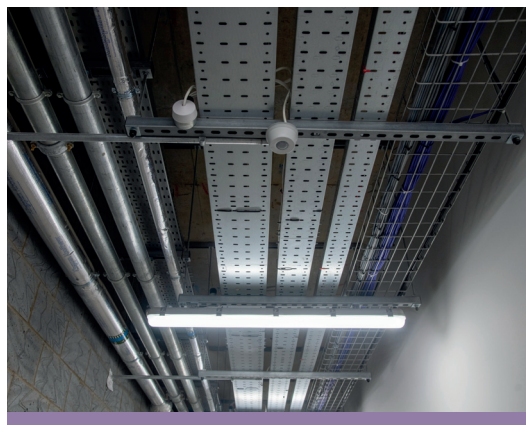
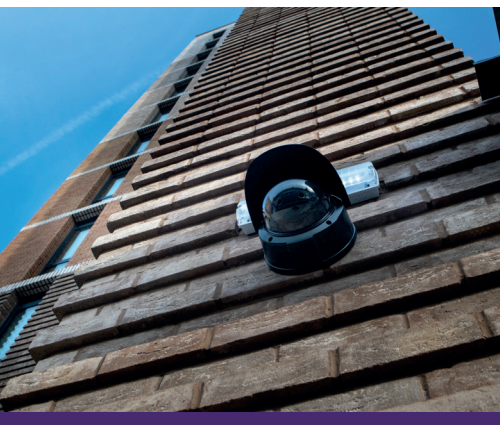


CASE STUDY LU2ON UNION, PHASE 1



HEADLINES

401

apartments delivered in just 12 months

FOUR

G&H divisions provided integrated services

BESPOKE

project management structure used

OVER

150 engineers on-site

DELIVERED

during Covid-19



KEY FACTS

Project title: Lu2on Union, Phase 1
Client: Strawberry Star
Services: Mechanical, Electrical & Public Health Design and Build

Contractor: JJ Rhatigan
Value: £10 million
Duration: 12 months
G&H divisions: Building Services, Engineering Services
Air Conditioning & Maintenance

CASE STUDY HOW WE DID IT



LU2ON Union phase 1 was a fast-paced project with a non-negotiable deadline that saw us design and install a wide range of MEP services to 401 apartments in just 12 months.

This was despite being stood down for several months due to Covid-19 but still managed to achieve the client's revised target handover date upon our return.

Built on a former Vauxhall motor company site, it is part of a wider scheme that will feature a hotel, public park, retail and leisure complex, bars and restaurants.



It will form part of Luton's £1.5 billion investment framework that includes a new football and concert stadium, transformation of London Luton Airport, a 395-acre enterprise zone, improved public transport facilities and expansion of its cultural quarter.

Phase 1, which is a residential-led, mixed-use development, was delivered alongside the main contractor, JJ Rhatigan for Strawberry Star. It saw 401 apartments built across three blocks, nine, ten and eleven storeys high.

We used BIM 360 and Revit 3D modelling throughout the project with three G&H divisions working on the scheme to provide a fully integrated solution.



G&H Building Services led all MEP works that included electrical heating to apartments, power distribution, fire alarms and heat recovery ventilation. Domestic services, drainage, sprinkler and fire suppression and full HVAC was also provided.

The MEP infrastructure saw risers and corridors installed with sub-main supplies for landlord and tenant services featuring boosted cold water and sprinklers serving each apartment.

This was supported by G&H Engineering Services creating pre-fabricated pipe work, mains pipe work and a plantroom fit out while G&H Air Conditioning installed units in the front of house office areas.

A crucial aspect of our work was the high level of organisation and quality assurance to meet the challenging timetable, which saw us create a bespoke project management structure.

Directed by the senior contracts department, we appointed MEP managers and foremen to each of the three blocks to oversee works, ensuring all were delivered with a uniform approach.

This included ongoing liaison to ensure all blocks stayed on programme, labour resources - that saw over 150 engineers onsite - were managed efficiently, and a rigorous quality assurance approval process was adhered to.

Central to this was the use of technology with each MEP manager cross-referencing all sections delivered by different trades using tablets equipped with the latest BIM 360 software.

This enabled the installation to mirror the designs created by our in-house team and meant all work was completed to the highest standard before handing over to the next trade to begin.

To give residents an understanding of different services in their apartments and explain how to resolve simple issues that might occur, we created a user guide video that could be accessed by scanning a QR code that took them to our YouTube channel.

The video showed how to isolate mains cold water, use washing machines, smoke and heat detectors and how to operate intercom and ventilation systems.

The scheme was an outstanding success and following the official handover saw a fourth division, G&H Maintenance, appointed to deliver aftercare and compliance, looking after the services we installed.

CLIENT REACTION

G&H, offered a very hands on approach from the outset and performed well under challenges encountered by all during the ongoing Covid pandemic.

JJ Rhatigan has worked with G&H before so we utilised our previous working experiences and lessons learnt to stream line the MEP installation on Phase 1.

Hylton Foster, MEP lead at Lu2on Union, JJ Rhatigan.

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