

ISSUE

21-4

DECEMBER
2021



STAFF & KEY CLIENTS
MONTHLY NEWSLETTER

THIS ISSUE

BUSINESS UPDATE P.1

TECHNICAL SERVICES NEWS P.2

SAFETY INFORMATION P.3

PROJECTS DIVISION NEWS P.4

RECENTLY AWARDED CONTRACTS P.5

STAFF ACHIEVEMENTS P.5



**Message From
Our Managing
Director**

It was another very busy quarter, with both the Technical Services and Projects Divisions continued demand for the services we provide.

After some 24 years it has been terrific to see our valued staff and clients embrace the change of company name to SABE Services Group. The rebranding occurred in August this year and already it is having a positive impact on our business.

The challenge for SABE Services Group is to continue to develop our existing staff through training and providing opportunities to develop new skills, and attracting new talented team members to the business. This is key to the company being able to deliver consistently high levels of service.

Thank you for your continued support and look forward to a successful 2022.

Kind Regards
Greg Dalton

SABE Services Group to expand its reach

SABE Services Group has recently expanded its geographical footprint to take in the Wide Bay Region. With a new office located in Hervey Bay, our company plans to deliver our services to this fast growing region, which includes the towns of Bundaberg, Hervey Bay, and Maryborough.

Our company has recently completed works on the Hervey Bay Hospital central energy plant with works including the replacement of existing cooling towers and the supply and installation of a new centrifugal chiller and pumps.



Other projects currently in progress include the Hervey Bay Oral Health and Cancer Care Facility and the

Bundaberg Oral Health and Cancer Care Facility. These projects involve replacing existing direct expansion plant with chilled water equipment and upgraded controls.

The new Hervey Bay office will be home to the Technical Services team to provide servicing of the recently completed projects during the defects liability period, and provide our services to existing and new clients in the region. Larger projects in the region will continue to be managed by our Projects Division in our Brisbane office which has many years of experience in delivering complex installations.

SABE Services Group now has offices in Logan, Brisbane, Gold Coast, Sunshine Coast, and Hervey Bay. The company plans over the coming years to continue to expand its geographical footprint in other areas of Queensland.

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

DO NOT LET THE WET BULB TEMPERATURE CATCH YOU OUT:

Latent heat is the heat that results from an increase or decrease in the amount of moisture held by the air.

Sensible heat is what registers on your thermostat. It reflects a dry bulb temperature change.

Sensible capacity is the capacity required to lower the temperature and latent capacity is the capacity to remove the moisture from the air.

The evaporator coil of an air conditioner has two jobs, one to reduce sensible heat while reducing latent load. An air conditioner evaporator coil must start work on the coil latent load first as to start to remove the moisture from the coil surface to lower the evaporating temperature to ensure a sensible change in temperature can happen. As we introduce more latent load to the air conditioner evaporator coil the coil becomes more wetted, and if this moisture is not being removed quickly enough it can have an insulating effect on the coil fins thereby reducing the heat transfer effect between the air, fins and the refrigerant in the evaporator tubes.

The influence of high wet bulb temperature on and evaporator coil can be easily put you on a path to think that there is a refrigerant issue, expansion and or compressor problem.



“The work is changing”

Delivering on the SABE UVP changes the type of work we do.

Our workload and work type has increased since our Q3 newsletter. Clients new and existing are now coming to SABE Technical Services and engaging us to solve complex HVAC issues.

We have seen our team deliver multiple controls upgrades at Logan City Council. These controls upgrades are full turnkey, whereby we have meet with the client discussed their requirements and expectations, presented a solution, designed that solution, installed and commissioned the solution to meet the expectations of the client, leading to further ongoing controls works.

These works come about because of the relationship that we all develop with our clients, it starts from the first point of contact with our customer service team understanding our clients needs and arranging the works to occur.

Without knowing it we all are delivering the SABE – UVP or Unique Value Proposition:

“Building exceptional service through great people”

As we all deliver on our UVP our opportunities increase, our client’s perception of our ability changes, leading to SABE delivering much more than just maintenance. Other works have been, significant chiller repair works at Redlands Hospital and Home of the Arts on the Gold Coast, AHU refurbishments and multiple refrigerant conversions.

Our Vision:

National providers of efficient, intelligent, reliable and sustainable air conditioning climate solutions in the built environment

Our Mission:

Sustainable growth by providing an exceptional work environment that fosters and rewards

Values We care about: *Our customers* - we will build and maintain successful partnerships with our customers. We recognise the importance of meeting customer, statutory and regulatory requirements.

Our People - we will continue to build positive and constructive relationships with our team members. We will offer opportunities for continuous training and personal development:

Safety and the Environment – safety and the environment are the keystones of our thinking, planning and execution. Respect for safety and the environment will drive our operational decisions and the solutions we offer our clients.

Our future - we will protect and grow our reputation as a market leader and employer of choice because we care about what we do.

“The end of the OFSC Hazard 2020 campaign”



The Office of the Federal Safety Commissioner (OFSC) finalised a 12-month campaign that examined the two most frequent areas of hazard non-compliance over the previous three years—those being mobile plant and scaffolding. The aim of Hazard 2020 was to better understand the causes of mobile plant and scaffolding audit non-compliance, as well as incident occurrence, and to drive improved safety performance in these areas.

Almost 38 per cent of companies audited during Hazard 2020 failed to ensure safe systems of work for mobile plant. Given the very high severity of safety incidents associated with mobile plant identified during the campaign, it is important that accredited companies devote their energy to ensuring systems of work eliminate hazards wherever possible. Hazard 2020 has identified worsening compliance with Scheme requirements regarding

scaffolding safety. This is led by a significant decrease in the number of companies ensuring that scaffolding is installed by a competent person and verified as correctly installed prior to use. Commissioner Denney said, “The fact that only half of companies audited during Hazard 2020 met safety requirements for the installation of scaffolding or the changing of its design is deeply worrying. Visit the OFSC to read more from the initial data ([web link](#)).

This Month’s Safety Information

Electrical Apprentices Receive Electric Shocks Whilst Maintaining HVAC Equipment.

An incident occurred where a first-year electrical apprentice received an electric shock while fault finding on air-conditioning equipment. Initial enquiries indicate he was assisting an electrical tradesman to commission air conditioning units. Another incident involved a second-year electrical apprentice who received an electric shock to the back of her hand. Investigations indicate she was installing

a PVC conduit for a new air-conditioning circuit when she contacted the bare end of the new conductors. WorkSafe Queensland is reminding us all of the risks associated with HVAC related electrical work, in which must be controlled and the control measures clearly communicated to all workers. For more information on implementing such control measures, visit WorkSafe Queensland ([web link](#)).



National Asbestos Awareness Week.

The Australian Government, through the Asbestos Safety and Eradication Agency, is this month reminding all Australians to “Think Twice About Asbestos”- particularly if you’re doing any kind of home improvement job, big or small.

If your house was built before 1990, it can contain asbestos.

A new survey has been commissioned, that highlight:

- 67% of Australians are home improvers.
- 38% have worked on a property with asbestos risk (built before 1990).
- 46% cited pandemic-related motivations for home improvement projects.
- 20% of those who have found asbestos admitted to inappropriate (illegal) disposal-most commonly placing it in their household (red) bin.

If you are thinking of doing home renovations and want to learn more, visit the Be Safe asbestos safety website ([web link](#)).

This web site provides information about where you might find asbestos, the laws that relate to asbestos management and removal and how to protect yourself, your family and your neighbours from exposure to harmful asbestos fibres.

Beenleigh Library HVAC Upgrade successfully completed

The SABE Services Group Projects Team recently completed works associated with the replacement of the existing air conditioning and controls system installed within the Beenleigh Library



The project involved working within and operational facility; and required careful coordination throughout the project to ensure any disruptions were minimised. Works included construction of a new plant area, replacement of plant with split ducted and heat recovery VRV systems, new mechanical switchboards, and supply and installation of an Innotech OMNI control system.



Another example of SABE building exception service



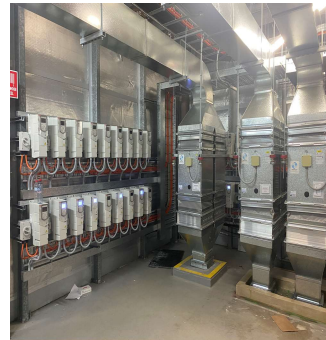
Princess Alexandra Hospital Upgrade Works

SABE Services Group worked collaboratively with client deliver upgrade to health facility

SABE Services are proud to have been involved in the mechanical services installation at the Princess Alexandra Hospital. To deliver the project in the short time frame afforded our team worked collaboratively with Metro South Health (MSH) representatives and Aurecon, the mechanical design consultant, to ensure equipment with long lead times was sourced from our suppliers and assist with the coordination of services during the design phase to provide the most efficient outcome for all parties. As a result of the collaboration between all parties SABE Services Group was able to order equipment and begin installing services throughout the design phase of the project to ensure the project milestones were met.

The project presented a number of challenges among which was lifting

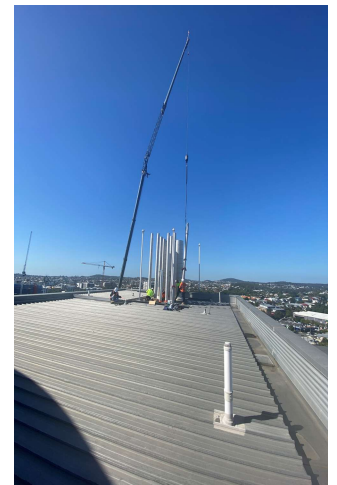
the exhaust stacks into position. The exhaust stacks had to be lifted onto the roof within the flight path of the Emergency Helicopter; this part of the project therefore required close coordination and communication between SABE Services Group and MSH to ensure the safety of all involved.



SABE Services Group has a long standing working relationship with our equipment suppliers. Our valued suppliers of ventilation fans, air pressure stabilisers, grilles, and ductwork went above and beyond to ensure the equipment was

delivered in a timely manner.

As a result of great team work the project was successfully completed on time.



As a result of the team work noted above 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, and we look forward to working closely with MSH again in the future.

SABE Christmas Party

SABE Services Group recently held our annual Christmas party at the Newstead Brewery at Milton.

A great opportunity for the team to catch up with one another and celebrate the year together.



The next social club event will most likely be held in the first quarter of 2022 and we encourage all staff to join the club with future events planned.



New Business and Contracts secured in the Quarter

SABE Services Group had a very strong quarter and continued to secure further works.

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

- Queensland Children's Hospital Projects (Ellon Barron Family Centre, Paediatric Intensive Care Unit, Level 9 Stages A & B)
 - Maryborough Hospital
- The above upgrades are required to be carried out

within operational facilities.

The Technical Services division had a very successful quarter securing a number of BMS Upgrades for Logan City Council and Cement Australia. The BMS upgrades will be delivered by the SABE team in partnership with Innotech Controls.

New maintenance contracts include the Brisbane Powerhouse, and commencement of Technical Services support works for Wide Bay Hospital and Health Services across Bundaberg, Maryborough, and Hervey Bay.

Staff News

Santa visits the SABE Services Group offices



The end of a busy 2021 was celebrated with a get together in our Logan offices. Not often we get to see the team together in the one place given the geographical reach of the business.



We have welcomed some new staff to the SABE team in the quarter:

- Andre Stock as a First Year Apprentice
- Tom Fowler as a Third Year Apprentice