

Building Project & Refurbishments





accreditations

Jupiter Facilities Management Limited is accredited to the following professional bodies:-



Confederation for the Registration of Gas Installers, CORGI is the National Watchdog for Gas Safety in the United Kingdom. For more info visit www.corgi-gas-safety.com.



Heating Ventilation and Air Conditioning Association. The HVCA represents the interests of firms active in the design, installation, commissioning and maintenance of heating, ventilating, air conditioning and refrigeration (hvacr) products and equipment.



The National Inspection Council for Electrical Installation Contracting is the industry's independent, non profit-making, voluntary regulatory body covering the whole of the United Kingdom. The NICEIC's sole purpose is to protect consumers from unsafe and unsound electrical work. For more info visit www.niceic.org.uk.



Mitsubishi Electric Accredited Installer ensures that only approved installers are accredited to install and service air-conditioning equipment and issue extended warranty cover. For more info visit www.mitsubishi-aircon.co.uk.



ISO 9001 is a series of documents which define requirements for the Quality Management System Standard.



OHSMS18001 is an assessment specification for Occupational Health and Safety Management Systems. It was developed in response to companies in need of achieving their health and safety obligations in an efficient manner.



ISO 14001 was first published in 1996 and specifies the actual requirements for an environmental management system. It applies to those environmental aspects which the organization has control of and which it can be expected to have an influence.



EXOR Accredited – Government required to work within local authorities, ensures that an accredited company fully meets with current standards and Health & Safety legislation.

introduction

The purpose of this brochure is to define to existing and future clients who Jupiter Facilities Management Ltd are, the services provided and recent projects undertaken.

All of the projects listed are installations undertaken directly by Jupiter Facilities Management Ltd, using our own in house staff. When required, sub-contractors are engaged to undertake specific highly specialist tasks. Sub-contractors have to be both accredited to their profession and undergo our own strict vetting procedure prior to being placed on our approved sub-contractors list.

Projects indicated within this brochure represent a small number of works undertaken, providing overviews of the services which have been completed.

We have pride and confidence in our capability, we aim to excel our clients' high service expectations throughout installation of equipment and building modification. Projects are undertaken professionally and to the highest standards which fully comply with current legislation.

Full accreditation to all major trade bodies.

On project completion, all work is issued with the signed off O&M manual, complete with all test certificates and warranties.



"During all projects, regular project meetings are essential to ensure that any potential delays can easily be avoided and ensure that the project is completed on time and within budget" Phil Dorrell **Managing Director** Jupiter Facilities Management

electrical distribution



Electrical supply is an essential requirement, it affects the way in which we lead our lives, from the home to office and work place. As a NICEIC (National Inspection Council Electrical Installation Contractor) we are completely aware of the importance of safety issues and ensure any electrical installation is undertaken in accordance with wiring regulations. All electrical work undertaken by Jupiter Facilities Management Ltd, no matter how small, is certificated.

We routinely undertake electrical "small works" such as, the installation of an additional socket outlet, new lighting and the replacement of emergency lights.

We also undertake large commercial works.

Following the annual service to an electrical distributions system it was evident that the installation was in poor condition. The building's electrical requirement was greater than the current electrical supply, a report was issued to the client. Following several meetings between the client and external independent consultant, a revised specification was produced, the specification included the installation of a new 400 amps, 3 phase electrical supply switch panel and new distribution, in order to serve existing fuse boards. The new installation was to be installed without any disruption to the existing supply.



Due to the location of the property, the existing electrical supply and local sub-station was unable to support the new requirements. Following meetings with LEB, a new proposed route from an alternative sub-station was agreed. To achieve this, Jupiter installed 50 metres of 150mm dia new ductwork beneath the car park to a new be-spoke external switch cupboard. Two 150mm² steel wired armoured cables were installed to the new switch panel located within the basement of the building. A new electrical cupboard was created to each of the five floors to support the new distribution.

Following the installation of the new electrical supplies and supporting distribution, the LEB isolated the existing supply and connected the new supply to the sub-station. The new distribution system was connected to the existing services. The complete changeover was undertaken over one weekend.

The complete project was undertaken over six weekends, 60 % of the works were undertaken out of working hours.

As an NICEIC registered company all electrical works are fully certificated with an operation and maintenance manual issued on completion.

strip-out works/ demolition

We completed our first "strip out" job some years ago following a request from a client who was relocating to new premises. As a condition of their contract, they needed to leave their old premises in a shell condition.

Having a wide skill base within the Jupiter work force, "strip outs" became a new business which we and our clients found we excelled at.

From our first "strip out", including the demolition of walls and partitioning within a small office area, we have now grown and can facilitate full demolition and "strip out" of complete buildings, having dedicated equipment, plant and vehicles to aid in this task.

Our most challenging demolition and "strip out" work to date is a complete building occupying some 80,000 sq/ft over six floors, a building originally used as a recording studio. The volume of material which had to be removed was extensive.

Noise levels had to be controlled and limited as the building was located within the centre of Soho, Central London, proving an



extremely challenging task in the removal of debris from the site - the "strip out" was completed within twelve weeks.

As an ISO 14001 registered company we are committed to the protection of our energy resources. To this end we are continually looking at helping the environment and methods to reduce fossil fuel usage, promoting the recycling of waste materials wherever possible.

"Strip out" work gives us the opportunity to maximise recycling and can result in cost savings.

Health and safety directives have a very important role in all industries, this is especially important when demolishing and "stripping out" works are being undertaken. It is our normal procedure to operate risk assessments and apply method statement, ensuring all services are disconnected and isolated

prior to works being undertaken.

Power to tooling and lighting is provided by 110volts supplies.

All staff are issued with complete H&S equipment including hi visible jackets.





heating/plumbing/ boiler replacements

As equipment reaches the end of its life expectancy, it may be cost effective to replace the old unit with a new modern replacement rather than undertake a repair. With advances in new energy efficiency condensing boilers, new replacements are often preferred as they provide greater efficiency, fuel savings and benefit from greater reliability.

Jupiter Facilities Management Ltd has replaced, installed and commissioned a wide variety of heating boilers from domestic house boilers to large commercial and industrial boilers throughout the range of gas, oil and LPG burners.

Jupiter Facilities Management Ltd has recently undertaken a project for London Borough Tower Hamlets, to replace two 500kw boilers with two new 512Kw Broag condensing boilers. The project was challenging as only one of the current boilers was operating, and heating to the building was to be maintained Monday to Friday throughout the de-commissioning and re-commissioning of the new boilers. The work commenced in January 07.

The specification required that all the existing heating system, including hot water calorifiers, pumps and controls were to be replaced with new. To achieve this, the faulty boiler was removed and existing pipe work was modified to allow for the new installation to be fabricated.

Each site and it's heating system is different in its layout, but all systems are generally based on basic heating designs. We have undertaken modifications to all types of heating systems from replacing or relocating the odd radiator to installing complete new heating systems.

Jupiter was recently awarded a contract, won under a competitive tender, to replace 5No number of Cold water Storage. The worked involved removing the old steel tanks and installing new GRP tanks. Following the installation of the new cold water storage tank, the system was chlorinated and a certificate issued. During the replacement works the water supply to services was maintained.

The picture below on the left shows the existing steel two section cold water storage tank with a wooden surround. Only one section of the lid was in place, The tank was in poor condition. The wooden housing and steel tank were dismantled into small manageable pieces and removed from site. The picture bottom right, shows the new GRP housing. The tank was installed in two sections as access was limited by a standard staircase. The tank was installed, commissioned and chlorinated within five days and returned back to service.



air-conditioning systems

With the increase of electrical equipment in the office environments, there is an increasing need to install heating and cooling systems to meet temperature operating requirements. This is often achieved with the installation of an air conditioning system.



Air conditioning systems are very flexible with manufacturers offering a wide range of equipment to meet any requirement. With the recent introduction to the market of the R410a refrigerant gas and the inverter compressor, the modern air conditioning system is now very efficient to run compared to the old fix speed R22 refrigerant unit.



Jupiter Facilities Management Ltd have a great deal of experience in the installation of all types of systems. We are approved installers for

Mitsubishi Electric - we have installed many other manufacturers units too, installing units of all sizes from the small wall mounted units to large commercial office systems.



Jupiter recently installed a new Mitsubishi VRV system to an office block in Maidstone, Kent. The building consisted of 3 floors. The design was based on 3 systems, 1 system per floor. Each system had 16No indoor units of various types; ducted, wall and ceiling mounted. Each unit was independently controlled providing the user with their own temperature controller. The total project consisted of 3 large external units located on the roof - these external condensers were craned into position, as well as 48 indoor units. As part of the same project we installed a fresh air ventilation system via Mitsubishi Lossnay system.

As a Mitsubishi approved installer we are able to provide our client with a full parts and labour warranty for 3 years.

comms room

With the increased use of IT equipment, even the smallest company has a dedicated computer room - the temperature within this room may be high due to the heat output from the equipment. It is therefore necessary to install an air-conditioning unit to provide cooling. We have installed many units in such locations providing both duty and standby units.

Each computer room is different, depending on location, size

and the volume of IT equipment. Jupiter Facilities Management Ltd will undertake a survey of the comms room and provide a cooling solution which will meet the necessary requirement.

A recommendation will be that in any design, especially prudent in a comms room, there should be additional spare capacity built in to allow for any future expansion.





refurbishment building works

Jupiter Facilities Management Ltd has undertaken numerous office and small premises refurbishments.

With our skill base we are able to offer complete refurbishment. Not only can we undertake electrical and heating works, but we are able to install new partitioning and create new office layouts, etc.

We recently undertook the refurbishment of two prestigious flats located in London. The refurbishment included total redecoration throughout, replacement of a new kitchen, “strip out” and installation of a new bathroom suite including the retiling and installation of a new power shower. Repairs to the buildings roof and exterior of the building were also undertaken. Routine meetings with the client were taken to provide samples of proposed decoration, materials e.g. new carpets, wall tiles etc. and provide a progress report.

We have also undertaken the external refurbishment of some 4000 casement windows to a large office block located in Southend, Essex. The building is on 8 floors and has 12 elevations. Access to the windows was achieved using a motorised access platform and scaffolding. Due to the size of the project and labour requirement, the works required notification to the Health & Safety Executive “F10”. A health and safety plan was issued to the client prior to works being undertaken.

A project recently undertaken was to a property located within Royal Docks, London. The building spanned the Royal Docks. Due to high winds the underside of the building’s ceiling collapsed and fell into the dock. Jupiter Facilities Management Ltd provided a complete method statement and costing to replace the damaged ceiling. This was challenging as the only safe way to access the ceiling was to install scaffolding over the dock. To achieve this, method statements and risk assessments were required to obtain licence form RoDMA (Royal Docks Management Authority Limited) to authorise the installation of the scaffold. The existing ceiling was no longer manufactured and in light of this, a new ceiling was specified and additional supports were installed.





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