

Howard House - Bedford

Gowing and Hunt Limited were appointed as principal contractor and were responsible for all aspects of mechanical & electrical services and all associated builderswork.

The works were all carried out over three storeys of office areas and a fourth storey of plantroom, all for the Howard Group. LAM Associates were working on behalf of the client as the mechanical and electrical consulting engineers and project managers.

The works comprised generally of the following:

- Removal and re instatement of the existing ceilings with replacement sections to match the existing, with new as required. New ceiling heights and bulkheads were formed to suit the newly installed services. 200mm insulation was then laid above the new ceilings to increase the thermal performance.
- Existing light fittings were removed, cleaned, re lamped and re installed within the new ceilings.
- New power supplies and control wiring including earth bonding was installed to all new plant and external air conditioning condensing units.
- New VRF air conditioning systems were installed to each floor, with pipework run through the ceiling void then down the external wall of the building to connect to the external condensing units.
- A 3mm thick galvanised duct cover was manufactured and installed to cover the newly installed refrigeration pipework, clipped vertically to the building. Again this cover has been powder coated to match the existing window and door frame colour.
- All internal surfaces, floors, walls, sills, lifts, doors and frames and each kitchen were all fully protected with a "Protec Promesh 1207" flame retardant material.
- The existing boiler plant, pipework, cold water storage tank and condensing unit were isolated, broken down into manageable pieces and removed from the roofspace plantroom, through the 1000mm square plantroom access within the floor.
- Following removal of the surface protection, all areas were cleaned. Any walls requiring redecoration were colour matched and decorated.

The complete project was carried out on a phased programme with tight deadlines, with tenants moving out and returning to areas around the building. All of which were completed on time.

The building remained in operation throughout the contract period. Temporary supplies were installed out of hours within areas requiring heat and hot water for the period of the boiler replacement works.

