



Brecon Office
Unit 18/19 Ffrwdgrech Ind Est,
Brecon,
Powys
LD3 8LA

Gloucester Office
Unit 9 The Glenmore Centre,
Jessop Court, Waterwells Business Park,
Quedgeley,
Gloucester GL2 2AP

Method Statement – M&E

Company: Bbi

Position: Main Contractor

Date: 27th February 2025

Project: Free trade CAT B Fit Out of Fourth Floor

Description of work.

M&E Alterations and new installation to suit CAT-B fit out.

Raised access flooring mechanical & power alterations.

All power situated under the raised access flooring will be distributed by Elektrak floor boxes cut and fitted into the centre of the existing metal 28mm raised access tiles in various positions to suit the Tenant's layout with required data and power sockets.

Each floor box will be powered by an Elektrak power track distribution mounted under the raised access flooring fixed to the plyboard sub-base. This system is currently used to mount and fix existing mechanical installations under the raised access flooring.

Each run of Elektrak will be wired back to the central mains distribution board with cables of specified sizes provided by the M&E designer/consultant.

All mounting brackets, tray work, containment, rods, and associated fixings during installation will not be fitted to or penetrate through the existing building perimeter finishes, structural beams, or historic fabrics upholding the historic integrity.

As previously mentioned, this will be installed to the plyboard sub-base using the same method as the existing mechanical installation under the raised access floor or mounted to the underside of the existing MF ceiling system framework within the ceiling void.

Tray work and containment will pass through new partitions (when installed full height through RAF) but not through existing historical building fabrics, structures, or finishes.

Ceiling mounted Mechanical, Power and lighting – Alterations and new installs

All alterations and newly installed mechanical, power, and lighting that are ceiling mounted will be fixed to the existing plasterboard ceiling. This will be distributed by various sizes of containment such as cable tray, metal conduit, junction boxes and tray work containment fixed only to the plasterboard ceiling including the metal structure framework supporting the newly installed ceiling as part of the Cat-A landlord's renovation.

All fixings, mounting brackets, junction boxes tray work will be fitted only to the existing plasterboard ceiling and be fitted to navigate around any historical building fabric without fixing directly to them utilizing joints, couplers and pre-manufactures bends to assist in navigating around but not directly to or through historical elements again, to uphold building integrity.

1. The installation of refrigerant piping systems will be to BS EN378 & section 4 of Part 1 of the "Safety Code for Refrigeration Systems Utilising Chlorofluorocarbons; published by the Institute of Refrigeration".
 - a. The new refrigerant pipework will be the same quality and grade as the existing system.
 - b. We will ensure that the new pipework insulation is the same manufacturer as the existing so it will match perfectly with the existing.
2. The cable tray will be the same as the existing.





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- a. Any additional will be matched as best as possible to the existing. – (Note new cable tray will be shiner compared to the existing due to the age)
 - b. All fixings will be the same as existing.
3. Additional Fan Coil Unit – (FCU)
 - a. This will be Daikin the same manufacturer as the existing equipment.
 - b. The type of FCU will be the same model series to match existing units. – (Note the new FCU will be shiner compared to the existing due to the age)
 - c. New controllers Madoka will match as any of the existing previously installed.
4. Server room Air Conditioning
 - a. This will be Daikin as per the existing VRV systems.
 - b. The controller will be the same as that are already in the offices.
 - c. The new refrigerant pipework will be the same quality and grade as the existing system.
5. The new pipework insulation is the same manufacturer as the existing so it will match perfectly with the existing Grilles
 - a. Any new grilles will be matched and purchased from the same supplier as the existing allowing for a match

Safety measures undertaken.

. All operatives to read, understand and sign site induction prior to any works, where it states that care will be taken during the transporting of any equipment and materials through the building to ensure that no historic fabric is damaged.

. Sub-contractor to provide site and task specific paper copy of RAMS that will have been signed off prior to arrival on site.

. Working at height to be carried out by low access platforms (podiums) with daily scaffold tag inspection.

. Working area to be kept tidy of all materials and trip hazards.

