The project consisted of the request for proposal, detailed feasibility, project specification, project implementation and measurement and verification stages.

The energy conservation measures decided upon included: Chilled water system optimisation with variable speed drives (VSDs) on pumps and a chilled water temperature reset; Integrated lighting/HVAC controls; Installation of VSDs on air handling unit fans; Demand ventilation with CO2 sensors; and after hours push button controls.

Also incorporated into the project were a comprehensive lighting upgrade, installation of solar film on west facing windows, the installation of a sub metering system and a public display of energy savings on screen at the building entrances.

**Project Outcomes**

With energy conservation measures saving Townsville city council in excess of $230K pa, the implementation of this project has seen significant behavioural change amongst staff - in particular the installation of the display screens presenting the current performance comparing to the base line year, along with the information of the achievement of targets.

Additionally, staff now turn computers off at the switch rather than leaving them on standby.

Staff have also actively reported any unusual activities such as external light during day time, occupancy sensor not operating resulting in lighting not turning off etc.

The behavioural change of staff along with the fine tuning of the BMS/Lighting controls has resulted in greater than the guaranteed savings.

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"Property Management is pleased to provide a reference for Alerton Australia Pty Ltd, regarding the delivery of Townsville City Council’s (TCC), Energy Performance Contract (EPC) across two (2) TCC Administration buildings.

Exceeding the combined guaranteed savings targets for the Year 1 Performance Period, 1156758kWh savings per annum ($230,922) is clear evidence of a successful project and contract partnership... Ultimately, the first of 6 yearly Performance Periods was achieved in April 2014 and subsequently approved."

Alf Romeo, Townsville City Council

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**About the Energy Efficiency Certification Scheme**

The EECS certifies professionals that have the skills and experience to lead and manage all scales of building energy upgrades, up to and including an Integrated Building Energy Retrofit (IBER) and to work effectively with their clients. The Scheme is delivered under the supervision of an independent Steering Committee made up of experts from industry, government and the property sector and is administered by the Energy Efficiency Council, Australia’s peak body for energy efficiency, cogeneration and demand management.