



Project name

*Replacement of leaking hot water cylinder at Childs Hall*

<i>Quick facts</i>	
Project value	£12,875.00
Client name	Peter Duncan, Project Co-ordinator, Residential & Commercial Services
Work start date	4 <sup>th</sup> April 2008
Completion/open date	11 <sup>th</sup> April 2008
UoR Project Manager	Paul Harding  0118 3787284  p.a.harding@reading.ac.uk



Project stakeholders

- Client :- *Mr Peter Duncan, Project Co-ordinator, Residential & Commercial Services*
- Contractors :- *Gardner Mechanical Services, Mr B Glass; Howard Electrical Services, Mr C Howard*
- Consultants :- *CBG Consulting Engineers,*
- For the University :- *Mr P Harding (Project Manager);*

Progress/work schedule

A leaking hot water calorifier was identified during a routine maintenance visit. The calorifier had a capacity of approximately 770 litres and served 3 baths, 3 showers and basins in Childs Hall X, Y and Z blocks. There was concern that with the pressure of water, the leak could rapidly deteriorate resulting in a total loss of hot water services to the blocks. FMD Maintenance identified a number of plate heat exchangers that had been made redundant with the closure of the Wells Hall and subsequent checks of this equipment with regards to capacities and recovery identified that one of these units could be recovered and re-used at Childs Hall, thus reducing the project cost significantly when compared to installing new equipment.

The Easter break offered a window of opportunity to replace the calorifier with minimal disruption to the students resident in the blocks and the clock started ticking!

- The original WREN was logged by the Help Desk on the 12<sup>th</sup> March 2008
- A detailed survey of the equipment to be used was carried out by FMD Small Works aided by CBG Consulting Engineers; to validate the proposal.

- Estimates were provided for the mechanical and electrical work necessary to deliver the project.
- A Total Project Estimate was prepared for FMD (Residential & Commercial Services)
- Project Approval was granted on 26<sup>th</sup> March 2008.
- Gardner Mechanical Services commenced work at Wells and Childs Hall on 4<sup>th</sup> April 2008 and completed all works on 11<sup>th</sup> April 2008.
- Students returned on 14<sup>th</sup> April 2008.

## Did you know?

That 3 baths and 3 showers are estimated to have a total peak flow rate of 1.95 litres/sec, obviously this is with all in use at the same time.

The project also highlights the following:-

- The benefit of pro-active maintenance routines in identifying the initial leak so early, avoiding a potential disaster scenario.
- Good teamwork between all FMD Groups involved,