

## Energy, Asset & Life Cycle Solutions

### FIND OUT HOW HIROTEC CAN HELP YOU

If you would like to find out more about how Hirotec's Energy, Asset & Life Cycle Solutions can help you, please call, email or visit our website.

**1300 654 664** [info@hirotec.com.au](mailto:info@hirotec.com.au) [www.hirotec.com.au](http://www.hirotec.com.au)

- NEW SOUTH WALES    - VICTORIA    - QUEENSLAND    - AUSTRALIAN CAPITAL TERRITORY  
- WESTERN AUSTRALIA    - TASMANIA    - SOUTH AUSTRALIA



# Overview

For over forty (40) years, Hirotec has remained a wholly owned Australian organisation leading the way in delivering integrated technical services through innovation, customer service and technical expertise.

## OUR SERVICES

- Condition Assessment and Energy Audits
- Project Engineering and Management
- Electronic Reporting and Maintenance
- 24/7 Breakdown Response and Technical Support
- Client (CMMS) Integration Solutions

## OUR MARKETS

- Commercial Office Buildings
- Education
- Data Centres
- Public Buildings and Utilities
- Health
- Transport
- Arts and Sports



## OUR PEOPLE

- HVAC Technicians
- Fire Technicians
- Electrical Technicians
- Energy Technicians

## WHY CHOOSE US?

- Technical Leaders
- Customer Service
- 100% Privately Australian Owned
- National Coverage
- HSEQ Accreditation

## MECHANICAL SERVICES

- Air handling and distribution systems
- Chillers – all systems including turbocor (Powerpax)
- Clean rooms and laboratories
- Precise temperature and humidity control environments
- Refrigeration systems
- Dust, gas and smoke extraction systems
- Cooling towers and water reticulation systems
- Tri/co-generation and reticulation systems
- Specialist filtration and odour control systems



## ELECTRICAL SERVICES

- BMCS integration and tuning
- LV, MV and HV installations
- Switchboards and metering
- Standby generators
- Uninterruptible Power Supplies (UPS)
- Power factor correction systems
- Lighting and power systems
- Lighting control systems
- Lightning protection
- Portable appliance testing and tagging



## FIRE SERVICES

- Sprinkler systems
- Fire extinguishers
- Hydrants and hose reels
- Gas suppression and deluge systems
- Thermal and smoke detection systems
- Emergency Warning and Intercommunications Systems (EWIS)
- Emergency and exit lights
- Alarm and evacuation systems
- Fire doors and passive systems



## ENERGY SERVICES

- Green building advice
- Energy performance management and maintenance
- Waste and water management



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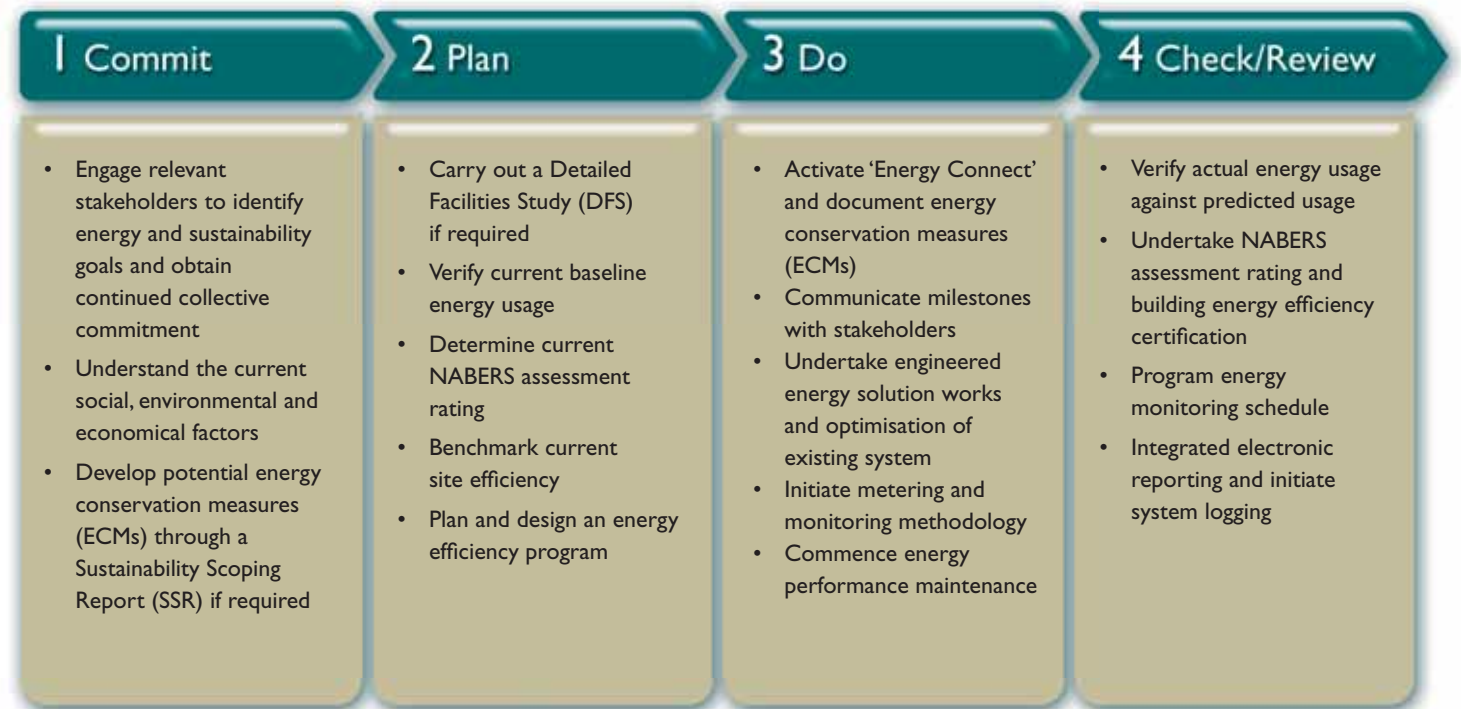
## Energy Solutions

Owners and operators of commercial properties are facing increasing pressure to improve the environmental performance of their facilities and reduce the amount of energy they consume. This pressure is coming from a number of market drivers:

- Increasing energy costs, especially for coal fired electricity
- Increasing levels of legislation with the introduction of Mandatory Disclosure for Commercial Buildings
- Increasing tenant demands with all Government tenants now requiring a minimum NABERS Star rating for leased space
- Increasing evidence that buildings with high NABERS Ratings will have a greater return on investment, lower tenancy churn rate and increased capital value

Hirotec can tailor and monitor a program specifically for each customer and each facility to meet performance requirements such as:

- Identification of energy conservation measures
- A designated NABERS Star rating to meet leasing obligations
- Advice and assistance in obtaining any available funding
- Meeting internal corporate objectives to reduce Greenhouse Gas Emissions
- Correctly positioning a building in a tight, competitive leasing market
- Energy Performance Contracts
- Maintenance regimes enhancing energy efficiency
- Monitoring and verification through 'Energy Connect'



## Asset & Life Cycle Audits

As part of Hirotec's normal site familiarisation process Hirotec will develop an Asset Life Cycle Audit report providing information on plant and equipment that requires attention.

The requirement to undertake an up-front audit of assets is to identify:

- Critical assets and areas of vulnerability (risk) within the facility that must be addressed with the highest priority at all times
- Recommendations on areas of vulnerability to bring assets back to satisfactory operational levels
- Contingency and disaster recovery programs for critical assets so as to ensure all site personnel are familiar with fault rectification procedures in these areas; and

- The labelling of all assets with unique bar codes so as to enable capture of data against individual items of plant

Any restoration requirements are recommended for immediate undertaking to minimise future faults and escalating expenditure levels. The results of Hirotec's recommendations may be used to determine future maintenance requirements in accordance with that stipulated by the client.



Barcode Asset Label (BAL)