

Scope of work

1. Heating

All of the existing radiators situated around the perimeter of 52 & 53 to be removed.
All pipework associated with the existing radiators to be removed including existing vertical distribution pipework in the main riser next to the lift.
New floor mounted or ceiling mounted fan coil units (depending on the area served) will be installed to provide heating to the spaces. Units will be concealed in manufacturer or architect detail casings or concealed in ceiling voids.
All landlords' areas including toilets will be heated by electric radiators (corridors, stairs, etc...)

2. Cooling

New floor mounted or ceiling mounted fan coil units (depending on the area served) will be installed around the perimeter of the offices at 52&53 to provide cooling to the spaces. Units will be concealed in manufacturer or architect detail casings or concealed in ceiling voids.
New refrigerant pipework will be routed through floor void where possible and will connect and serve the perimeter fan coil units.
Most of the vertical refrigerant pipework distribution will be done in the existing main riser next to the lift.
New outdoor condensers will be installed in a new plant room within existing roof form. The room will be made weatherproof. Structural support will be implemented if deemed necessary to support the outdoor condensers.

3. Drainage

Existing soil vent pipe and waste pipe serving existing toilets located in the existing main riser next to the lift will be kept.

A new stack for new tea points will be added to the existing riser to serve future kitchenettes/tea points to upper floors.

4. Toilet Ventilation

New individual wall mounted or ceiling concealed twin fans will be provided for the ventilation of the existing toilets. Discharge will be done through existing walls and terminated with external wall mounted grilles.

5. Hot & Cold Water

Existing hot & cold water pipework will be removed from the existing toilets and existing main riser next to the lift.
New pipework will be installed for hot & cold water to the existing toilets. Hot water will be generated by individual electric point of use hot water heaters.
A new cold water tank with an associated booster set pump will be installed in the vault and will distribute cold water to the existing toilets via the main existing riser next to the lift and provide cold water to future tea points, capped off.

6. Controls

Fan coil units will provide heating & cooling at the same time from a same outdoor unit if required. In a given office, fan coil units located on the north façade will be controlled separately from units on the south façade, i.e. one bank of units can heat and the other cools the space at the same time.
Each office will have controlled boxes to allow for the above scenario to happen and remote thermostats to monitor the space temperature and control the required environment.

Toilet fans will be controlled by either light switches or PIR sensor and will run with an overrun time.

7. Commissioning and Testing

All systems will be commissioned and tested with demonstrations to the Client/Users.

8. Record Documentation

O&M Manuals and Record Drawings will be provided.