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Irish Building Services News

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BSN News

IRISH BUILDING SERVICES NEWS

Minister Compliments Work of GTSC

Minister for Energy, Mr Bobby Molloy, TD, paid tribute to the work of the Gas Technical Standards Committee (GTSC) in Dublin recently when he was presented with the Committee's latest Annual Report.

The GTSC was set up in 1982 to advise Eolas and the Department of Energy on Irish standards and codes of practice for natural gas and LPG usage.

According to a spokesman, the development of gas standards for Ireland has now reached its "mature"

stage, the "basic corpus of standards are there", he said.

The Gas (Amendment) Act of 1987 puts a responsibility, by mandate, on Bord Gais to apply these standards. However, the Bord and the GTSC work closely together to ensure that, while the basic criteria of safety, good practice and efficiency are being met, the effort does not put unnecessary difficulties in the way of Bord Gais.

Bord Gais takes its responsibility in respect of the standards very seriously, the Bord's personnel being

the mainstay of many of the GTSC Technical Committees.

The LP gas industry also contributes significantly to the work of the GTSC and it has already undertaken to voluntarily apply the relevant standards of its operations.

Currently the GTSC is made up of representatives from the public and private sectors of the gas industry, various government departments, the Chief Fire Officers' Association and Eolas.

Nonetheless, in its latest Annual Report, the Committee has identified the desirability of broadening the membership base to include gas consultants, engineers, architects and gas contractors.

Edpac/Dunham Bush Agreement

Edpac of Carrigaline has announced a major licensing agreement whereby Dunham Bush, USA will manufacture and distribute the Modular range of close-control AC equipment in the United States.

All technology is to be supplied by Edpac Carrigaline.

This is a unique development in the Irish AC industry and believed to be the first deal of its kind to be successfully concluded with such a major USA and world leader in the industry.

IDHE Silver Jubilee Dinner

The Institute of Domestic Heating Engineers is holding a celebratory Silver Jubilee Dinner in the Gresham Hotel, Dublin on 27 April next.

Those attending will convene for a pre-dinner drinks reception at approximately 8pm and thereafter proceed through to the dining area for the meal.

This will be followed by entertainment and dancing well into the early hours of the morning.

While an Institute-organised function, representatives from all sectors of the industry are welcome to attend.

Main sponsors for the evening are Bord Gais.

Tickets (£20 per person) are available from Katrina McTernan, Tel: (01) 945257.

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READERSHIP DATA

Irish Building Services News (formerly *Irish H&V News*) is Ireland's only *Building Services* magazine providing coverage of the heating, ventilating, air conditioning, refrigeration, sanitaryware, plumbing, maintenance and environmental industries. It is the only publication catering exclusively for these industries and its circulation includes members of the following:

The Institute of Consulting Engineers; The Chartered Institution of Building Services Engineers; The Institute of Domestic Heating Engineers; The Energy Managers' Association; The Institute of Energy; The Institute of Plumbing; The Energy Conservation & District Heating Association; The Mechanical Engineering & Building Services Contracting Association; The Irish Builders' Providers Association; The Association of Consulting Engineers of Ireland; Small Housebuilders' Association; Maintenance Managers' Association.

In addition, *Irish Building Services News* circulates to independent building services contractors and key executives in industry, Government, Semi-State and local authority bodies. Essentially, our circulation is virtually saturation coverage of all those with an interest and/or involvement in the industry.

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NEWS

4-Way Discharge from Mitsubishi



● Pictured at the launch of the new Mitsubishi Electric PLH-FK Ceiling Cassette Air Conditioner were (from left to right): Damien Parlour, Managing Director, Tempar Ltd., Michael Sheehan, Manager, Air Conditioning Division, Mitsubishi Electric, Seamus Morgan, Director, Tempar Ltd.

The Mitsubishi Electric PLH FK ceiling cassette, a new split system 4-way discharge air conditioner, had its primary launch on the Irish market by distributor Tempar Ltd.

The newest addition to the Mitsubishi Electric Air Conditioning "Mr. Slim" product range, the PIH FK incorporates the latest advances in air conditioning technology to provide a system which is compact, quiet and flexible enough to meet the most stringent requirements.

Specially designed for a neat and tidy installation, the unobtrusive ceiling cassette contains a newly-developed turbo fan for ultra-low noise levels, electric boost heaters, long life filter and a variable air-flow outlet system. Two, three or four-directional air flow can be selected to give

maximum performance for particular needs.

An advanced microprocessor system control is one of the most significant features of the new PLH FX. Developed specially by Mitsubishi Electric, the system eliminates costly duct installation, improves air conditioning balance and reduces operating costs.

The new unit also features a streamlined square controller for wall-mounting to blend with any kind of decor. Its in-built features include an automatic cooling/heating change-over operation and a self diagnostics facility.

Commented Damien Parlour, Managing Director of Tempar: "The new PIH will, we feel, be an attractive option for a wide variety of applications in the future".



Pictured at a conference in Kilkenny after the presentation of Mitsubishi Red Diamond Seals of Approval to members of the Mitsubishi Air Conditioning Distributor network were (from left to right-back row): Gerry Ross, Ross Air Conditioning, Dublin; David Ross, General Manager, Electronic & Industrial Division, Mitsubishi Electric Ireland; Tom Blount, Frescold Services, Waterford; Vic Brown, Manager, Air Conditioning Division, Mitsubishi Electric UK; Gerry Connelly, Whirsky Refrigeration, Clonsilla; (front row - left to right): Lawrence Thompson, Thompson Air Systems, Mallow; Michael Sheehan, Manager, Air Conditioning Division, Mitsubishi Electric Ireland; and Damien Parlour, Tempar Ltd, Dublin.

World's Housing Experts to Visit Ireland

More than 500 builders from 20 countries around the world will visit Dublin on 30 September next for the 5th International Housing and Home Warranty Conference.

Irish Home Builders will enjoy a rare opportunity to share experiences and learn about the latest developments affecting all aspects of housing from designs to taxation and from building techniques to advice on maximising land use. Hosted by the NHBGS and IHBA, the Conference has attracted some of the world's leading authorities on building issues:

- Tom Cochren, President of the Canadian Home Builders Association who will talk about his recipe for quality.
- Chris Banks, Chairman of the Australian Government authority established to develop ways of improving housing affordability and increasing choice.
- Tony Barry, Chief Executive of Cement Roadstone Holdings.

As well as three days seminars, the audience will also have a choice of social activities including racing at Fairyhouse on Wednesday October 3; a Gala Ball on Thursday, October 4; and a golf competition and Banquet on Friday, October 5.

- Rodney Friedman of architects Fisher Friedman who are renowned for their award-winning designs in the USA.

Bernard's Breakfast Special

Bernard Costelloe's Euro Design Fluid Handling Systems held a breakfast reception in the Burlington Hotel, Dublin recently to which a cross-section of the consultancy /contracting industry was invited.

The purpose of the occasion was to highlight the advantages of plate heat exchangers and compact brazed heat exchangers as manufactured by Swep, the world's largest producer of such units.

Euro Design Fluid Handling Systems markets and Swep range throughout Ireland, receiving its supplies from RSL Ltd, the Swep distributors.

Not surprisingly, Gerry McDonagh and Philip Barber of RSL assisted at the presentation and demonstrated a standard software package on computer which can be used for general

costing and calculating purposes.

However, the principal address was made by Peter Cross, Managing Director of Swep UK and also a main board member of Swep International.

His presentation was precise, full of technical detail, informal and simply delivered, great being made of overhead projections. Perhaps more important still for the nature of the gathering, it was short.

The gathering of 25 guests indulged in a full Irish breakfast after which Mr Cross delivered his address before taking questions from the floor.

Given the level of interest there obviously is in plate heat exchangers, *BSNews* has arranged for Peter Cross to write a paper on the matter which will be included in the next issue of the journal.

200 Step Into Water

More than 200 companies have now booked stands at the National Water Exhibition which will again be held at the NEC, Birmingham. Dates are

6-8 November 1990.

Emphasis is again on the supply and distribution of portable water and the treatment of waste water. Treatment and purification of industrial effluents also forms and increasingly important aspect of the show.

NEWS

BTU 1990/91

BTU officers and committee members for 1990/1991 as elected at the recent AGM are as follows:-

President — Frank Somers
 Captain — Sean Smith
 Honorary Secretary — Gerry Baker
 Honorary Treasurer — Des O'Gorman

Committee — Tom Scott (ex-officio); Laim Stenson; Tony Delaney; Michael Wyse; John Ennis and Shay Kearney.

● Below: Pictured at the recent presentation of McInerney Properties plc scholarship awards to students of Bolton Street College were from left: Ms. Patricia Morris, Dublin (award recipient), Michael O'Donnell, Principal, College of Technology, Bolton Street and Sean Cannon, Executive, McInerney Properties plc.



Denco/Reconair for NI

Denco Air Ltd had appointed Reconair as the sole distributor for the Denco Air range of equipment in the North of Ireland.

With this appointment, Reconair Services Ltd is now the sole distributor for the complete range of Denco Air environmental equipment for the whole of Ireland.

The new Series 3 range continues to build on the vast experience of Denco applications in the field and, as before, any number of these units can be linked to a diagnostic/operating PC computer, which Denco offer as standard equipment.

The ICEing of Fujitsu

Over the last 12 months Isobar Cooling Equipment (Ireland) Ltd — or ICE for short — has experienced a major upturn in sales, especially for the Fujitsu General range of air conditioning equipment for which the company is sole Irish Distributor.

Fujitsu has captured a significant share of the Irish air conditioning market, a factor noted by the company's principals in the UK who were in Ireland recently to view the situation first hand for themselves.

Given their success to date, Ron Cro and Chris Nadauld of Fujitsu came to Dublin to meet Peter Somers, Managing Director of Isobar Cooling, to further endorse their commitment to the Irish market and to devise a strategic plan for the imminent

launch of a whole new range of air conditioning equipment.

Having concluded the serious business of the day, an informal luncheon was held in the Montrose Hotel, Dublin, which was attended by some of the Isobar-appointed Fujitsu selling agents throughout Ireland.

Peter Somers and Isobar Service Manager Frank Mangan hosted the occasion, others in attendance including Brendan Bickerdite (Cork); Cormac Holmes and Andy Flynn, General Refrigerator (Limerick); Fred Cooney, Reconair Services (Dublin); John Sullivan, Tornado Engineering (Dublin).

Other guests included Des Buggy, Burlington Engineering and Tom McGrath, McGrath Refrigeration.

Reconair Minds Bank

Reconair Services Ltd have been appointed Maintenance Contractors for all the AIB Bank branch offices air conditioning systems.

This contract covers over 150 air conditioning systems. The equipment includes all manufacturer's plant.

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NEWS

Scanpump Acquires ABS

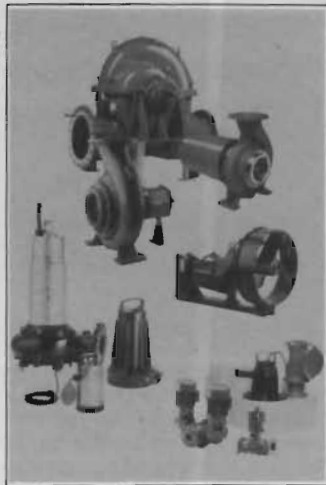
Scanpump AB (Sweden) has acquired ABS Pumpen AG (Germany) to become one of Europe's largest pump companies with an annual turnover of St£150 million and 2100 employees.

Scanpump expanded dramatically in the 1980's through company acquisitions in Sweden, Finland, France and England, together with an enlarged world-wide marketing organisation.

Together, ABS and Scanpump offer one of the most extensive product ranges of pumps and mixers, with emphasis on water and waste-water, building services and the process industry.

ABS Scanpump has six production plants in Europe and one each in North and South America. The products

are marketed by a close network of 20 own sales units and more than 50 representatives world-wide.



● Together, ABS and Scanpump offer an extensive product range of pumps and mixers.

Ozone-Friendly Armstrong

Armstrong are the first manufacturer to offer a full range of flexible insulation products in an ozone-friendly quality. By definition, this means that the production process as well as the products themselves must be totally free of any of the chlorofluorocarbon gases (CFC's) regulated by the Montreal Protocol.

Armstrong manufactures two main kinds of flexible insulation — Armaflex, which is a type of elastomeric material; and Tubolit, which is made from polyethylene. Fortunately, Armaflex has always been free of CFC's since its invention by Armstrong more than 30 years ago. However, polyethylene insulation posed a problem because CFC's are a traditional blowing agent and

are extensively used in the production process.

Faced with the challenge of finding safer alternatives, Armstrong immediately set up an intensive research and development programme. This led to a technological breakthrough in 1988 which enabled Armstrong to offer Tubolit as the very first polyethylene pipe insulation to be produced in the UK without resorting to any of the CFC's regulated by the Montreal Protocol.

Both Armaflex and Tubolit are environmentally friendly in other respects too. Being free from dust and fibre, they are safe and clean materials for the installer to work with. Furthermore, they satisfy the exacting quality standards of the B.S. 5750: Part 2.

Shires Student Sponsorship

Continuing their support for the third year Students Degree Course — Building Services Engineering in the College of Technology, Bolton Street — Shires Ireland Ltd. have again sponsored two students.

Keith Gamble from Walkinstown and Alan Duggan from Tallaght who, due to their academic achievements in the college, were chosen to benefit from this sponsorship.

At the annual presentation of prizes and certificates in the newly-opened lecture theatre in Bolton Street, Tony Hackett, Sales Manager of Shires, congratulated Keith and Alan and wished them continued success in their careers.

Control of Building Energy Costs

With an infinite number of configurations to choose from, the selection of a Building Energy Management System (BEMS), best suited for a particular building is a daunting task. This choice will, without doubt, have to be made in the near future and to assist all concerned the BEMS Centre has published a non-technical introductory guide.

Building Energy Management Systems are computer controlled systems to look after those many hundreds of switches, sensors and valves that abound in all buildings. These controls are responsible for the economic running of lighting, heating, air conditioning, ventilation hot water, automatic doors, escalators and lifts, and their correct working is imperative for proper energy management.

Without a BEMS, this function is difficult even in a single

building, but in a dispersed state it is nearly impossible. BEMS will enable comprehensive monitoring from a single point and is therefore a practical and cost-effective method of energy management. The efficient management of these costs in any building can benefit the internal working environment and cut down greenhouse effect emissions. This guide shows the way to specify the best system available from over 30 suppliers.

In publishing this book BEMS Centre asked experts users, with over 200 years experience between them, to contribute and together, they have produced an easily understood reference to this complex subject. The BEMS Book will be published in March 1990 and will be available from the BEMS Centre (for St£15), Old Bracknell Lane West, Bracknell, Berkshire RG12 4AH.

Consolidated Pumps Roadshow

Consolidated Pumps Ltd — sole distributors for the entire range of Interdab pumps — are currently in the middle of nationwide roadshow which is taking in 11 venues in all.

Consolidated Managing Director Roy Tolan told *BSNews* that the attendance — and active participation — at the shows already held was most encouraging.

This is the first time the Interdab range has been displayed in its entirety throughout Ireland and a cross-section of the industry — including consultants, merchants and contractors — are obviously availing of the opportunity to view it for themselves.

The general format for each venue is for a comprehensive display of single and twin circulators, together with booster and fire sets, to be mounted in such a manner that they can be easily viewed and their features discussed.

Obviously, Roy Tolan and his colleagues are on hand at all times to take queries and assist with detailed questioning.

As indicated, the roadshow has

already commenced but, should you wish to catch one on the remaining itinerary, the details of the entire programme are as follows:—

NB: Times at all venues is 4pm to 8pm.

Kilkenny, Spring Hill Court Hotel (3 April); Waterford, Tower Hotel (4 April); Wexford, Talbot Hotel (5 April);

Limerick, Jury's Hotel (10 April), Cork, Jury's Hotel (11/12 April);

Athlone, Prince of Wales Hotel (17 April); Galway, Corrib Great Southern Hotel (18 April);

Dublin, Jury's Hotel (9/10 May).



● Roy Tolan, Managing Director of Consolidated Pumps.



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Servicing International Financial Services

Allied Irish Banks took possession this month of the entire West Block at the International Financial Services Centre in the Custom House Docks Development. In the first in a series of reviews on this major project, Neil Steedman introduces the overall development and reports on the performance specifications prepared for the first four IFSC buildings by consulting engineers Ove Arup & Partners.

The Custom House Docks Development is the largest single property undertaking since the development of the State. It involves the renewal of a 27-acre site located just 500 metres from O'Connell Street, adjacent to the Custom House, Bus Arus and Amiens Street Station, and enjoys a wide frontage to the River Liffey.

Due for completion in 1993, the £400 million development has already attracted some 100 tenant companies and the projected workforce is 6,000 people while 1,000 are already employed on site during the construction. The overall project will comprise a mix of offices, commercial premises, cultural facilities, residential units, a hotel and conference centre.

The speed of progress to date has been somewhat exceptional. The Custom House Docks Authority was formed little more than three years ago. Within 12 months a comprehensive planning study and brief had been published, a major competition held and a development team selected. By January 1988 the Master Project Agreement had been signed between the Authority and developer and site preparation work commenced.

Now, only two years later, the flagship building of 100,000 square feet, the West Block facing the Custom House, has been

completed and handed over to AIB Capital Markets for whom fit-out work is now underway. A total of 580,000 square feet of net floor space is at various stages of construction.

In building volume terms this achievement is even greater because, in comparison to a conventional office floor-to-floor height of 3.2 metres, those under construction at the IFSC have a 4.2 metre floor-to-floor height, in order to allow for the inclusion of a 500mm floor slab, 250mm raised floor and 725mm ceiling void (for ease and flexibility of services installations) and yet still provide a 2.725m floor-to-ceiling space.

A full variable air volume (VAV) air conditioning system is incorporated, delivering conditioned air to any zone within the building and allowing the occupier to determine the intensity of the air conditioning.

As a consequence of the high standard of environmental control within the building interior, the external cladding comprises the most sophisticated, high-performance curtain wall ever utilised in this country. It is being prefabricated in Belgium by Chamebel S.A., who have undertaken similar contracts at the Broadgate Centre in London.

Many UK architects, engineers and contractors have visited the site to find out how construction of the IFSC is proceeding so fast — particularly as the main structure is an insitu, wide-span concrete waffle slab rather than the steel frame normally used in the UK for speed of construction. In fact, the IFSC is being built fast than, for example, the steel-framed Broadgate Centre.

The Competition Winner

The 60-page Planning Scheme (an impressive piece of work prepared by Limerick architects and urban designer Murray O'Laoire Associates and consulting engineers Ove Arup & Partners Ireland), was published in June 1987.

Developers were then invited to make submissions for the overall development of the site, which was to include an International Financial Services Centre and be completed in a five-year period. Eight complete submissions were received by the deadline of 1st September 1987.

On Wednesday 28th October 1987, the Minister for the Environment, Padraig Flynn, announced that the project had been awarded to the Custom House Docks Development Company Ltd., a consortium of Hardwicke Ltd., McInerney Properties plc, and the British Land Company plc.

Two firms of architects and planners were involved in the winning design: the US practice of Benjamin Thompson & Associates, internationally known for its pioneering designs in the restoration and renovation of waterfront areas in Boston, Baltimore, Minneapolis and New York, and one of the largest Irish practices, Burke-Kennedy Doyle & Partners. Consultant civil and structural engineers were Ove Arup & Partners in Dublin, consultant mechanical and electrical engineers Ove Arup & Partners in London, and quantity surveyors the Bruce Shaw Partnership.

In the competition-winning design, the primary International Financial Services Centre offices were provided in a "flagship" West Block facing the Custom House and a large extended building with atria behind. In subsequent design, however, for ease of letting, the larger building was divided into three separate buildings.

Services Design

Ove Arup & Partners of London were engaged as consultants by the developers to prepare performance specifications and scheme designs for the services in all four blocks — now named West, South, North and Centre Blocks. When AIB were signed up as purchasers of the West Block these specifications and designs were put out to tender, those companies tendering being required to develop the



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generator fuel/oil storage and other plant. The North and South Blocks contain atria, otherwise the general design of all four blocks is similar — Ove Arup & Partners specifications for the Centre Block are given in the accompanying table.

In general, floor area of between 12,400 to 18,000 square feet provide efficient, highly flexible air conditioned office accommodation capable of both horizontal and vertical division. The planning module on a typical floor makes a wide range of office layouts possible from totally cellular to fully open plan with maximum space utilisation.

Services design to full installation level. H. A. O'Neill Ltd, were the successful ones out of three tenderers, and engaged Varming Mulcahy Reilly Associates for the project.

Both the North and South Blocks were subsequently negotiated with H. A. O'Neill's but a decision as to how to proceed with the Centre Block has yet to be taken because negotiations with

prospective purchasers have not as yet been finalised. However, the unusual fact that all four building "sit" on a common basement, which will remain the property of the developers, would seem to favour negotiation again rather than tender.

The common basement contains parking for cars together with water storage and pumping for sprinkler and domestic water systems, ESB sub-stations,

Flexibility is the keynote in the building design and the following criteria have been addressed:

- (a) Zoning of the VAV air conditioning system.
- (b) Power availability for occupier's additional plant and distribution.
- (d) Standby power for base building systems.
- (e) Space provision for occupiers' additional generator plant.

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Have there been any significant differences at the Custom House Docks to previous schemes in London? "Yes, there have. For example, we have had to do more work here on the fire systems in order to satisfy the authorities, but that is perhaps because this is the first large building with atria constructed here, and I would also say that we have had tremendous support from all the statutory authorities — the ESB; Dublin Corporation Fire Prevention Department; Dublin Gas, and so forth.

"In addition, the main switchrooms have been placed on the roofs, rather than in the basement, so that they are near the load centres, and the standby generators are also on the roof, because they have to be mechanically interlinked with the ESB supply. The South, Centre and North Blocks each has two transformers supplied from one central station. The West Block's ESB supply is at present coming over from the Bus Station, but a 38kV substation is to be constructed for the whole site."

The Arup Team

The Ove Arup & Partners services design team in London is led by Iain Lyall (Director); Praful Parikh; Alan Jefcoat; Doug Browne and Alan Doyle, Site engineers.

While Ove Arup and Partners are responsible for performance specification and scheme designs for the first four of the IFSC buildings, the practice will be undertaking full installation designs for subsequent office buildings and they are therefore in the process of establishing a mechanical and electrical division within the Dublin office.

- (g) 1.5 metre planning module.
- (g) Potential for sub-dividing each floor.
- (h) Provision for riser ducts and spaces for occupiers' additional and ancillary services.
- (i) Completion of shell and core standard, permitting flexibility for fitting out needs combined with savings to the occupier in time and money.

High Heat Gains and Extensive Cabling

Ove Arup & Partners have had considerable experience in designing building services for international financial services, with projects at Billingsgate, Broadgate, Towergate and Finsbury Avenue in London all having adopted similar performance specifications.

Interviewed their Project Manager for the Custom House Docks Development, Praful Parikh, what were the main

differences compared with designed for "ordinary" offices. "One of the main differences is the unusually high heat gains, from both people and equipment. In dealer rooms, for example, you can have up to one person for every 6 square metres, and they are engaged in intense activity for practically all the time.

"The amount of cabling is also extensive — even the 250mm floor void (210mm nett) often gets packed full. The ceiling void also has to be deeper to accommodate the large VAV ducting.

"The mechanical, electrical, lifts and public health elements would account for 27-30% of building costs — about 5% higher than normal. Obviously the space provision for plant rooms is quite extensive — in the West Block its on the roof, for the North and South Blocks it occupies the sixth floor and half of the fifth floor, and for the Centre Block it will occupy the roof and half of the seventh floor."

Description of Services for Centre Block, Prepared by Ove Arup & Partners

The Centre Block will have 3 No 1,250 kg 16-person passenger lifts, serving basement, ground and seven upper floors. These are located in the main core; 2 No. 800 kg 10 person passenger lifts which double as firemans lifts and serve all floors from basement to seventh floor. These are located one each in the two side cores.

Plumbing Installation

A metered water main serves basement domestic storage tanks.

Boosted riser mains serve a cold water storage tank located in the roof plant room. Hot water is supplied via local

electric hot water heaters in toilet areas at each floor level.

Water disposal — surface water, soil and waste pipes discharge via external underground drainage to the Dublin Corporation sewer in Amiens Street.

All drainage below ground floor level is pumped into the high level basement drainage system.

Drinking water — Drinking water risers are provided in the main core and in secondary cores.

Occupier connections — Provision is made for future connections to drainage and water supply in secondary cores.

Air conditioning — A VAV system delivers conditioning air to diffusers set within a 1.5m square module in the suspended ceiling. There is flexibility for moving the diffusers within the module.

There are independent supplies to a quarter of each floor of the building and each supply is zoned generally with a thermostatically controlled VAV box per 7.5m x 7.5m bay. This gives flexibility in layout and density.

The system provides both an early morning temperature boost as well as the normal cooling requirements.

Extract air is returned to the ceiling void via ventilated luminaries and back to the

air handling units via builders work riser shafts located in each core.

The air system is designed to cope with internal heat gains equivalent to 25 watt/m² for small power, 20 watt/m² for lighting and 8 watt/m² for people, plus solar, fabric and ventilation gains.

Additionally, the plant and ducting system has spare capacity to cater for 15% of the usable space at a level of 80 watt/m² for small power and 14 watt/m² for occupancy.

The system is designed to the following criteria: —

- Summer External: 25°C db 18'wb
- Summer Internal: 22°C + 2°C
- Winter External: -1°C db Saturated
- Winter Internal: 21°C + 2°C

The system is designed so that the noise level from the air conditioning plant in office areas does not exceed NR38 after the installation of ceilings and carpets.

Air handling plant — The building has four independent air handling plants on the roof, each supplying one quarter of each floor. The units are designed to make maximum use of varying recirculated and outside air for economy.

Building Services News, Vol. 20, Iss. 3 (1990), Art. 1
The building has two air cooled water chillers providing cooling to the associated air handling plants.

Each chiller is sized to provide 60% of the total building load.

Ductwork — Supply and extract systems are in galvanised sheet ductwork, metal generally in accordance with DW142. Supply ductwork is insulated up to the VAV boxes and all ductwork is insulated where exposed on the roof.

* **Ductwork, VAV boxes, flexible connections and air diffusers** are not installed beyond air shaft connections at each floor.

Heating — Gas-fired boilers provide low temperature hot water for radiators at ground floor level and in stair, for VAV box reheaters and air handling unit heating coils and heating in ancillary areas.

Controls — Controls for mechanical systems are all provided by a direct digital control system which is capable of providing all of the control and monitoring functions required with capacity for considerable expansion.

Fire Protection

Alarm System — An intelligent fire alarm system is installed incorporating manually operated break glass contacts and automatic smoke and heat detectors in basement landlord areas and roof plant rooms only. Where floors remain unoccupied a temporary fire alarm system is installed. Alarm sounders are installed at all levels.

A fire alarm control panel is installed in the ground floor security office.

Sprinkler system — The sprinkler system is supplied from a tank and pump set located in the basement. A standby pump is provided in case of pump failure.

The basement car park only is sprinkler protected. However, the sprinkler system can be extended to cover office areas by an occupier if required.

Sprinklers are also installed to protect the basement plant rooms.

Hose reels — A hose reel system gives a first aid fire fighting facility to all areas. Hose reels are located on each floor adjacent to the fire escape stairs.

Dry Risers — A dry riser is located in each of the fire fighting stair cores with 63mm (2 1/2") landing valves at each floor level. Inlet valves are located at ground level at the base of the stair and are accessible from outside.

Building Automation System — A complete direct digital control system is provided giving all control functions, switching and optimisation of central plant.

Spare capacity is available for occupiers to add some control and management functions.

Telecommunications

A telecom frame room is provided in the basement. Duplicated cable entries from outside are provided.

From this room cable routes are provided to the risers serving each floor. Spare riser capacity is available.

Dwyer Magnetic Gauges

The Dwyer magnetic gauge is probably the world's best known low-pressure dial manometer, and is used on filters and air handling units in the Customs House Dock Financial Centre. The gauge is used to indicate filter condition, suction, pressure and differential pressure of air and non-corrosive gases. With scales as low as 0-6mm wG (0.025"Wg), all magnetic gauges will withstand a static pressure of 15 psi.

The photohelic gauge is used on similar applications to the magnetic but has the added feature of two adjustable change over contacts which can be adjusted over full scale. For liquid applications, the capsuhelic gauge is used. Dwyer also make very low pressure transmitters with 4-20 ma outputs which can be used with a computerised air conditioning system. Lowest scale available is 0 - 0.1" WG with 4-20 ma

output. An indicating transmitter has recently been added to the Dwyer range, with all the features of the magnetic gauge and the output to your indicator/recorder/controller/computer.

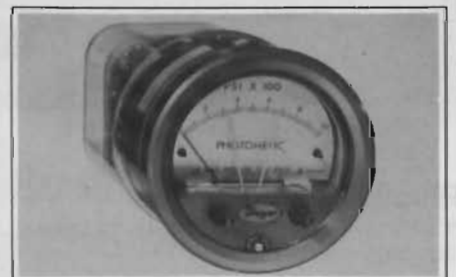
Dwyer pressure switches are used either alone or with a magnetic gauge as an alarm on filter or air handling units.

Penn, a division of Johnson controls, are makers of a range of quality pressure switches, flow switches, thermostats and humidistats, and are used extensively in the Customs House Dock Centre. Penn pressure switches have been fixed to the majority of booster pumping systems in Ireland for 30 years. They are used on pipeline and duct applications where a flow or no-flow situation is critical, and are supplied for air or for liquid.

The Penn A19 series thermostats are used extensively in the Centre and are recognised by contractors and engineers for their long term reliability and repeatability.

Rueger thermometers are precision instruments made in Switzerland. The Rueger name has, for more than 100 years, been the brand name of quality dial thermometers and are used in all facets of industry — heating, ventilation, refrigeration, chemical industry and by power stations.

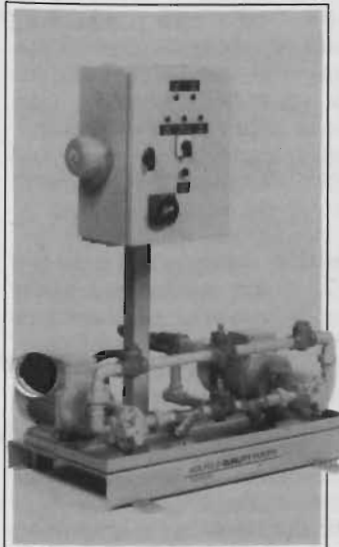
Manotherm are proud to have represented these three companies in Ireland for over 30 years, and carry large stocks of these and other quality controls.



● The Dwyer Series Photohelic pressure switches/gauges available from Manotherm are 3-in-one units incorporating indicating gauge, Lo-limit control and Hi-limit control.

Holfeld Pumps

During last year Holfeld Pumps supplied various fluid handling pump systems to the West Block phase of the Customs House Docks International Services



● Holpak HFR4 packaged fire hosereel pressure booster system designed in accordance with London Fire Brigade Regulations and manufacture by Holfeld Pumps.

Centre, including the original shell and core contract and also the subsequent fit-out contracts.

The extensive range of pumping plant supplied included custom built belt-driven pumpsets for both the chilled water and low pressure hot water circuits, ranging in size up to 30KW. These pumpsets were supplied complete with anti-vibration mounting and flanged rubber expansion joints in accordance with the consulting engineers requirements.

A large number of Grundfos glandless circulating pumps were also supplied by Holfeld Pumps for the boiler injection, low pressure hot water, and heat recovery circuits.

Demonstrating their ability as acting "as one source supply" for all pumping applications, Holfeld also supplied other various pumping plant including Holpak twin fuel oil transfer sets, end-suction pumps for chiller water, Grundfos self-

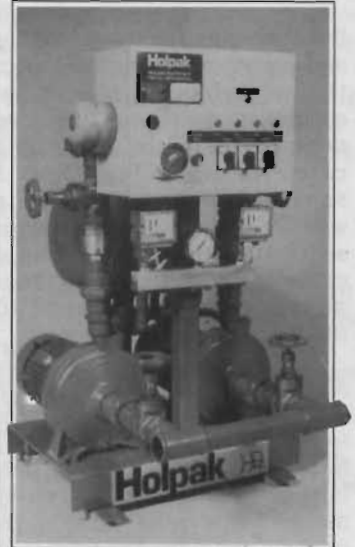
priming pumps for the lift shafts and also other pumps for various applications.

Holfeld Pumps were also successful in recently securing an order for the pumping plant, for the second phase of the project which is the South Block. This order consists of again a number of belty-driven pumpsets with anti-vibration mountings and flanged rubber expansion joints, Grundfos glandless circulating pumps and self-priming sump pumps, and various Holpak packaged fuel oil transfer sets.

Holfeld Pumps are also supplying all the packaged cold water pressure booster pumpsets, including Holpak booster sets for the mains water, drinking water, and for the fire hosereel circuits.

In securing orders for phase 1 & 2 the HR Holfeld Group has capably demonstrated the market position of Holfeld Pumps who design and supply advanced

pumping technology and manufacture the Holpak range of pumpsets and pressure booster sets.



● Holpak HCA90/2 packaged twin fuel oil transfer pumpset, complete with panel and drip tray as manufactured by Holfeld Pumps.

BSNews
BUILDING SERVICES
PROFILE

CROSSFLOW
AIRCONDITIONING

EDPAC

AIB. IS BANKING ON MODULAIRE AT THE DOCKSITE

AK 287701 17-07-89

CROSSFLOW
AIRCONDITIONING

SANDYFORD INDUSTRIAL ESTATE, TEL: (01) 954521.
DUBLIN 18. FAX: (01) 953978.

Edpac Special Air-conditioning Units

Supporting the extensive data handling and communications facilities needed in the west block necessitates heavy concentrations of computer, modems and network controllers in certain areas. To cater for these high heat loads, a separate cooling system provides water/glycol at 9°C flow temperature to serve 15 stand-alone Edpac downflow close control AC units. These units provide room conditions of 20°C, 50% RH.

AIB's specifications for these downflow units were very stringent, incorporating — double-skin construction; phase-balanced reheat stages; modulated output humidification; two-speed fan motors (for standby capacity and energy saving); and ultra-low noise — NR 38 in room.

The new Edpac modulaire unit range adapted easily to meet these and other requirements.

Control Requirements: Originally, the specifications envisaged that all 15 units would interface directly and be controlled

Building Services News, Vol. 29, Iss. 3 [1990], Art. 1
by the general building management system. This would have involved modifications to unit control systems and considerable hard wiring from each unit to the BAS.

In addition, where two or more units were located in one room, all units in that room would normally run at reduced fan speed to meet noise level and energy saving specs. In the event of a fault on any unit, the remaining units would speed up to 100% airflow and be able to provide 100% of the room cooling load.

Edpac's approach to the specification demands was to build on the Modulaire existing standard control and communication software to virtually eliminate hardwired connections between units or to the BAS. This was achieved, as shown in the illustration, by a simple "Daisy Chain" connection of all 15 units with a twisted pair communications cable, terminating in a small Edpac central controller.

From this remote controller the following parameters can be set up for each unit or group of units:

- Unit address code;
- Group address code;
- Temperature and RH control points for any unit or common values for a group of units;
- High/low temperature and RH alarm set points;
- Manual selection of high speed fan operation for any point.

Reports from System — Call up on screen and/or print out, if required; a room status report for the last 48 hours, ie average temperature and RH values;

and any high or low events during the period.

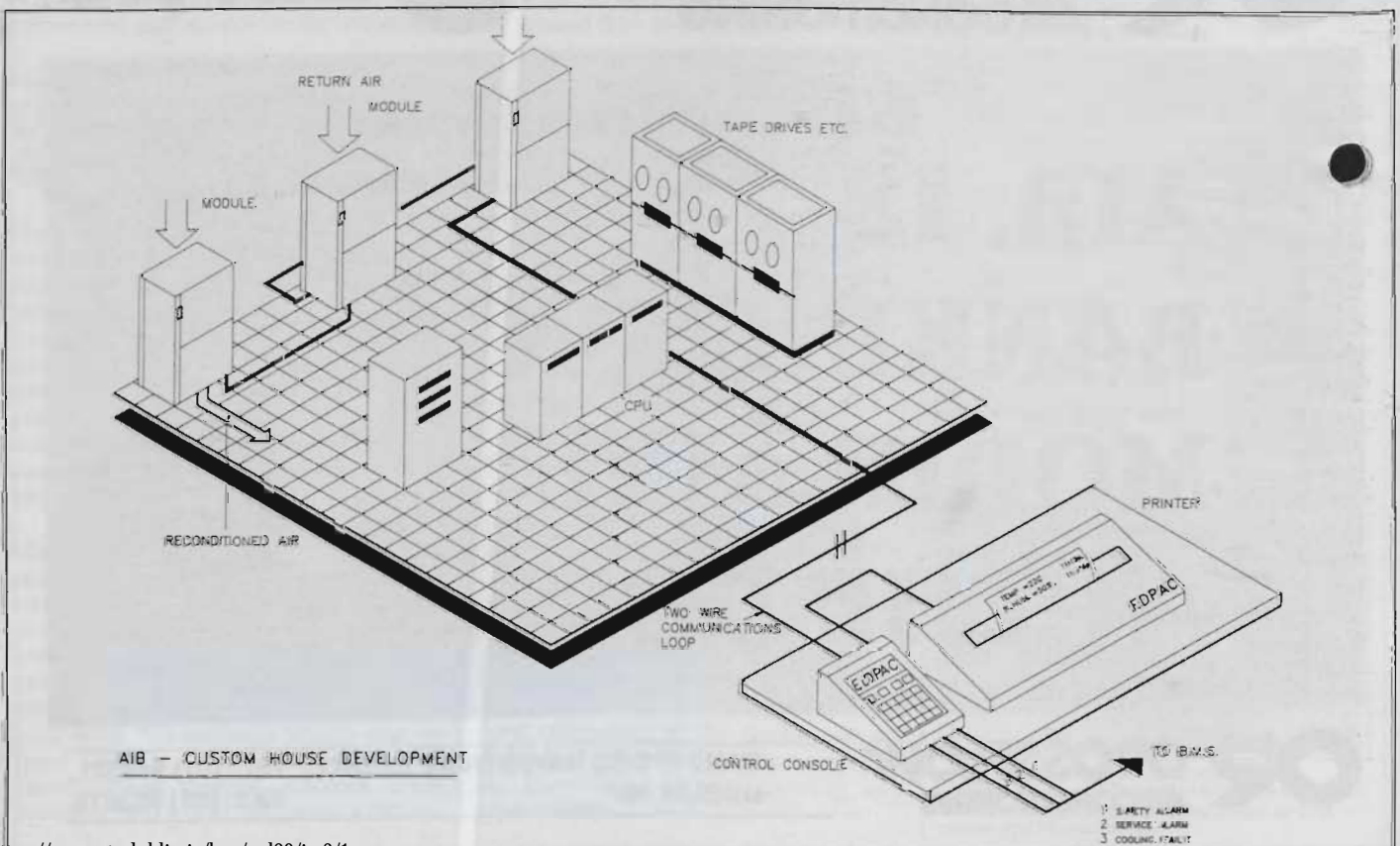
Fault Reports — If a unit develops a fault the controller will display: unit address code; type of fault; and time of event.

To invoke the low/high standby feature, the software will switch the (remaining) units in any group to 100% airflow, if any unit loses airflow, or, the room temperature rises to the alarm set point.

Connection to the Building Automation System — The Edpac controller provides three digital outputs to the BAS: safety fault — airflow loss, fan fail, sensor failure; condition fault — high or low temperature or RH; and service fault — change filter, or water under floor.

Water Detection — Edpac can provide a standard 25 metre underfloor water detection cable with each unit and this has been incorporated in the system. In addition, they have also supplied a general building water detection system comprising 30 detector cables which connect to a stand-alone control panel. This panel is, however, connected to the Edpac communication cable and a water alarm will be displayed on the central AC unit control panel, giving the cable location code and the signal will be relayed to the BAS system.

This Edpac installation for AIB amply demonstrates the great flexibility of the Modulaire control/communication software and its compatibility with high technology building design and management systems.



NEW PRODUCTS/LITERATURE

LANDIS & GYR TIME CONTROL

Landis & Gyr has introduced two new electronic domestic central heating controls — the Microgyr 50 and 40.

The Microgyr 50 electronic time switch has three on/off switching per day, one hour boost facility, neon indicator lamp and battery back up for mains failure. It can be used as a direct replacement for the RWB30 and re-wiring is not necessary as all the units are plug-in and use the same standard baseplate.

The Microgyr 40 electronic programmer for CH & HW also has the same features as the Microgyr 50 and can be used as a direct replacement for the RWB2.

Both units are attractively designed in brown and beige casing and their "simple to operate" instructions are printed on the inside of the hinged cover.

Brochure and further details from: Asea Brown Boveri Ltd, Whitestown Industrial Estate, Tallaght, Dublin 24. Tel: 01-522622.



● Landis & Gyr Microgyr RWB50 from Asea Brown Boveri.

CRANE FLUID SYSTEMS

Crane Fluid Systems has relaunched its C range submersible pumps.

The range includes a new C30 sump pump suitable for sump drainage applications where a compact, lightweight unit is required to give high performance and reliability.

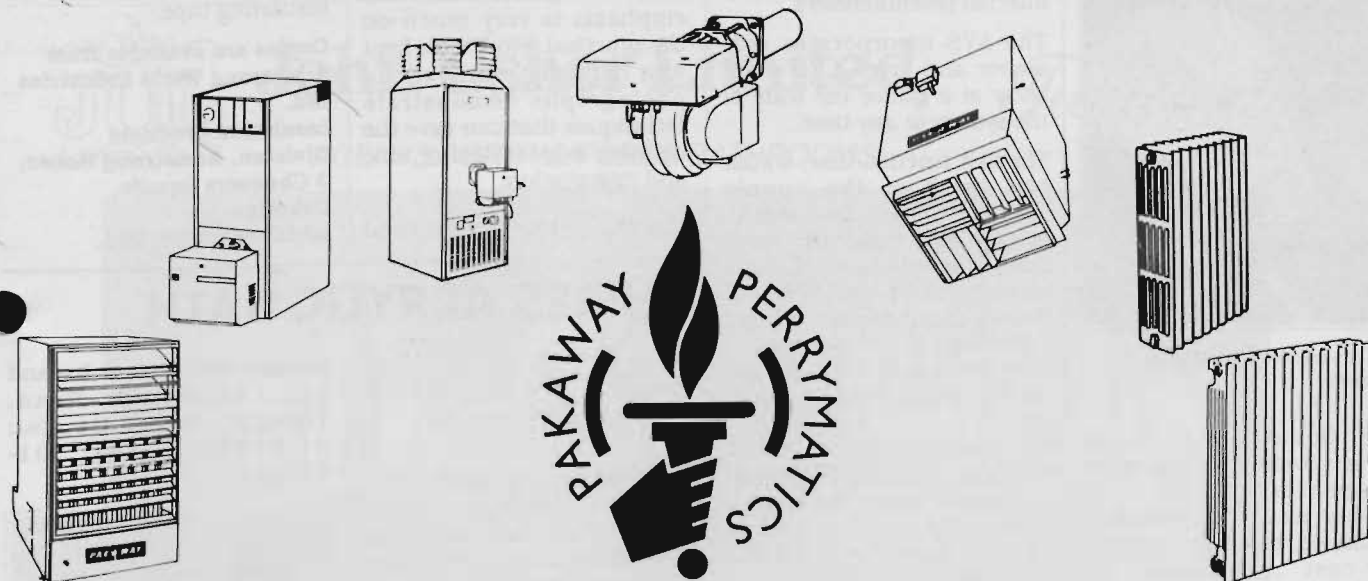
C60 heavy duty pumps are offered in 14 modes with a choice of single or three phase operation. Units are of rugged construction with casings and housing manufactured from high quality cast iron to BS1452 Grade 220. All models feature a double shaft seal in the oil chamber with lower mechanical seal in tungsten carbide/aluminium oxide.

C90 vertical free standing

pumps complete the range. Requiring minimal connections for operation, C90 pumps are corrosion resistant and will operate for long periods without maintenance. They are available for manual or remote operation in single or three phase option. A flameproof model is also offered.

A 8-page, colour publication containing full technical details is available free on request from:

**Crane Fluid Systems,
Unit 1, Miracom Centre,
Hadleigh Road Industrial
Estate,
Hadleigh Road,
Ipswich, Suffolk IP2 0HB.
Tel: 03 0473 213423;
Fax: 03 0473 213248.**



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INDUSTRIAL AND COMMERCIAL HEATING EQUIPMENT
1 Duncairn Place, Bray, Co. Wicklow. Telephone 01-868244. Fax 861729.

NEW PRODUCTS/LITERATURE

PAKAWAY HEATERS

Euro Gas has introduced a new range of suspended gas fired unit heaters which were designed to meet the requirements of industrial and commercial buildings where lower noise levels and the saving of floor-space are important criteria.

An extensive choice of outputs ranging from 14 K.W. to 112 K.W. or 50,000 Btu to 380,000 Btu combined with three alternative fan types permits near optimum unit flexibility in heating system design.

Some customers who have recently installed Pakaway heaters are — Tipperary

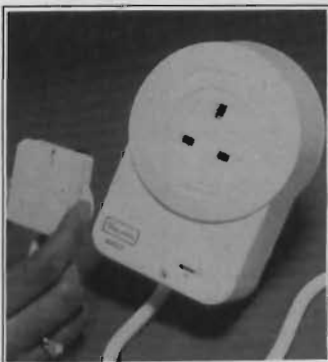
Coop; FAXS Kildare; Stewart Industries Dublin; and Road House Celbridge.

The above are just some satisfied customers to whom Euro Gas Ltd have supplied and commissioned Pakaway gas fired unit heaters.

Pakaway also manufacture a full range of free-standing cabinet heaters for operation on oil or gas with outputs ranging from 29 K.W. to 295 K.W. or 100,000 Btu to 1 Million Btu.

For further information please contact Des Prendergast or Pat Curran. Telephone 01-868244 or Fax 01-861729.

AUTOMATIC VOLTAGE SWITCHER



● Automatic voltage Switcher from Sollatek.

The Sollatek Automatic Voltage Switcher (AVS), when connected between the mains supply and an electrical appliance, provides constant low-cost protection by monitoring main voltage.

If the electricity supply fails or there is a voltage fluctuation beyond preset acceptable limits (the window) the AVS disconnects the appliance from the mains; monitoring is continuous and the mains supply is reconnected only when supply resumes and/or the voltage stabilises within the window. Nominal window limits are set as standard, but the upper and lower

limits can be adjusted by internal potentiometers.

The AVS incorporates red, amber and green LED's to show at a glance the state of the system at any time.

The fast reaction time, within one cycle of the supply (Except when the mains voltage goes below the lower limit by less than about 20%) ensures that the AVS will detect rapid mains voltage switchings or fluctuations but remain unaffected by the initial voltage drop on start-up.

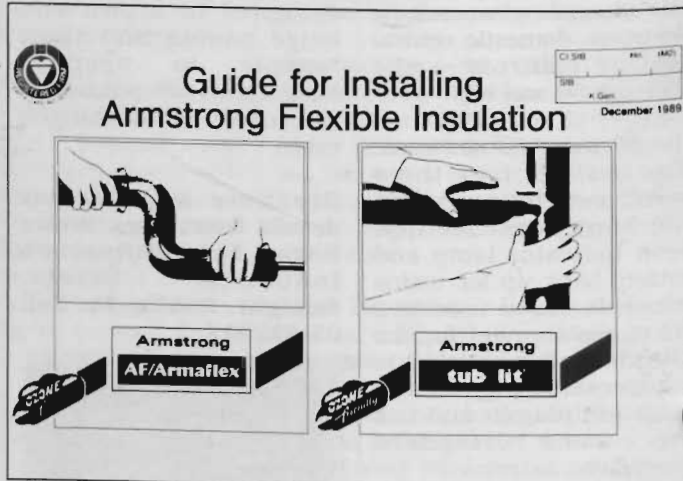
The wait time before restart and after the AVS detects an acceptable supply is normally 60 seconds but variations up to 10 minutes can be provided.

The AVS operates at either 115 or 230 volts, 50/60 Hz and is available in different socket types to suit worldwide markets including OEM versions to protect compressors, internal pumps etc. Three phase systems with various options are available.

For further information Sollatek (UK) Ltd. Tel (03 0753) 682337; or Fax (03 0753) 685306.

ARMSTRONG DOMESTIC HEATING GUIDE

● Armstrong's new guide for installers of domestic heating systems.



A new guide for domestic heating engineers covering Armaflex and Tubolit installations is now available from Armstrong.

The 24-page guide sets out to provide a step-by-step aid to installing insulation. The emphasis is very much on the practical. Words are kept to a minimum, while useful photographs demonstrate techniques that can save the installer a great deal of time and aggravation.

Among the practical

contents of the Guide are easy ways of making oversize and segmented fittings for elbows; methods for insulating T-junctions and oversized T-sections; together with advice on the use of adhesives and insulating tape.

Copies are available from Armstrong World Industries Ltd, Insulation products Division, Armstrong House, 3 Chequers Square, Uxbridge, Middlesex, UB8 1NG.

SHIRES ACRYLIC BATH

Shires Ireland Ltd has introduced a new acrylic bath called the Medley.

A rectangular bath with colour co-ordinated twin grips and an anti-slip showering area, the Medley is available in either 1700mm or 1500 mm.

It is available in the full range of Shires colours and is manufactured to BS 4305 in either 5mm or 8mm acrylic.

Unison Lo-Trim bath panels complement the Medley and they are manufactured in 1700mm and 1500mm lengths with end panel measuring 700mm.

Details from Shires Ireland Ltd, Broomhill Road, Tallaght, Dublin 24. Tel: 01-515877; Fax: 01-515534.



● The new Medley bath from Shires Ireland.



BATHROOMS



Installation Tips for the Contractor

- Even in cramped conditions, allow sufficient activity space around each bathroom unit;
- Position the fixtures so that the rest of the room and the windows can be easily accessed, for cleaning etc.
- Keep pipe runs as short as possible, remembering that any exposed plumbing will look better boxed in.
- To save the expense of repositioning, try to utilise existing plumbing when redesigning an old bathroom.
- Keep in mind that bath handgrips and slip resistant bases are important features, especially for the elderly and disabled.
- Choose the most spacious washbasin that the room will accommodate.
- Allow for two washbasins, if possible, to avoid early morning congestion.
- Do not position the wc so that it is the first visible fixture one sees are soon as one walks in the door.
- Wall hung and back to wall wcs and bidets allow for easy floor cleaning and look better.
- Shower areas, either separate or over bath, should be completely tiled.
- A conventional shower requires a minimum 3 ft head of water, a balanced hot and cold supply — install a thermostatic mixer.

Caradon Twyfords into the 1990s

Every new product in the Caradon Twyfords range has been very carefully researched and is aimed with precision at the target market.

The sheer speed of products is dramatic, it includes:—

- Three new colours;
- A revolutionary new process, three years in development, to give a unique finish to porcelain enamel baths, with a 30-year guarantee;
- Fully-fitted bathroom furniture with unique advantages;
- A new mid-market range of ceramic disc brassware, quarter turn controlled;
- Colour co-ordination in luxury in mid market suites'
- A new acrylic bath for the best selling Jupiter range;
- An enhanced and extended Collection co-ordinates range.

Details from **John Usher Ltd, 34 Island Street, Usher's Island, Dublin 8. Tel: 01-770175/779510; Fax: 01-796808.**



John Usher Limited

AGENTS FOR TWYFORDS BATHROOMS

Twyfords



JOHN USHER LTD., 34 Island Street, Usher's Island, Dublin 8. Tel: 779510/770175. Fax: 796808.

BATHROOMS

Hansgrohe from H₂O



● Examples shown above from the Hansgrohe Uno range are the Unica '88 wallbar; the Tristar handshower; and the shower mixer for wall mounting. Details from H₂O Pumps Ltd.

H₂O Pumps Ltd. are the sole importers and distributors for Hansgrohe, Europe's No. 1 shower manufacturer. The range consists of three complete systems — the Mistral; the Tristar, and the Aktiva. A complete system consists of a fixed overhead, a rail set and up to six body sprays, a diverter; a stop valve, and a thermostat calibrated in degrees Centigrade.

All of the handsets now incorporate Hansgrohe's unique quick-clean system whereby everytime the mode is changed 72 pins move into the diffuser channel and remove any lime or scale present. This results in a shower head that really is self-cleaning.

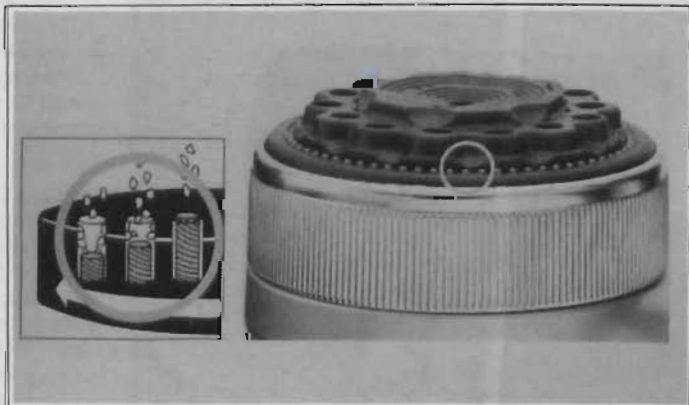
Likewise, the Nova flex hoses incorporate a swivel bearing which prevents twisting or kinking of the hose which is also reinforced each end by a stainless steel coil internally. All this results in a hose which is virtually indestructible (by normal use). All the fixed heads and body sprays use elastomer on the waterways which prevents lime and scale adhering.

The spray modes available on the heads are 1: soft (aerated water); 2: normal (needle spray); 3: massage (pulsating). There are 10 different finishes available, including colours.

Hansgrohe's latest offering is the Shower Temples a circular domed enclosure measuring 1.65m in diameter and fitted out with body sprays and an overhead and handset with controls both inside and out. The Shower Temple also comes complete with its own lighting if required.

Also available from H₂O Pumps Ltd. are superb shower enclosures from Huppe and Artweiger who will also supply custom-made doors for non-standard or unusual shapes.

For any further information please contact:
H₂O Pumps Ltd., Ballycorous, Kiltarnan, Co. Dublin.
Tel. 01 - 822025;
Fax. 01 - 823971.



● New From Hansgrohe - featuring the Quick-Clean system to solve lime scale problems. Each time the spray pattern is changed from the normal mode to a massage jet or soft spray, 72 pins are shifted into the diffuser channels forming the normal spray. In this way the shower is kept free from any particles of dirt or lime deposits in the course of daily use. Details from H₂O Pumps Ltd. <https://arrow.tudublin.ie/bsn/vol29/iss3/1>

Saldeban — The Accessory Specialists

The bathroom accessory specialists, Saldeban Distributors Ltd. have established a trade showroom where quality products from English, Italian, French and German manufacturers are on display.

In fact there's everything of the bathroom there, except for sanitary ware. Sarah O'Kelly and Kay Fallon have worked hard to achieve this bathroom accessory "oasis" which is situated in South Cumberland Street (behind the Westland Row train station). They are delighted to welcome customers and specifiers, preferably by appointment, from 10 am to 4 pm on Monday to Friday.

Accessories are now a recognised, serious and integral part of bathroom design. Ranges have increased, both in materials and colours, to such an extent that specialising in this area is a must if stocks, selection, quality and value are to be offered to the building and retail trades.

Chrome, gold (22 and 24 ct), metal, ABS plastic, cast-iron, ceramic, glass, mahogany, pine and maple are among the material choices available and the colour choices are even more extensive. Co-ordinated ranges of Saldeban soft bathroom furnishings complement all these ideas — window rollers blinds, curtains and pelmets, in addition to matching shower curtains and bathmat sets.

With such a variety of accessories on offer, it's not surprising that Saldeban Distributors are well accepted as Ireland's bathroom accessory leaders. Stocks are held in Dublin and contract orders, if available ex-stock, are delivered promptly.

Details from :
Saldeban Distributors Ltd,
5 Westland Court,
South Cumberland Street,
Dublin.
Tel: 01-619321; Fax: 619831.

Shires Fashion Conscious 90's

Shires Ireland Ltd have introduced a new suite — the Bolero — which is aimed at the top end of the market. It has a modern but classical appearance to take bathroom design into the 90's.

The Bolero is characterised by a modern feel and streamlined contours. This is particularly evident in the WC suite, where the cistern is the same width as the pan and where the toilet seat has been moulded to follow the outline of the pan. The WC suite is also available with bottom connections which are concealed and contained within the contours of the design.

Similarly, the washbasin and

pedestal give the impression of being moulded and cast as a single piece, with a concealed, recessed overflow enhancing the sweeping line of the basin.

The Bolero bath has a number of design features including raised headrest, moulded armrests and a contoured backrest.

The Bolero suite comes in the full range of Shires colours and is available through leading merchants nationwide.

Details from Shires Ireland Ltd, Broomhill Road, Tallaght, Dublin 24. Tel. 01 - 515877; Fax 01 - 515534.



● Bolero suite with Discus mixers from Shires Ireland.



Aktiva — the top of the range shower system from the No. 1 European shower manufacturer.

hansgrohe

For further information please call H₂O Pumps Ltd., Ballycorus, Kiltarnan, Co. Dublin.

Telephone: (01) 822025 Fax: (01) 823971.



BATHROOMS



Victory Flush Valves

The Victory Flush Valve is available for either concealed or exposed installation. It is actuated by a simple lever or press-button movement and is made from naval brass of BS specification. It gives a 50% greater flush than the usual cistern.

As it has only one moving part there is no complicated mechanism to go wrong, thus making it virtually maintenance-free. It is self-cleansing, the moving piston automatically clears dirt or grit. Water waste is eliminated as there are no leaks and it is easily fitted to most existing installations.

The Victory Valve concealed system is one of the neatest and most efficient flushing systems on the market. A chrome push-button and wallplate set into tiles is all that is seen behind a back-to-wall toilet pan. Behind the tiles is a wall extension rod and the Victory Valve which provides an instant two and a half gallon flush.

Unlike a cistern which has to fill up before flushing again, the Victory Valve can be flushed

again immediately after a previous flush has ended.

These valves are most suitable for situations where toilets are in constant use, such as hotels, public houses, club houses, schools, large office blocks, hospitals, police stations, ships and trains. They operate from a storage tank (minimum head 6ft) and will work on any pressure from 3 to 60 lbs per sq in.

Victory Valves are also ideal in cases where space is limited or where a cistern could be vandalised. Indeed, they are usually specified in these instances.

The manufacturers provide advice on any installation, especially where multiple installations are involved. On receipt of drawings and sketches, they will indicate suitable tank capacity and pipe sizes. The first Victory Flush Valves were introduced to Ireland by the late Richard Large over 35 years ago.

**Details from
R.T. Large & Son Ltd,
Spitalfields, Dublin 8.
Tel. 01-541699;
Fax 01-541760.**

Leisure Space Saver

If you haven't the space to build an ensuite shower room, the Leisure stainless steel enamelled shower cubicle is ideal, as it can be assembled in a few hours to fit in the corner of a bedroom or into a space alongside a built-in wardrobe or even under a stairs.

No need to build partition walls, no tiling necessary — just bring the water pipes to the back of the shower cubicle where they are not seen and fit a mixer shower valve into the cubicle, or alternatively, the shower heater of your choice.

This cubicle is suitable for refurbishing guesthouses and hotels, and indeed private houses and apartments, where the minimum of time and labour is required.

It carries a 10-year guarantee, is rustproof, and the heavy steel tray is sealed tightly to the three sides so that no damp floors or ceilings can result from seepage between walls and tray.

Available in white, with curtain or door, mixer valve and magnetic handset or fixed shower head.

**Details from R.T. Large & Son Ltd, Spitalfields (off Francis Street), Dublin 8.
Tel. 01 - 541699; Fax 01 - 541760.**



● Leisure's Fiji stainless steel enamelled shower cubicle from R.T. Large. It carries a 10-year guarantee.

Galerie — Elegance from John Usher

The Galerie bathroom from Twyford's was created by combining several pieces from the recently-extended range.

Made from the finest Perspex from ICI, which carries 20-year guarantee, the Galerie bath has smooth, sculptured contours that are warm to the touch. A distinctive bath, available in two width sizes — 1700mm x 750mm and, where space is limited 1700mm x 700mm — it comes with grips and fittings in a choice of six co-ordinated shades.

The Galerie basin (550mm wide). As versatile as it is stylish, neat, modern, and adaptable — even in the smallest of bathrooms.

The Galerie wc cistern and bidet. These are simply designed with gentle curves, to be as comfortable as they are functional. The wc comes with a choice of six colour-matched levers, as well as contrasting Gold Lustre and Chrome leaves.

The Galerie pedestal basin (600mm wide) sits neatly and elegantly on a slim, unobtrusive pedestal. Its compact design is deceptive, as its bowl is both large and deep.

The Galerie 550mm wide basin with universal semi-pedestal. Where lack of space is a problem, this basin solves it. Wall-mounted on the Twyford's Universal semi-pedestal, it makes cleaning easy too. (The Universal semi-pedestal co-ordinates equally well with the Galerie 600mm basin, as well as many other basins within the Twyford's' range.)

The Galerie vanity basin. A finishing touch or a feminine touch? Whichever, this vanity basin will add a touch of

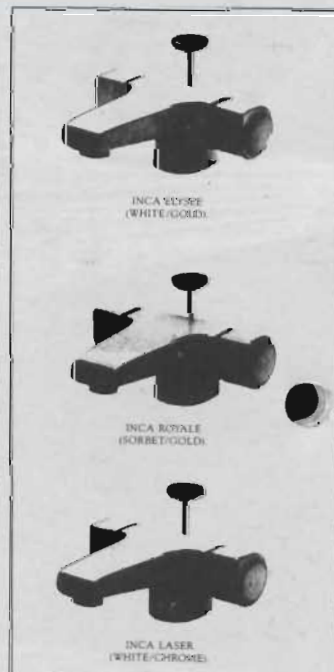
luxury to any dressing room or bedroom without en-suite facilities.

The Galerie cloakroom basin. Beautiful yet practical. A basin that will fit the smallest cloak-room and shower room — perfectly.

Colours include white, peach, champagne, platinum, sorbet, linden green, cornflour blue. New colours just available are rose water, lavender water and fresh water.

The entire range is available ex-stock.

**Details from:
John Usher Ltd,
34 Island Street, Dublin 8.
Tel: 01-779510/770175;
Fax: 01-796808**



● Examples from Twyford's Inca range which is of modular angular design in a choice of decorative finishes. Details from John Usher.

Bette Steel Baths

The Bette Seat bath extends the already comprehensive range of Bette baths. This is a Sitz bath, but with a larger seat than usual integrated at the head end of the bath

which was designed especially with the elderly in mind. Special grips can be supplied, if required, to assist getting in and out of the bath with safety.

**Details — including brochure — from:
R T Large & Son Ltd,
Spitalfields, Dublin 8.
Tel: 01-541699;
Fax: 541760.**



BATHROOMS



New from Trent Bathrooms

The Mirabelle is the latest suite from Trent. It was shown for the first time at last November's Interbuild show in Birmingham.

An attractive suite, it features a shell-shaped basin, with matching shell shape on the cistern and toilet seat cover. Washbasin with pedestal measures 570 x 420 x 775 mm high. WC suite is close coupled.

The Mirabelle bath with its shell-shaped head end and shell designed bath panel, adds the finishing touch to this suite. Available in white, wild rose, champagne, wild sage, dove grey and peach.

The Waverley Suite (in white only) still remains a firm favourite with specifiers. It features a large square-shaped basin, close-coupled Victorian style cistern and pan, topped with a mahogany seat and cover.

Trent now offer the Halycon bath from among their new range of acrylic baths. An 8mm bath with squared design on head and foot of bath makes it a sure choice to match with the Waverley Suite. New to the Waverley range is the Waverley Junior — a wall-mounted hand rinse basin, size 510 x 305 — two tapholes only

— suitable for the smallest room in the house.

A wide selection of corner and rectangular baths are also available from Trent. Corner baths come in sizes to suit most people's needs — 1200 x 1200 mm; 1300 x 1300 x 1300 mm; and 1400 x 1400 mm. The "Orchid" 1300 mm x 1300 mm is the most popular in the corner range. Rectangular baths range from the smallest — the Orenta (1400 x 700 mm) to the largest — Hibiscus (1800 x 850 mm). The 5mm OPAL twin-grip is the most popular in this range.

Old Colours — Avocado in sanitary ware has now joined the ranks of discontinued colours with most manufacturers. However, Trent are still making Avocado along with Primrose, Coral Pink, Turquoise and Sky Blue.

Complete suites including bidets are available in these in these colours from:

**R T, Large & Son Ltd,
Spitalfields,
Dublin 8.**

Tel: 01-541699;

Fax: 01-541760.



● Trent's Waverley basin and pedestal. Details from R. T. Lange.

The Mirabelle Suite by Trent Bathrooms

The Suite with a difference.



Distributed by: - R. T. LARGE & SON LTD.

SPITALFIELDS, (off Francis St.)

Dublin 8.

Tel: 541699. Fax: 541760.

ADVANCE SALES LEADS

Newmarket Information, the Dun Laoghaire based construction information company, provides advance information on new construction projects nationwide — all potential leads for contractors, sub-contractors and suppliers. The company publishes information in the weekly CIS Report which provides full project details, contact names, addresses and telephone numbers, design team details and tendering and construction schedules. The following listing is provided by CIS Report and gives a brief description of the types of projects covered. To obtain information on the service phone 01-809476/809557.

WATERFORD

- Work is underway in Waterford on the construction of a major new multi-million shopping complex at Peter Street and Olaf Street. The project is being promoted through a joint venture between Sisk Properties and Elvington Ltd, property developers, and will be completed before May 1991. The scheme is to be completed to a shell stage at a cost of between £11 and £12 million. Builders John Sisk and Son Ltd are carrying out the construction work.
- The Tower Hotel in Waterford is to be extended at a cost of £2.5 million. An extra 42 bedrooms and a leisure complex will be constructed.

CLARE

- Essco Collins, which manufactures radone, a covering for radar equipment, is currently seeking planning permission to build an extension of 550 sq.m. at Enagh North in Kilkishen, County Clare.

LOUTH

- In a £9 million expansion, Premier Periclase Ltd, of Drogheda is extensively modifying its plant at Boyne Road. The new investment is aimed at providing an environmentally cleaner and a more energy-efficient plant.

DUBLIN

- Two UK based Indian businessmen, Mr. J. Hindocha and Mr. J. Bhagat, purchased the New Ormond Hotel at Ormond Quay in Dublin. The hotel is understood to have been bought for £2 million and the new owners are now seeking planning permission to add an extra 47 bedrooms and to carry out renovations. The redevelopment work is expected to cost £3 million.

- At Swords, in County Dublin, Kinsealy Farms Ltd, is going ahead with a £5 million distribution centre. The 8,240 sq.m. building will cost £3 to £3.5 million to construct while mechanical and electrical works will cost about £1 million.
- Jurys Hotel Group plc is purchasing the assets of the Ardree Hotel, Ferrybank, Waterford. The deal is expected to be concluded over the next few months and in the medium term some upgrading of the hotel's facilities may be undertaken.
- An Bord Pleanála is expected to issue its decision this month on the plans of the Cementation Company of Ireland Ltd for the development of a massive £35 million shopping centre on the site of the old Jervis Street Hospital in Dublin 1. If the project is given the go-ahead, work is expected to start in mid-1990. Cementation is part of the British-based Trafalgar House Property Group.
- Alcove Developments Ltd, which is developing a new office block at Holles Street, Dublin is currently planning a major new office and residential development at 10 to 14 Hogan Place, Dublin 2. Alcove Developments are related to the construction company, McGarrell O'Reilly of Dublin.
- Businessman Jim Mansfield of Truck and Machinery Sales Ltd is seeking planning permission to carry out a major £25 million redevelopment programme at the old Clondalkin Paper Mills in Clondalkin, Dublin, to provide a massive new retail and leisure complex.
- Builders, G & T Crampton Ltd, have begun work on the construction of a 3,620 sq.m. extension to the Blackrock Shopping Centre. The new building will provide car parking and storage space at ground floor level, retail space and a mall at first floor level with office space in the remainder of the building. The project is being designed by architects, Keane Murphy and Duff.
- As part of an ongoing development programme at its Finglas, Co. Dublin plant Plastronix Ltd, the precision injection moulding company, is now planning some minor extensions and revisions.
- Heating and ventilation company, Thermo Air Ireland Limited, plans to spend around £500,000 on a new factory and offices at Strawhall on the Athy Road, Carlow.
- McDonalds Restaurants have obtained the planning go-ahead for the development of a new restaurant at the Donaghmede Shopping Centre at Grange Road, Dublin 13. The new single storey outlet will seat 160 to 170 people.

- Flynn and O'Flaherty Properties have received planning approval from Dublin Corporation to change their original plans for a housing development at Richview, Clonskeagh Road, Dublin 6, to a new £22 million office project. The scheme is expected to be carried out in phases and will be undertaken by the promoters themselves.
- Work is to begin shortly on a warehouse extension to the premises of the Little Tikes toy manufacturing company at Clonshaugh Industrial Estate in Coolock, Dublin 17. Around £1.5 million will be spent on the construction contract which is due to be completed by September of this year.
- Tolmac Construction of Dublin is to construct a new manufacturing unit in the Clonshaugh Industrial Estate in Coolock for the filtration products company Allied Filters and Pumps Ltd. The building contract is estimated to cost £600,000.
- Work on the development of new industrial units at Sandymount Industrial Estate Dublin for Irish Life is now well under way. Rohan Construction Ltd is carrying out the construction contract on the £2 million project.

WICKLOW

- Allman Equities of Glenageary in Dublin plan to build a new advance factory unit on the Kilbride Industrial Estate in Arklow, County Wicklow. The IDA will market the unit when it is completed.

CORK

- In Cork, FMC International, the pharmaceutical manufacturing company based at Wallingstown, Little Island, Cork, is to build a major extension to its plant. The extension could measure over 5,000 sq.m.
- Alps Electrical, manufacturers of computer disk drives and floppy disks, are expected to begin work soon on a 2,500 sq.m. factory and office extension at its manufacturing plant in Millstreet in Co Cork.
- Also in Cork Shell Chemicals are proceeding with plans to establish a £2 million chemical storage farm at Tivoli Industrial Estate.

WESTMEATH

- In Athlone the Prince of Wales Hotel plans to develop new facilities and expand the existing premises at a cost of about £1.25 million.

OFFALY

- The Bridge House Hotel in Tullamore, County Offaly is to be extended at a cost of £800,000. Some work is to begin this summer and the extension will provide an extra 46 bedrooms.

(Source: CIS REPORT)

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Heavy duty conveying radial fan HCFT

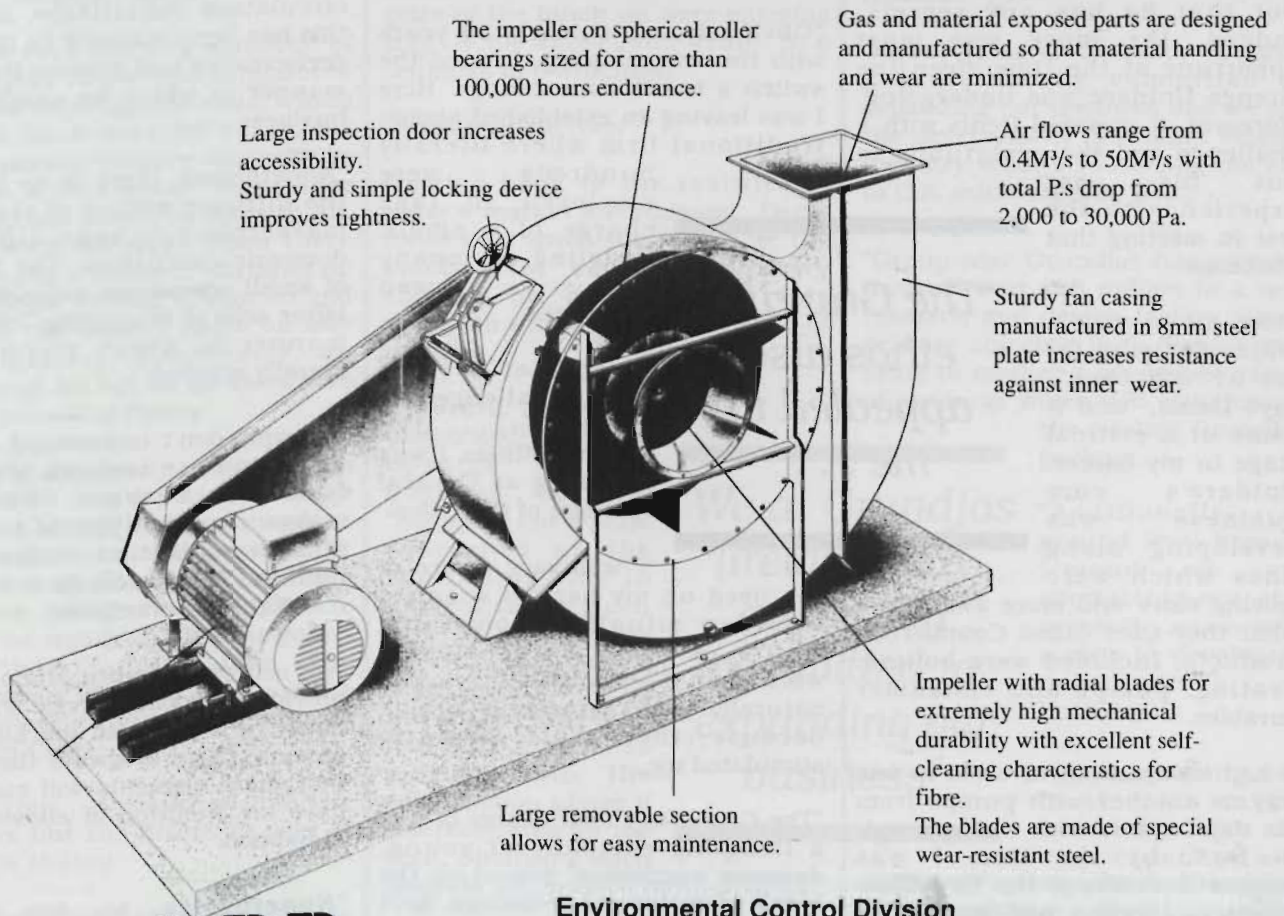
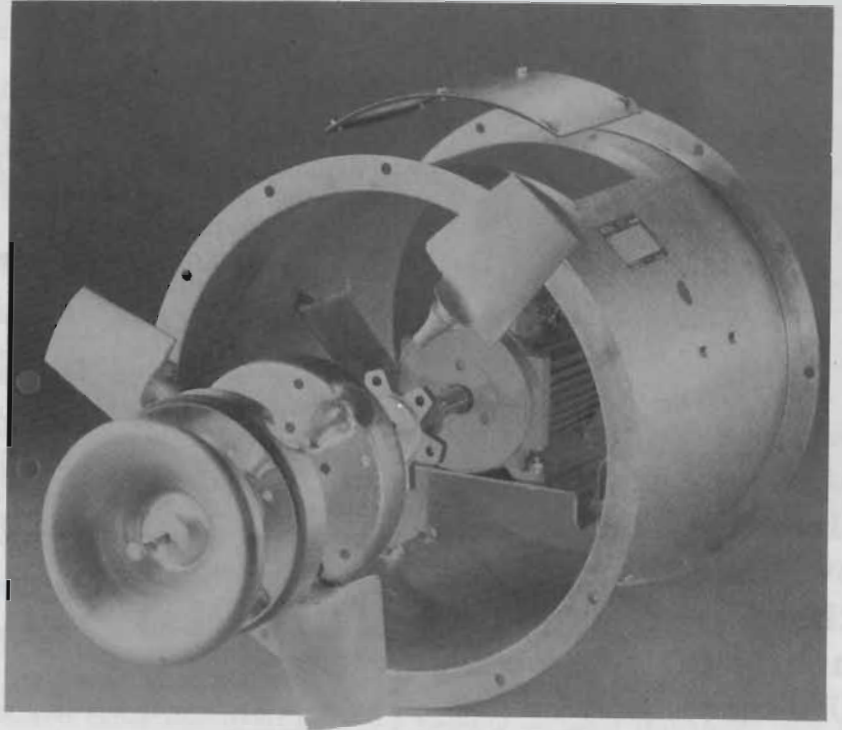
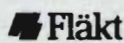


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ASEA BROWN BOVERI

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ASEA Brown Boveri Ltd.
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FACE TO FACE ● FACE TO FACE ● FACE TO FACE

"I certainly stepped into a faster lane . . . that's for sure!" . . .

... So says Denis Walshe, General Manager of Grundfos (Ireland) Ltd, of his switch to Grundfos three years ago after nearly 30 years with Unidare.

Not that he has any regrets. Indeed, the move was most opportune at the time given the change Unidare was undergoing. Moreover, it provided Denis with a challenge and the opportunity to put his vast experience to the test in meeting that challenge.

"The move was a major decision for me at the time", says Denis, "and it came at a critical stage in my career. Unidare's core business was developing along lines which were moving more and more away from what they then called Commercial Products. Included were boilers, heating, pumps and consumer durables.

"I had always been involved in one way or another with pumps from the day I started with Unidare and, in fact, by the time I was approached about the Grundfos position, Unidare had withdrawn from pumps altogether.

"About this time the ownership of

Unidare had also changed and I felt I could not quite predict where the company was going. Obviously, new challenges were in the offing but, with that presented by Grundfos, I knew for certain that the change in direction I would be undertaking would be in an industry I was thoroughly familiar with.

"The Grundfos ethos also appealed to me...I liked the cut of their jib so to speak. Another connection was that their principal distributor in the Dublin region — H.R. Holfeld — was a company for whom I had spent a short time working earlier in my career.

"Obviously, after nearly 30 years with the one company, I found the switch a tremendous change. Here I was leaving an established almost traditional firm where literally hundreds were employed to take charge of a small, fledgling company with a dozen employees.

"Even that in itself was a challenge, let alone the responsibilities I was assuming as General Manager of Grundfos.

"I was very aware of the need on my part to adapt to this new situation, something which — while I consciously worked at it — nonetheless came naturally to me, principally I think because the whole scenario stimulated me.

"The Grundfos I took charge of was a fledgling company of young, dynamic employees, poised on the brink of major achievements once the proper guiding management policy was applied.

"Now, three years later, we at

DENIS

Grundfos (Ireland) Ltd have achieved most of the goals we set ourselves when I joined the company. Of course we have set ourselves new targets for the coming years but, for the year ended April 1990, we have achieved tremendous success.

"We sell only quality products and provide a support service second to none."

"During this past year we have created a whole new set of record achievements such as (1) Best turnover; (2) We are substantially ahead of all the budget targets we set ourselves; and (3) We have maintained acceptable margins, despite the competitive nature of the industry, especially in domestic circulators. Admittedly, much of this has been achieved by improved performance and efficiencies in the manner in which we conduct our business.

"Nonetheless, there is no denying the difficult nature of the pump marketplace, especially for domestic circulators. The number of small companies supplying this latter area is staggering, hence the manner in which margins are literally slashed.

"I simply don't understand why we in Ireland are such an attraction for the cheaper European makes...and not just of pumps. A similar situation exists with boilers. The result is a fiercely-competitive marketplace.

"We sell only quality products and provide a support service second to none. In a price-led market which as ours, there is always the danger that these elements will suffer. We have no intention of allowing that to happen.

"Nonetheless, we are market leaders in domestic circulators and it is a position we intend to maintain, whatever the competition.

FACE TO FACE ● FACE TO FACE ● FACE TO FACE

WALSHE

"We are perhaps luckier than most in that, being part of a giant multinational, we have the power — and the avowed policy intention — to respond to all market situations and at any level, without endangering the quality of the product or service or level we provide."

Strong stuff from Denis Walshe but, what of the personality behind that determined commercial mask?

A Carlow man by birth, Denis is very much the sociable animal, his gregarious nature known the length and breadth of the country by those within the industry.

He can recount any number of humorous tales and anecdotes from his days on the road which stretch back over 30 years. He recalls joining Unidare originally in 1957 at a time when "there were 2,000 people employed there in all. Those were the days when there was literally a queue of anything up to 50 people waiting to sign on and at the factory gates on any given Monday. Conversely, an average of 50 left to go elsewhere on the preceding Friday".

His first company car was an Austin A35 countryman, called a "shooting break" by his manager at the time because of the design. "It was a far cry from disc breaking systems and quadrophonic sound", he recalls. "This yoke got so cold that I remember the windscreen freezing over on the inside merely from by breath one winter in Cork!

"Mind you....it could go like the clappers but the difficulty was in getting it to stop.

"Those were the days when 'who do you do for' was what one salesman asked another when they met, the commercial bed & breakfast rate was 17/6 Shillings and you were as

likely — as I did on one particular night in Cavan — to end up sleeping in the bath of an establishment!

"The Fed — the Commercial Travellers Federation — was the representative body for all salesmen at the time though, while it paid much lip-service to many issues, it never really acted as a voice for those on the road.

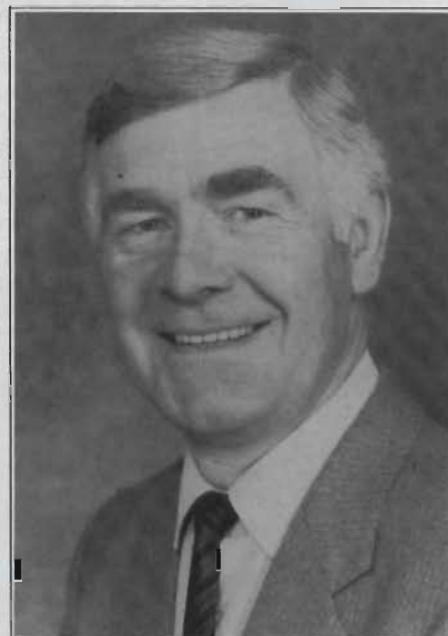
"I remember one particular day in a hotel in Ballina where a whole bunch of us sat — as was the norm for the time — at the appointed table discussing what action should be taken because the price of the lunch we were enjoying had been increased from 5/6 Shillings to 6 Shillings.

"Such was life then".

Getting back to the realities of today's market environment, Denis forsee an optimistic future for the mechanical services industry though he does temper this optimism with a cautionary word of warning.

"Overall, there has undoubtedly been an upsurge in business", he says. "However, I'm a little concerned at the continuing rise in interest rates. Much of what is currently at drawing board stage could well be adversely affected when it comes to moving onto the construction phase if interest rates go too high. Financing such projects will become more difficult.

"Also, whether we care to acknowledge it or not, the fact of the matter is that the financial situation in the UK also has a



"Originally established as a Branch Office of the UK operation, Grundfos (Ireland) Ltd., is now a wholly-owned Grundfos Group subsidiary, answerable only to Group headquarters in Denmark.

bearing on what transpires here in Ireland".

"However, we at Grundfos (Ireland) Ltd are totally committed to expanding our business and we see the development into other related industry sectors as holding the key to this achieving this goal.

"Group wise Grundfos has recently invested over £20 million in a new research and design facility whose primary objective is to develop and bring to market a whole new range of products which will complement the existing Grundfos package.

"Additionally, at ground level here in Ireland we are conducting our own research, again with a view to developing new areas of business.

"By combining our local market knowledge with the vast expertise and

resources of our parent Group, we are confident that Grundfos (Ireland) Ltd will continue to enjoy the level of success we have achieved to date, especially over the last 12 months".

"Overall, there has undoubtedly been an upsurge in business"

"We at Grundfos (Ireland) Ltd are totally committed to expanding our business"



Philip Barber of RSL to join the legendary Fats Domino? Not likely! Still, he acquitted himself well in the Burlington Hotel in Dublin at 8.20 am on 22 March last where he gave an indication that he could stick the drinking pace at least.

The occasion was **Bernie Constelloe's** breakfast special and a group of invitees — including yours truly, Gerry Ross, Eric Hayward and Philip — had gathered in the foyer of the hotel prior to going through to the reception.

Beside us sat a gentleman who, by his obvious ethnic background and sense of dress was undoubtedly part of the **Fats Domino** troupe who were in town at the time.

Despite the "Fats Domino" legend emblazoned on the back of his jacket, it was not the man himself but one of his musical support group.

He carried with him a plastic bag which, judging by the "clinking" sound it made, obviously contained bottles of booze.

On commenting on the fact to him, he reached in the bag, produced a bottle of Courvoissier, then a glass tumbler, and proceeded to pour a large measure.

This he offered to the group (much to the concern of all. Though no strangers to a drop or two, 8.20 am was pushing it a bit!) However, not wanting to be rude, we each looked at one another to determine who would accept. After some hesitation — and perhaps even because of it — Philip Barber took the tumbler and **drained it** in one go.

Fats Domino's associate was much impressed, said as much, and then left us to wonder as he headed off on the next leg of the world tour.

◆ ◆ ◆
 Congratulations to **Michael Vaughan**. The accolades for the Glotec boiler continue to flow but, more importantly perhaps, the level of sales has risen significantly.

The Glotec factory currently employs 30 people in Spiddal but the indications are that this will gradually rise to 100 as production increase from 5,000 to **20,000 a year** within the next three years.

Sales to date have been in Ireland and the UK and, while there is still a great deal of potential to be realised in these markets, the intention is to go further afield into other European countries. The **Glotec** boiler has been



◆ ◆ ◆
 Pictured at the recent launch of the complete Glotec range of boilers by Bertie Ahern, Minister for Labour, were (from left) Michael Vaughan, Managing Director, Glotec; Prof. Seamus Timoney, Chairman, Glotec; and Minister for Labour, Bertie Ahern.

exhibitions and is also included in its 1990 promotional material. Moreover, just this month it featured in the complete "Green House" at the Daily Mail Ideal Home Exhibition and also received the Product of The Year Award, 1989, from Plumbing & Heating magazine.

Not bad for something which was little more than a dream when Glotec first occupied the Spiddal factory in June 1987.

◆ ◆ ◆
Mahon & McPhillips fall-out — widespread implications. While the shock of the Mahon & McPhillips demise may have been tempered somewhat by the relative speedy disposal of its Construction Division (incorporating the services sections) to M F Kent, there is little joy in this news for suppliers to the former company.

The M F Kent acquisition (for an undisclosed sum) did not include the liabilities of the Construction Division of Mahon & McPhillips and consequently will be of little or **no benefit** — when the Receiver concludes his role — to creditors of the company.

Moreover, Mahon & McPhillips was the primary customer of many of those creditors. Once the after-effects of the present situation begin to bite in respect of those companies' finances, the **knock-on effect** for their suppliers could be equally-damaging.

Nonetheless, it's obviously good news for those lucky enough to be re-employed by M F Kent in its new construction, engineering and management section which will now trade as **Mahon & McPhillips CEM Ltd.**

M F Kent already had a plan formulated to develop and expand its activities in this respect and the Mahon & McPhillips demise was perhaps opportune, even if it has forced M F Kent to bring this objective forward by a matter of two years.

◆ ◆ ◆
Smokeless opportunity — The Department of the Environment has now confirmed its plan first revealed by the Minister, Mr Padraig Flynn, TD, last January for the introduction four additional conditions governing the payment of new housing grants in respect of houses in certain parts of Dublin city and county.

"HAI Explanatory Memorandum, £2,000 First-Time Purchasers New House Grant" — dated February, 1990 — states:—

"In the case of houses located in the Dublin City and County area, (including the Borough of Dun Laoghaire, but excluding certain largely rural areas of County Dublin specified in appendix 1), the foundations of which are completed on or after the 1st July, 1990, it will be necessary that the house has a principal means of space and water heating which uses electricity, gas, oil or a solid fuel burning appliance which will satisfactorily limit smoke emission. It will be permissible, in addition to a means of space and water heating meeting the above requirements, an ordinary fireplace which is not the source of water heating for the house and is used solely to heat the room in which it is located".

Good news for fuel suppliers of the smokeless variety but a further blow to the solid fuel sector. At least one major coal supplier in the Dublin region has already implemented a contingency plan which has resulted in the **loss** of a substantial number of jobs.

◆ ◆ ◆
 Still, now for a **job opportunity**. Fred Cooney tells me that his is looking for an air conditioning sales engineer.

Sales experience, I gather, is not the primary requirement though a thorough knowledge of environmental design is essential.

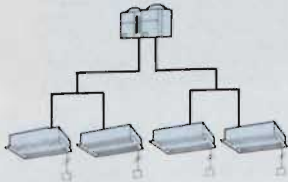
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DAIKIN - Another Word for Air Conditioning



GRUNDFOS CAN HELP YOUR PLANT GROW IN THE RIGHT DIRECTION

Of course, we can't predict the future. But we can – and do – make sure that Grundfos in-line pumps are designed as much for future possibilities as for today's realities.

We offer a complete range of in-line pumps, so there's one designed for exactly the job you need to do – whether you're dealing with dairy products or petroleum.

Just as important, if your future requirements change you'll find it's as easy to switch to a larger model as it was to install the original.



We can also help you grow faster in the future by helping you cut costs today. Because Grundfos pumps are highly efficient, they consume the minimum

amount of power required for the job. In multipump systems, electronic controls automatically distribute the work-load to ensure maximum efficiency and minimum wear.

So even if we can't predict the future, we can help you grow in the right direction.



Founded in 1945 in Denmark, Grundfos today has production, sales and service facilities worldwide. The company manufactures a wide range of pumps for heating systems, industrial applications, irrigation plants, and urban and rural water supply.

GRUNDFOS
You can't name a better pump

