provide services to. Optimum Air has long been a company that has been instrumental in reducing the energy consumption and associated costs at sites we maintain and manage.

## Features of our Commercial 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 Optimum Air staff, customer's, representatives, general public and site visitors



## Providing energy-efficient and sustainable integrated solutions

Acknowledging the challenges facing property owners and managers in this competitive market, Optimum Air offers a suite of services - including the application of industry-leading analytics and asset management solutions - designed to improve the performance, energy efficiency and operating bottom-line of commercial office buildings.

## Integration at every level

From the Service and Maintenance of mechanical and building services including HVAC to 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 Optimum Air Advisory brings together the full suite of the company's expertise and knowledge to support the whole-of-life management of our customers' properties.

	HVAC	ELECTRICAL
<b>Core Services</b>		
Maintenance	✓	✓
Service and Repairs	✓	✓
Projects, Retrofits and Installations	✓	✓
Automation and BMS Controls	✓	✓
<b>Advisory Services</b>		
Energy	✓	✓
Design	✓	✓
Commissioning	✓	✓

## 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. Optimum Air 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, Optimum Air offers a suite of technologies and enhancements to traditional services that ensures risks are mitigated and efficiency is maintained.

### 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.

### 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. The 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.

### UV Lighting Disinfection Systems

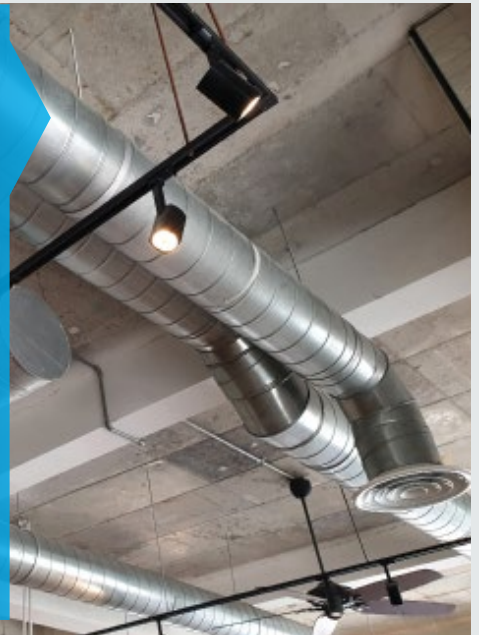
The deployment and treatments delivered by UV-C technology eliminates your HVAC systems as a potential source of coronavirus infection. With a 98%+ kill rate of coronavirus, the added benefit in a well designed UV-C application is the continuous cleaning of cooling and heating coils, with a resultant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

### Ventilation and Filtration

Considered vital in providing healthy spaces within facilities, ventilation strategies, such as demand control ventilation (DCV) can ensure humidity is kept at the ideal range. 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.



## Our Customers





## Delivering real value through our latest technology solutions

Optimum Air 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 experience and expertise in the latest building services technology includes smart IoT solutions in Automation and Controls, the use of data and analytics in Intelligent Maintenance and eEvaluate in conducting accurate Asset Auditing and Management.

## Improve the life expectancy of your assets

eEvaluate is a fully-hosted solution in asset identification, life cycle and capital expenditure planning. By providing and assessing a detailed analysis of facility assets, eEvaluate develops a thorough service, maintenance and capital replacement plan.



## Use the power of data to improve the way your facility operates

Powered by data and analytics, Intelligent Maintenance collects data from a building, where it is analysed, prioritised and actioned. Data provides a continuous stream of actionable intelligence streamlining maintenance and reactive service calls.

By analysing the large amounts of data generated by the building, the platform continually identifies faults and inefficiencies in the operation and condition of the building's operation. Once a fault has been determined, the Intelligent Maintenance platform then directs technicians via smartphone notifications to diagnose and manage repairs proactively, before the issue becomes a critical issue or tenant complaint.



## 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.

Optimum Air 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.

## About Optimum Air

Optimum Air is a building services company, providing HVAC&R management, smart building solutions across New Zealand. Founded by Airmaster, one of Australia's leading HVAC service solutions companies, Optimum Air draws upon the vast industry experience to deliver Airmaster's range of award-winning services and solutions to the New Zealand market.



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