



Case Study

Office Refurbishment

Specification Documents, Scope of work Documents, Checking Duties.



This project involved the refurbishment of a 2,345 m² two storey office building. The project included the reinstatement, measurement and repairs to the existing building services systems.

It was a requirement of this project for the services plant to be tested and commissioned reinstating them in a safe and logical manner. The systems were returned to operation meeting all statutory and good practice requirements including the flushing of domestic systems in accordance with BS6700 and disinfected in accordance with WRAS guidance for systems: “where a system has not been in regular use and not regularly flushed”.



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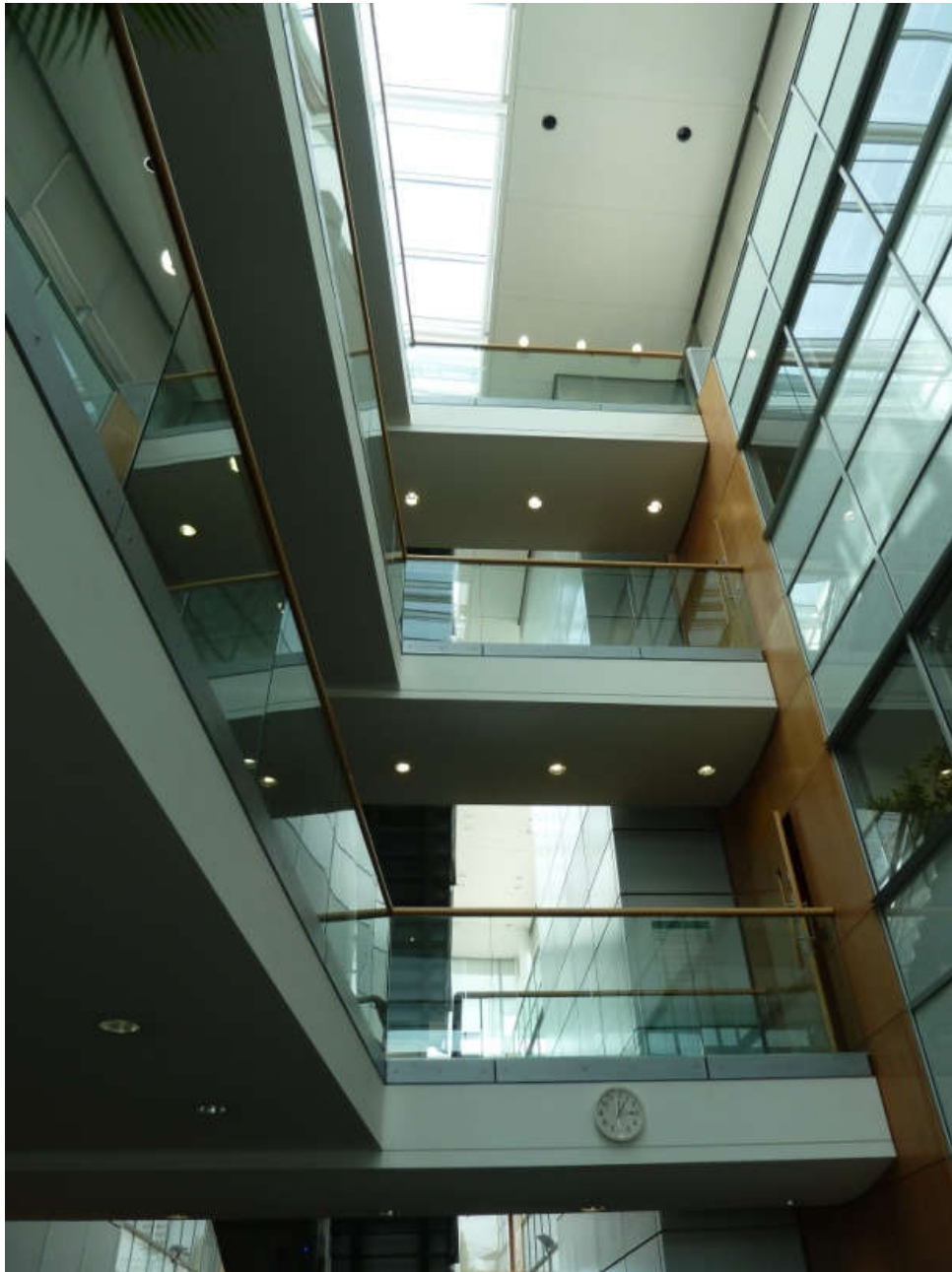
This project involved the refurbishment of a 927 m² two storey office building. The building was heated by a low temperature hot water system using perimeter radiators and cooled using indoor fan coil units connected to external Daikin air conditioning systems.

The project included the safe removal of R22 refrigerant from the building's air conditioning systems and replacement of the external R22 condensing units for R410 systems. The air conditioning units were manufactured by Daikin and replaced using their VRV-Q products. The indoor fan coil units were tested and retained resulting in significant savings in capital expenditure during the refurbishment programme. The project also included the reinstatement, measurement and repairs to the existing building services systems.



Case Study

Acquisition Survey, 6000m² Office Accommodation



Kelly & Knight Projects conducted an acquisition survey on behalf of the client which in addition to the visual survey included detailed analysis of the major building services plant, including oil analysis, plant cycle analysis and reports. This particular office development was constructed in 1998 and has a floor area of 6000m². A full inspection and report on the condition of the building services including budget replacement costs were provided for a five year life cycle.