

Heating and Ventilation Services for Aonad 2 Baile an tSagairt, An Spideal, Co. na Gallimhe (An Comisinéir Teanga)



South Elevation

It is proposed to replace the heating and ventilation plant on the roof of Aonad 2 Baile an tSagairt.

The details are set out in the services drawings and specification, as well as the health and safety documents.

The building is a two storey detached office building. Area 494m² at ground floor level and 147m². The building has a flat roof where the mechanical plant is located. The heating and ventilation system has been in place for 25 years and now needs to be replaced. The plant and ductwork on the roof is to be removed and replaced. The internal ductwork is in good order and is to be re-used. Due to some internal layout changes involving the subdivision of open plan office space, some modifications need to be made to the internal ductwork.

The project will be carried out while the building is occupied.

The project will be phased as follows:

- a) By the contractor: removal of redundant plant and ductwork from the roof of the building, including all pads, plinths, fixings, cowls and brackets associated with the installation of the relevant system.
- b) The maintenance team of Údarás na Gaeltachta are to add a layer of 200mm PIR with Trocal onto the areas of the roof to receive the new mechanical plant. This will take place after the existing plant has been removed (Phase 1) and before the new plant is installed (Phase 3). These roof works will be called Phase 2 of the works. This work is being carried out to ensure that the mechanical plant will not have to be moved when more insulation is added to the roof at a future date. The contractor may leave the site while this work is being carried out or progress with internal works in the interim but works on the roof at the same time will not be permitted.

- c) By the contractor: installation of new plant and ductwork in accordance with the services specification and drawings, including both the works on the roof and internal works. There will also be builders work associated with this, as detailed in the services drawings and specifications

Photos of Plant on the roof

Almost all of the roof plant is approx. 25 years old. It is deteriorating with rust on ducting, rusty air handing units and insulation coming off the ducts.



Rusty underside of AHU



Rust on galvanised ducting & plant deteriorating



Rust on AHU & galvanised duct



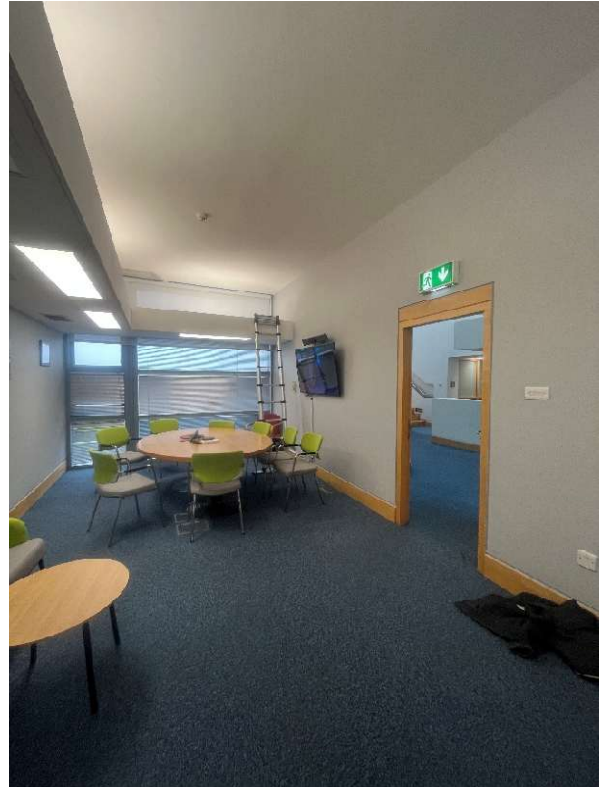
Insulation around ducts deteriorating



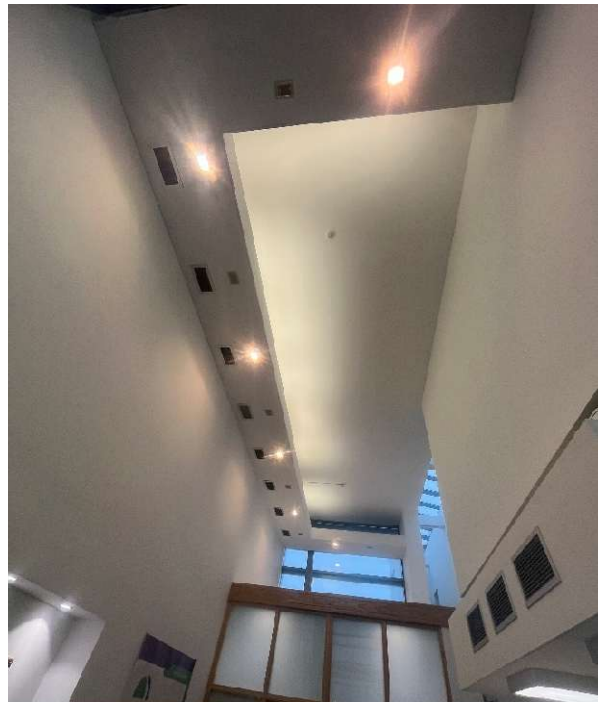
View of the single storey roof

Ventilation & Heat, internal arrangement

There is a projecting plinth in all the rooms supporting the ductwork.



Meeting room / office 1, with top view of service plinth and how it appears in the room



Reception Area with top view of service plinth and how it appears in the room