ELEM Contracts Ltd
BUILDING SERVICES ENGINEERING

CASE STUDY NO.8

Sector: Commercial (Office & Nursery Facility)
Client: Burgh Halls (Charity)
Location: Glasgow City
Contract Duration: 3 weeks

The Project:

Works in Glasgow City comprised the replacement and renewal of existing Gas Boiler plant which had come to the end of its life. The LTHW works were confined within the ground floor plantroom and locally at the Automatic Controls Panel (BMS). The works were undertaken across normal working days as well as weekends, in order to expedite the programme and minimise downtime.

EXISTING GAS BOILER INSTALLATION

Service Provision:

- De-commission and strip-out of existing Gas Boilers, Press Unit, associated Flues, piped systems & Power Supplies/Controls.
- Alterations to existing LTHW infrastructure within plantroom, new Boiler Flues and new LTHW filtration system.
- Supply & installation of 2no. new floor mounted Gas Boilers.
- Building Management System modifications and re-commissioning to accommodate the new plant installed.
- HVAC Commissioning & Water Treatment, before client demonstrations & handover.

NEW GAS BOILER INSTALLATION

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The Challenges

The main challenge in this project was minimising downtime and disruption to service, given our works were to be undertaken in a live, occupied commercial office & nursery 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, was important to our client.

One critical work activity in this project was manoeuvring plant through the facility to the ground floor plantroom.

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Our Project Delivery

ELEM were involved from an early site attendance stage to carry out a detailed survey of the existing main MEP system and report same to the client's consulting engineers to inform their eventual design.

We then progressed 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.