

Waterford Retirement Village

Case Study

Elegant, spacious, luxury living at its best; Waterford Retirement Village crossed the spectrum of the HVAC industry bringing a variety of HVAC elements into one complex.

This stunning project in Hobsonville Point, completed in October 2019, is looked upon as a village within a village; whether independent or community living is desired, it's got something for everyone. Comprising 30+ apartments and a community lodge with a restaurant/café, bar, wellness centre, private theatre and library, and a heated swimming pool & spa and gym complex, Waterford certainly delivers.

Each apartment has a standalone ventilation and air conditioning system, and all common areas are fully ventilated and air conditioned using a highly energy efficient Mitsubishi Electric VRF air conditioning system.

The swimming pool area is also fully ventilated with exposed ducting, and heated with space radiant wall mounted hot water heaters in addition to the underfloor heating.

The Basement carpark is fully ventilated with a mechanical extract system to add to the mix.

According to Grant Brosnan, Project Manager for Air Mark Services Ltd (Mechanical Contractor), "There was a lot of diversity and different aspects to this job. It was like a whole lot of jobs intermingled into one project; roof work, louvres on outside walls, fully welded kitchen extracts, and exposed pool ducting, etc."

"The major benefit of using Express Sheetmetals on a job of this nature is the two facets of their business; supply and manufacture of ductwork and the installation."

The convenience of the full service is what sets Express Sheetmetals apart, as is being one of the biggest in Auckland

providing both product and install.

"It really takes the workload and pressure off us, and is part of what makes Express Sheetmetals a good go-to company."

Grant credits Express Sheetmetals for taking constructive criticism, sorting any issues out swiftly, and their direct communication.

"Sander is very good at smoothing over any issues if there are any. To be fair, over the whole project, we never had a major one", he explains.

"Successful completion of this project came down to a comprehensive joint team effort between Air Mark Services Ltd and Express Sheetmetals, as we worked through a significant number of emerging architectural details and requirements throughout the project duration. That kind of teamwork highlights the value of a close partnership, and means all parties can share their best ideas and experiences when working through construction challenges on the project", Sander Dales – Director Operations, Express Sheetmetals.

This project is similar to another retirement village Express completed for Air Mark Services Ltd a few years ago, Greenwich Gardens – a similar project but at scale with over 250 apartments.

"I must say Express put into their machinery and development of their products the most of any other companies I know; money, time and quality. Most of their machinery comes from Switzerland and the quality of their ducting and so forth is probably one of the best that I have seen in my career.

We have used thousands of their particular rubber seal products that alleviate the need to apply duct sealant around the duct. Very impressive", closes Grant.

