



Project: - CEM TYCO

Client: Royce Developments Ltd

Architect/ Engineer-

Architect- Coogan & Co.

contact: Mr D Purdy

Engineers- FM Stewart

contact: Mr P Sweetlove

Construction Team members-

Main Contractor- Gilbert Ash

contact: Mr J Davis

Electrical contractor- Scoffield Building Services

contact: Mr Neill Allen

Mechanical Contractor- Scoffield Building Services

contact: Mr Neill Allen

PROJECT DESCRIPTION:

This project consisted of a new 7200m² 3 storey highly services office block in Belfast. The Mechanical Services consisted of a new VRF air conditioning system serving each floor independently and providing comfort cooling/heating. The AC System was controlled by a state of the art controls package which allowed each floor to be zoned and controlled individually. To compliment the AC System a new LTHW distribution system was installed to provide heating in the winter months. This consisted of a new boiler house located on the roof with distribution mains within computer floors feeding radiator circuits on each floor. These floors were zoned and controlled individually using the BMS System and a series of 3 port valves. Domestic services pipe work and new top end sanitary ware was also installed leaving a high class finish with all pipe work being concealed. Compressed air was provided via a new compressor, dryer & filters and distribution pipe work.

SBS were also responsible for the electrical installation including extensive controls cabling and lab fit outs. This project was completed to a high standard and within the budget, both the client and end user commended our teamwork approach.



Form of Contract- JCT Domestic
Period of contract- Oct'08 – March'09
Contract Value- £1,600,000.00
Area- 7200m²

