

CASE STUDY NO.3

Sector: Commercial (Office Accommodation)

Client: Property Management & Letting Company

Location: Glasgow City Centre

Contract Duration: 5 weeks

The Project:

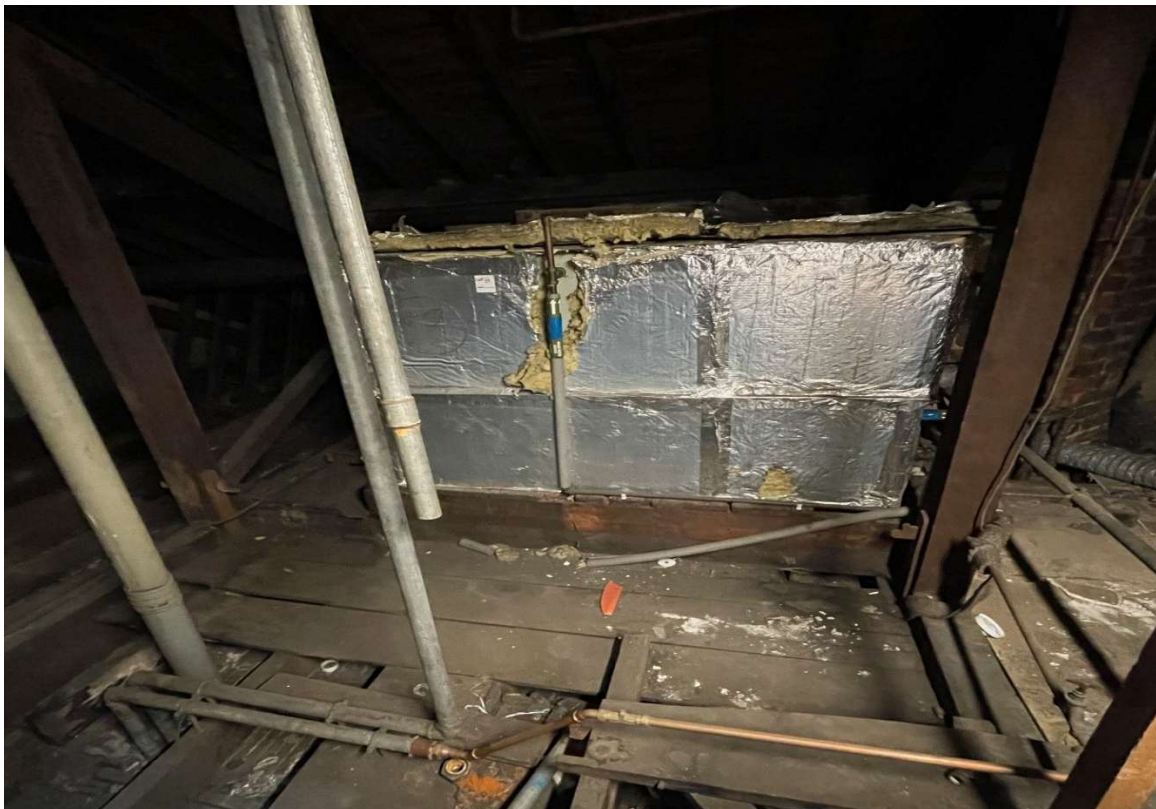
Works in Glasgow City Centre comprised the de-commissioning and removal of 7no. existing (steel) cold water storage tanks which had come to the end of their life and were a risk for the growth of Legionella. The work scope involved replacing these existing tanks with 1no. new storage tank, cold water header circuit, multiple branches & Booster Pump set. The works were solely contained to the attic area above the 4th floor



NEW CWS TANK AND BOOSTER PUMP SET

Service Provision:

- De-commission, drain & strip-out of 7no. existing Cold Water Storage Tanks and interconnecting pipework.
- Supply, erect, install test & fill new 5,315Litre sectional, internally flanged, cold water storage tank.
- Supply & installation of new variable speed boosted water pump set (Duty / Assist).
- Supply & installation new power supply for pump set.
- Supply and installation of new high level 67mm cold water main header circuit, plus smaller bore pipe branches to connect to existing pipe infrastructure.
- Water Treatment & Chlorination, Electrical Testing & Certification before Client Training and Handover



1 of 7no. EXISTING COLD WATER STORAGE TANKS

The Challenges

The working environment on this project was a big challenge to us. The building was built in the 1800's and the specific work face (attic space) was very dusty & in a state of disrepair – this meant extra attention to assessing the apparent risks and carefully planning our methods of works, was vital.

Detailed planning of our operations was key to ensure our works could be as unintrusive as possible, with system shutdowns scheduled out with normal working hours. The building is a live office facility, therefore, minimising the number of areas in the building which had to be closed for our works was important to the client.

Manoeuvring cold water storage tanks to and from the attic space as a big challenge, but with careful planning and selection of appropriate lifting aids, the challenge as overcome.



NEW COLD WATER STORAGE TANK VIEWED THROUGH TOP ACCESS LID



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.