



RIZZETTO BUILDING

Total Area 16,200 sq. ft.
 Total Project Construction Cost \$1,150,000.00
 Electrical Construction Cost \$180,000.00
 Mechanical Construction Cost \$ 90,000.00
 Construction Time 7 Months
 Client Joseph & Carol Rizzetto
 General Contractor .. JonelJim Construction Ltd.
 Architect Trifos Design Consultants
 Construction Manager Dreamcatcher Management, Attn: Tom Fiander
 Mechanical Consultant David Parkinson, P. Eng.
 Electrical Consultants F.C. O'Neill, Scriven & Assoc., Bob Rudderham, P. Eng.



The Rizzetto Building, situated in the heart of the downtown Sydney commercial district, was designed and constructed along a “design-build” process. The primary occupancy of the complex consists of professional offices on the second floor, with retail space on the main floor. At the time of original construction, the design build process required fit-up and completion of approximately one-half of the office space on the second floor, and a major Canada Post outlet on the main floor. Both mechanical and electrical infrastructure was required for future fit-ups in the unoccupied spaces.

As with most “design-build” projects, the mechanical and electrical consultants were required to work in close concert with their respective trade contractors in order to provide a set of working drawings, which fell within the contractors’ tendered prices. Also, it was necessary for the consultants to provide a design, which met the expectations and requirements of the owner. The successful completion of this project and the ensuing positive response from all parties involved are evidence that the consultants are capable and comfortable with working on design build projects.

Mechanical systems design involved the implementation of individual, self-contained heat pump units for each of the main floor tenant spaces. The second floor office spaces were heated and air-conditioned using central heat pump systems employing zoned ductwork systems fitted with by-pass boxes.

Electrical systems were of a standard office complex nature. Lighting schemes employed fluorescent energy efficient troffers complete with T-8 lamps and solid-state electronic ballasts. Individual utility metering was provided for each tenant space. In addition, each tenant space was wired for Category 5 Data/Voice infrastructure.