

## COMPANY CASE STUDY

500 Pavilion Drive, Northampton  
Mechanical & Electrical Refurbishment

### OBJECTIVES

Owens were appointed as the Principal Contractor at 500Pavilion Drive to carry out a full refurbishment of two suites, delivering a new CAT A layout. The project also involved replacing the landlord's mechanical and electrical (M&E) infrastructure, with the primary goal of maintaining building functionality and tenant comfort during the works.

### SOLUTIONS

To achieve these objectives, Owens implemented the following:

- **Suite refurbishment:** Conducted a full strip-out of the existing Moduline VAV system and re-commissioned the building to ensure functionality during the works. Installed new VRV systems, MVHR VAM units, energy-efficient lighting, ceilings and fire compartmentation.
- **Flooring repairs:** Repaired raised access flooring and replaced floor finishes to enhance the suite's quality.
- **M&E infrastructure upgrade:** Replaced the landlord's infrastructure, including forming a new switchroom in the undercroft with a newly created access doorway. Installed new switchgear, connected to existing systems for phased decanting, and integrated a new fire alarm system and domestic hot water system.
- **Chiller replacement:** Replaced the main chiller for the Moduline system to ensure tenant comfort was maintained until future refurbishment works could be undertaken.
- **Phased delivery:** Planned the works meticulously and executed them in phases to minimise disruption to tenants. Regular communication with stakeholders ensured smooth progress and a seamless handover.

Reference - Adrian Knight, M&E Consultant, [adrianknight@CS2.co.uk](mailto:adrianknight@CS2.co.uk)

### AT A GLANCE

#### Challenges

- Tenant disruption avoidance
- Complex phased delivery
- Restricted switchroom access
- Maintaining building functionality

#### Benefits

- Minimal tenant disruption
- Enhanced building efficiency
- Modernised infrastructure
- Improved tenant comfort

### BENEFITS

- **Seamless delivery:** The project was completed with minimal disruption to tenants, allowing the building to remain fully operational throughout.
- **Enhanced infrastructure:** Upgraded M&E systems improved the building's functionality, comfort and readiness for the future needs.
- **Improved tenant environment:** Refurbished suites provided a modern and efficient workspace, while the chiller replacement ensured ongoing comfort for existing tenants.



At Owens, we specialise in delivering comprehensive mechanical and electrical refurbishments for businesses across a variety of sectors. Our mission is to provide clients with advanced, energy-efficient systems that optimise performance, enhance comfort, and ensure minimal disruption during complex refurbishments.



**Callom Baker**  
Director

