Symphony

Navigating 2030 Targets with Commercial Common Sense

Smart Optimisation at PwC's One Spencer Dock, Dublin



ONE SPENCER DOCK, DUBLIN

TENANT

pwc

BUILDING

One Spencer Dock

LOCATION

Dublin, Ireland

Context

PwC occupies 22,500 sqm of One Spencer Dock, a Grade A office completed in 2007 and rated BER C3, housing approximately 1,500 staff.

Beyond office space, a staff canteen, extensive training facilities, an after-hours client hospitality suite and an on-site data centre all contributed to an energy intensity of 236 kWh/sqm/year.

Challenge

PwC targets a 50% reduction in emissions by 2030 against a 2019 baseline. While green electricity could address electricity-related emissions, reducing gas consumption in a modern Grade A building presented a tougher challenge.

With the lease due to expire in five years, the solution had to deliver measurable results with a compelling commercial return - not a blank cheque.

Results

Symphony deployed its smart optimisation technology across the building's HVAC systems, complemented by targeted upgrades to the chilled water system.

The result: a 34% reduction in total building emissions and a 54% reduction in gas consumption - exceeding PwC's 2030 gas-reduction target of 50%.

The solution also delivered substantial BACS compliance in compliance with the recast EPBD requirements.

With SEAI EXEED grant support, the project's payback period fell from five years to less than four - aligning decarbonisation with commercial common sense.

Summary of Results

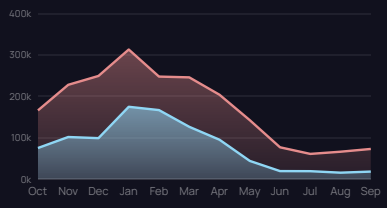
Total Building Gas Reduction	54%
Total Building Electricity Reduction	21%
Total Building Energy Reduction	34%
Total Savings	1.8 GWh
Payback	‹ 4-years

EUI Before I After (incl. Data Centre)	236 I 156 kWh/sqm/yr
EUI Before I After (excl. Data Centre)	201 I 135 kWh/sqm/yr
Project Length	18 months
Seasonal adjustment	12 months

Building Gas Reduction

kWh Gas

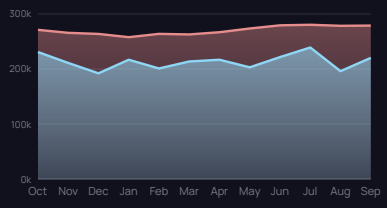




Building Electricity Reduction

kWh Electricity



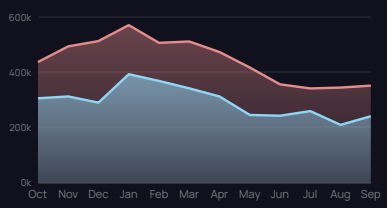


Total Building Energy Reduction

kWh Total Energy

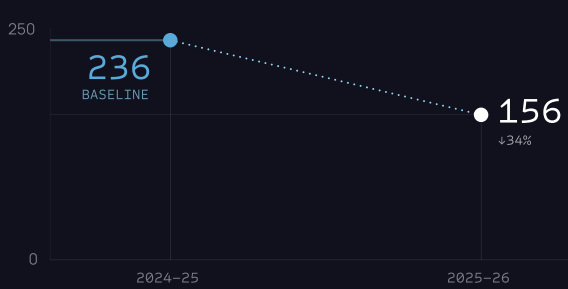


TARGET EXCEEDED



Before/After EUI including Data Centre

kWh/sqm/year



Before/After EUI excluding Data Centre

kWh/sqm/year

