

ISSUE

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Message From Our Managing Director

The first quarter of the year has been a challenging one for many in the local community, and the team at SABE Services Group, with both Omicron and more recently the floods to cope with. However, with the cooperation of our great staff and key clients, we managed to continue to deliver our services throughout.

Thanks to all of those of you that got behind the Share the Dignity drive recently. The support to date has been terrific.

Again, thank you for your continued support and we look forward to more success in 2022.

Kind Regards
Greg Dalton



STAFF & KEY CLIENTS
QUARTERLY NEWSLETTER

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Building exceptional service through great people

SABE Services Group has recently adopted a Unique Value Proposition (UVP) – *Building exceptional service through great people.*

As we continue to grow the business it is important that we continue to deliver the high levels of service that our company is known for. Everyone within SABE Services Group has a role to play in terms of providing exceptional service to our clients. We can achieve this by:

- Communicating with clients regularly and keeping them informed.
- Being responsive to the needs of our clients; and remaining agile enough to adapt to meet these needs.
- Building a team of capable and motivated people to deliver the services we provide.

The SABE Services Group approach to doing business is very simple – create lasting business relationships through excellent service, open and honest dealings, and great people.

For example, our company recently replaced an air cooled chiller for one of our valued clients (See photo below). The SABE Services Group Projects team installed the original chiller many years ago, with the Technical Services team maintaining the HVAC plant on this site since then. A lasting relationship made possible by great people.



SABE Services Group now has offices in Logan, Brisbane, Gold Coast, Sunshine Coast, and Hervey Bay.

Please visit the sabe.com.au for more information.

Improving reliability improves efficiency:

HVAC systems typically consume around 70% of a base building's energy usage, with 25-35% of energy consumed by chillers producing chilled water for air-conditioning.

Determining the efficiency of chillers and the optimisation of their performance within the HVAC systems they operate are an important consideration in achieving high performance and improved reliability.

Most chillers work on the vapour compression cycle, where a compressor circulates refrigerant through heat exchangers to produce chilled water, and a condenser where heat is rejected. Chillers can be air or water cooled, depending how the heat is rejected. Water cooled chillers are more compact, less noisy, have longer operating lives and are more energy efficient than air cooled chillers. As a general guide, chillers older than 15 years, typically contain ozone depleting refrigerants and are best replaced with more efficient modern units which use refrigerants with zero ozone depleting potential and lower global warming potential.



Plant Audits

“Looking beyond the failure leads to improved reliability”

Maintenance programs cannot completely eliminate the impact that time will have on HVAC system equipment components.

Plant and asset audits will fully assess your system's current equipment condition and operating performance, then recommend the best course of action for a successful upgrade to extend its life.

Our tailored maintenance programs can track performance, conduct regular inspections, and perform all scheduled maintenance activities, each designed to achieve and support your upgrade goals.

Heating, ventilation, air conditioning and refrigeration (HVAC&R) impacts the Australia's energy use and greenhouse emissions.

HVAC&R uses more than 24% of electricity generated in the country, and contributes about 11.5 % of our total emissions. This includes direct emissions – refrigerants leaking from systems – as well as indirect emissions from the energy that the systems use.

SABE Technical Services team regularly works with clients to carry out plant audits, root cause failure analysis, refrigerant management and plant upgrades or retrofits. Recently our team was required to replace a failed compressor on an air-cooled chiller. Before replacing the compressor, our team was engaged by the client to carry out a plant audit, root cause failure analysis, and a repair strategy.

A crucial part in the root cause analysis was

conducting an oil sample which provided detail as to the cause of the failure allowing our team to implement a repair strategy that would deliver reliability, improved efficiency and improve the refrigerant system tightness.

It is not uncommon for a major failure to occur and for a system to lose all the refrigerant in a short time period. On larger systems this can lead to a significant emission of refrigerant.

SABE Services Group works with our clients to implement AS/NZS 5149.4. Maintenance procedures must include the application of a leak inspection regime, using direct and indirect leak-detection methods every three, six or 12 months, depending on the mass of refrigerant contained in the system (the refrigerant charge).

Remember; In safety, the standard you walk past is the standard you accept!



Anytime we undertake lifting operations we are diving into the realm of extremely high risk works. There are so many things that can go wrong; the load could shift and become unbalanced, fall, or contact the structure we are installing the system on. Coupled to this is the risk of managing interactions with people and vehicles in the vicinity of the work site. This was my first trip into the field since starting with SABE Services Group.

We were replacing 4 units on the Helensvale Library for Gold Coast City Council. Having done my research prior to heading out, I was confident that plans were in place and the risks were being managed. I turned up for prestart onsite at 5am and signed onto the SWMS and the Prestart form.

The crane was in position when I arrived, and the project team were setting up the site and erecting barricading to create an exclusion zone.

We had 8 lifts (4 units up and 4 down) to complete as quickly and safely as possible to minimise the impact on the customers who visit the library and adjacent shopping centre. The SABE team split into two with a team on the roof and one to assist on the ground unpacking the new units before they were lifted into position. I closely watched each lift and was paying attention to any possible weather changes or other interruptions that could delay the work. I noted a rain cloud to the east over the water however it headed north and was not an issue.

With all the lifts completed, all that was left was to do, was to clean up, remove the exclusion zone, and watch the crane leave. Once the barricading was removed from the roadway, we had a vehicle drive into the exclusion zone past the left side of the crane before it exited the area. The crane left and the team prepared for the next stage of the install. After the crane departed, I caught up with the team for a short debrief. We discussed the errant driver and the associated risks. I advised the team that I was happy with the planning, execution and the behaviour displayed by everyone working on this site. This is a great example of effectively managing risk and shows that our safety system supports our operations.

Workplace Hazard Focus

Driving: - We spend much of our working day behind the wheel of a vehicle driving between jobs. This presents one of the main risks in our jobs. We have processes and controls to manage the risks when we arrive at a work site however there are many uncontrolled factors present when we are driving to get there. These include other drivers, wildlife, emergency vehicles, debris on the road, pedestrians – the list is quite long. The following information is considered best practice when it comes to managing safety on our roads:

Before you leave

- Make sure your vehicle is safe to drive.
- Plan your trip.
- Include rest stops on long trips so you don't drive tired.
- Check for traffic updates and changes to road conditions.
- Plan ahead so you don't drink and drive.

On the road

- Buckle up your seatbelt.
- Drive within the speed limit.
- Drive to the conditions.
- Stay focused on the road—it is easy to get distracted by things in the car.
- Don't talk or text on your mobile phone.
- Follow the road rules and obey traffic signs and lane markings.
- Share the road safely with other road users.
- Report dangerous driving.

This Quarters Safety Roundup

Incidents

A single safety incident was recorded in the quarter. A team member from Technical Services rolled his ankle on a depression in a concrete floor in a plant room. One day of suitable duties was required and then he was medically cleared to return to full duties.



Bundaberg IGA HVAC Upgrade

The SABE Services Group Projects Team and our Wide Bay Technical Services Office recently completed works associated with the replacement of the existing air conditioning serving the Bundaberg IGA.



The project involved working within an operational facility; and required careful coordination throughout the project to ensure any disruptions were minimised. Works included replacement of existing plant with new packaged air conditioning systems.



Another example of SABE building exception service through great people.



SABE Services Group are proud to have been involved in the mechanical services installation at the Queensland Children's Hospital.

As the Principal Contractor the projects presented several challenges for our projects team; among which was erecting temporary fencing to enclose a mast climber that traversed from ground level to level 4 on the façade of the building, a window was removed on level 4 to allow access for all trades and materials while the ward was still operational.

The project had the team working closely with the client representatives, mechanical consultant and architect to promptly resolve arising issues so the project could be completed within the tight time constraints.

SABE being the Principal Contractor had us engaging a multitude of trades from builder, vertical mast climber access equipment, glazier, medical gas contractor and others.

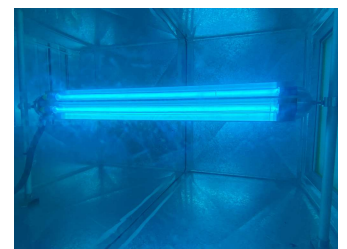


Mechanical works included installing two exhaust systems with Sanuvox UV Bio Walls. The Bio Wall UVC air disinfection system is installed in the exhaust ducting to disinfect airborne mould, virus, bacteria and carbon based odours.

Queensland Children's Hospital Upgrade Works

SABE Services Group worked collaboratively with our client to successfully deliver health facility upgrades

The system is comprised of 5 lamps, each secured in their own parabolic aluminium reflector for maximum UVC intensity. In addition, the Bio Wall is installed parallel to airflow to achieve the maximum amount of contact time with the airborne contaminants. The ballast/control box is equipped with BMS dry contacts to work with the building automation system.



As a result of great team work the project was successfully completed on time. SABE Services Group looks to build lasting relationships with our clients through providing consistently high level of service,

International Women's Day 2022 #BreakTheBias

To mark International Women's Day on the 8th of March, the Women at SABE choose to support the charity **Share the Dignity**, which supports women and young girls in poverty who cannot access or afford sanitary products.



Share The Dignity ran a Dignity Drive in March. We organised a donations box, set it up in the service department, and encouraged all staff to donate. We have been blown away by the response from our team; the donation box was overflowing. Thanks to everyone that donated. You can find out more about this fantastic charity at

<https://www.sharethedignity.org.au/>

Chelsea, Felicity, Martilize, Sarah, Tamara, Siera and Zoë



New Business and Contracts secured in the Quarter

SABE Services Group had a very strong first quarter with success across South East Queensland

The Projects Division secured a number of contracts in the quarter. HVAC Upgrades included:

- Southport Library.
- Maryborough Hospital
- Bundaberg Mental Health
- Mater Hospital Upgrade
- IGA Bundaberg

The above upgrades were carried out within operational facilities.

The Technical Services division will be taking over the new Gold Coast AAA rated Art Gallery in April. The Art Gallery comprises of three new multi-function polyvalent chillers, air handling units, fan coil units, DX systems, CRAC units, refrigeration, ventilation and smoke exhaust systems.

The new chilled water system provides chilled water and heating hot water to the new gallery via three multi function polyvalent chillers. The chillers operate under their own internal controls, to maintain a designed chilled water supply temperature of 6°C and a heating water supply temperature of 50°C.

Staff News

SABE Services Group company breakfast

We recently held our six monthly staff breakfast at the Wynnum Manly Leagues Club. We were joined by former Broncos, Maroons, and Australian rugby league star Matt Gillett.



Matt Gillett with help from Shane 'Sterlo' McBride was able to share some of his experiences on and off the field with the SABE team.



Thanks to Matt for making himself available and we look forward to working again when arranging our next meeting later in the year.



We also had staff members Patrick Bond, Luke North, Trent Krause, and Geoff Oxtoby on stage to provide an opportunity for other members of our team to get to know a little bit more about each of them. Thanks to Airefrig and Reece Oxenford for providing some great prizes for the event.