

## **CASE STUDY NO.4**

**Sector:** Commercial (Office Accommodation)

**Client:** Crown Estate

**Location:** Edinburgh City Centre

**Contract Duration:** 6 weeks

### **The Project:**

Works in Edinburgh City Centre comprised the replacement and renewal of existing 1no. LTHW Gas Boiler with an electric equivalent. In addition, we replaced all other LTHW heating equipment, Main LV Switchboard and BMS Control Panel which had all come to the end of its life. All the works were located in the basement plantroom.



## Service Provision:

- De-commission and strip-out of 1no. existing Gas Boiler & associated Circulation & Shunt Pumps, Pressurisation Unit, Expansion Vessels, BMS Control Panel and Main LV Panelboard.
- Alterations to existing LTHW infrastructure within plantroom, new electrical power supplies to Electric Boiler, Plant and required Automatic Controls.
- Supply & installation of 1no. new floor mounted Electric Boiler, Pressurisation Unit, Expansion Vessels, Shunt Pump, Twin Head Circulation Pump, BMS Panel & 800Amp 400v LV Panelboard.
- Building Management System modifications and re-commissioning to accommodate the new plant installed.
- Electrical Testing & Certification, Thermal Imaging Survey, HVAC Commissioning & Water Treatment, before client demonstrations & handover.





## The Challenges

The main challenge was minimising downtime and disruption to service in the facility, given our works were to be undertaken in a live, occupied commercial office facility.

Detailed planning of works was key to ensure our works could be as unintrusive as possible, with system shutdowns scheduled out with normal working hours. Minimising the number of areas in the building which had to be closed for our works was also important to the client.





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BUILDING SERVICES ENGINEERING

## Our Project Delivery

ELEM first got involved at the competitive tender stage, then progressed to preferred bidder and final negotiation, to project delivery and client handover. Our expertise was utilised to execute the works safely, ahead of programme in a challenging environment, to the client's budget and without defects.

