

Client: The Pirbright Institute
 Sector: R&D Life Sciences
 Project: AHU Damper Replacement Project
 Project Value: £189,865
 Date: Aug 2021 to Jan 2023



Our Client's Need

The Pirbright Institute had a requirement to replace aging AHU dampers as they no longer sealed the AHUs from the rest of the system which caused extensive delays in Science Works as all AHU systems needed to be shut down for routine maintenance. They needed Grationeer Ltd to provide a Project Manager and Site Manager to manage the delivery of the project and ensure minimal disruption to Science Programmes.

Services provided



Benefits Delivered

- This project significantly reduced downtime for the building during AHU maintenance.
- Grationeer Ltd's in depth knowledge of SAPO 4 facilities identified risks to ensure safe and efficient delivery of the project.
- All aspects of the project managed by Grationeer Ltd autonomously, allowing the client to focus on their day-to-day activities.
- Grationeer Ltd produced monthly PM reports and attended monthly Project Board meetings on behalf of the client.

Works Completed

Grationeer Ltd were involved with this project from the Business Case stage prior to any design works taking place. The first task was to define the User Requirement Specifications to enable the invitation to tender to be developed. Grationeer Ltd worked with the site's procurement team to tender/procure the works and negotiate the contract for the works. The works involved mechanical damper replacement works and BMS controls for the new actuated dampers.

A key requirement for this project was to reduce the disruption to Science Work within the building. Each damper would take 1 week, which would result in significant disruption to Science Work as all AHUs would need to be shut down to allow this. Grationeer Ltd agreed a solution with the site to use a metal sheet to seal off the AHU being worked on, so the rest of the system could remain operational to allow science work to continue. This proved very successful and prevented the closure of the building, whilst also allowing some flexibility in the programme should there be any delays working on the damper replacement.

Grationeer Ltd set up a Project Working Group to update on progress and obtain approval for each work item. All SAPO 4 risk assessment were prepared by Grationeer Ltd for the works. Prior to this, a SWIFT study was facilitated by Grationeer Ltd to establish and manage risks to containment system which was used as a basis for the risk assessments.

The new dampers were installed in phases to reduce the impact of disruption to the building. There was one area which was served by a single AHU and therefore would need to be shutdown for the entire week. Grationeer Ltd liaised with the area owners to discuss the works and the impact. Following a review of the AHU drawings, it was identified that the control room would still have air flow and therefore the operations with that area could continue. To reduce the installation time, Grationeer Ltd agreed extended working days to shorten this to 3 days.

Following testing of the supply damper, it was found that the extract dampers need replacing too. Grationeer Ltd took a leading role to obtain quotations for the work and obtain approval for funding to allow the works to go ahead. Grationeer Ltd managed the contingency for the project and even with the major change, the project was still within the original budget and contingency.

The project was successfully handed over in January 2023.

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