

CASE STUDY NO.1

Sector: Commercial (Office Accommodation)

Client: Commercial Property Investment Trust

Location: Basingstoke, Hampshire

Contract Duration: 4 weeks

The Project:

Works at Hampshire International Business Park comprised the replacement and renewal of existing heating and cooling plant which had come to the end of its life. The works were quite evenly split by value and duration, into the LTHW & Cooling disciplines. The LTHW works were confined within the roof top plantroom and locally at the Automatic Controls Panel (BMS). The works to the Cooling system were located within the ground floor external plant compound.



Service Provision:

- De-commission and strip-out of existing Chillers, Gas Boilers, Gas Fired Water Heaters and associated Pumps, Pressurisation Units and Power Supplies/Controls.
- Alterations to existing LTHW infrastructure within plantroom, new proprietary Boiler Flues and new LTHW filtration system.
- Supply & installation of 4no. new floor mounted Gas Boilers and 1no. Gas fired Water Heater.
- Supply & installation 2no. new air cooled Modular Chiller systems c/w with new Grundfos distribution pumps and pressurisation system.
- Building Management System modifications and re-commissioning to accommodate the new plant installed.
- HVAC Commissioning & Water Treatment, before client demonstrations & handover.



The Challenges

There were numerous challenges associated with this project. The main challenge was minimising downtime and disruption to service, 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.

One critical work activity in this project was manoeuvring plant through the building to the roof level. The removal and replacement of all plant in the roof top plantroom required material handling and logistics specialists to undertake these works safely and efficiently.





ELEM Contracts Ltd
BUILDING SERVICES ENGINEERING

Our Project Delivery

ELEM were involved from early design stage, through the tender process / negotiation, to project delivery and final handover. Our expertise was utilised to execute the works safely, on time, to the client's budget and without defects.