

JAMES L WILLIAMS AND OPTIMUS

form Optimus JV for Rhodes Waterside Shopping Centre

THE VAST RHODES WATERSIDE SHOPPING CENTRE,

an integral feature of the Walker Group Rhodes Peninsula Development, required strong mechanical and air conditioning services to ensure the centre's operability, and the provision of a fresh and comfortable retail environment.

To meet the design and construct needs of the Rhodes Waterside Shopping Centre's mechanical and air conditioning services, a major meeting of talent took place. The joint forces of James L. Williams and Optimus melded to form the joint venture company, Williams Optimus JV, for the design and construct contract with a relatively short construction period. Individually, James L. Williams and Optimus are highly respected Mechanical Services companies. The joint expertise and experience of these companies, realised in Williams Optimus JV, forged a winning combination.

One task of Williams Optimus JV consisted of providing mechanical and air conditioning services for major individual tenants including Coles, Bi-Lo, Reading Cinemas, Bing Lee, and IKEA, each of whom had precise briefs outlining their specialised requirements.

One of the most significant undertakings of the Rhodes Waterside Shopping Centre was the IKEA Store, the largest in the southern hemisphere, with an extensive under cover carpark. Williams Optimus JV was engaged to establish services for the IKEA store. The IKEA store incorporates a warehouse, display & sales areas, back-of house, and an in store cafeteria, covering an area in excess of 34,000 square metres. To serve the IKEA store Williams Optimus JV utilised seven large DX Modular air-cooled A/C units, located on the roof, plus supplement units for small-specialised areas. These Optimus Modular units offer the client an extremely energy efficient system with the flexibility of low load control.

In the Coles and Bi-Lo stores, Williams Optimus JV provided traditional air-cooled systems and supplement A/C and ventilation systems for each store.

The movie going experience of visitors to the Reading Cinemas was an important consideration for Williams Optimus JV. Two large cinemas and six smaller sized cinemas form the Reading Cinemas eight cinema complex, which is served by a stand-alone air conditioning system. A roof mounted air cooled chiller and boiler is coupled via chilled and hot water piping to the air handling units in the mezzanine platform, and a separate air handling unit serves each cinema.

Directly above the cinemas is a medical centre, childcare centre and three levels of offices of a further 6,000 square metres, all fully air-conditioned. As well as servicing the needs of individual major tenants, Williams Optimus JV provided air conditioning and mechanical services for other specialty shops, and major public areas of the Rhodes Waterside Shopping Centre. The Shopping Centre Mall and Specialist Shops are conditioned from elevated air handling units situated throughout both levels two and four, and a central chilled water plantroom located on level nine has three centrifugal chillers with a cooling tower on the roof.

James L. Williams Pty Ltd has over one century of experience, established for over 129 years. Offices across Melbourne, Sydney and Brisbane have installed HVAC installations throughout the eastern states, with projects such as the Westin Hotel at No. 1 Martin Place; 400 George Street, Sydney; Rialto Tower; and Melbourne Exhibition & Convention Centre. James L. Williams has also recently completed several SEDA 4.5 star-rating buildings including the new NSW Police Headquarters, KPMG at King Street Wharf, and Civic Tower in Sydney.

Optimus is a proven leader in the field of mechanical services and associated control systems for retail, commercial and industrial property developments.

Their track record of innovation, efficient and reliable air-conditioning solutions has been established during their 30 years in business. Apart from the Rhodes Waterside Shopping Centre, recently completed projects include Erina Fair and Westfield Bondi Junction. Projects currently under construction include QIC Blacktown (a JV with Hastie Australia), Penrith Plaza for Bovis Lend Lease, and Westfields's Parramatta.

Optimus is part of the Hastie Group of Companies and has a wide range of skills and resources available to Builders and Developers.

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