

COMPANY CASE STUDY

Sumitomo Corporation: Mechanical Office Refurbishment

OBJECTIVES

Owen Mechanical & Electrical were appointed to deliver a Design and Build full refurbishment of Sumitomo Corporation's Level 4 offices at Vintners Place, 68 Upper Thames Street, London. The client required a complete mechanical services upgrade to support modern workplace needs while achieving the highest sustainability standards (SKA Gold).

The works had to integrate seamlessly with the landlord's new whole-building ventilation strategy and ensure business continuity throughout, as Sumitomo's trading floor remained live during the phased fit-out.

Our core objectives were to:

- Deliver a full HVAC replacement as part of a Design & Build package.
- Ensure compliance with highest level SKA Gold sustainability standards.
- Integrate new systems with the landlord's new ventilation infrastructure.
- Maintain operational continuity for critical trading operations.
- Complete the project on budget and within the 32-week programme.

SOLUTIONS

OwenME managed the design, engineering, and installation of a new HVAC system, coordinating closely with the client team, landlord CBRE, and main contractor to minimise disruption.

Key Installations

- Mitsubishi R32 VRV Systems providing efficient heating and cooling.
- Mitsubishi Close Control systems for comms and server rooms.
- Integration with the landlord's new ventilation risers (7,000 l/s capacity, sized to BCO standards).
- Phased decommissioning of existing LTHW and CHW systems to maintain live services during transition.
- New controls strategy linking room/zone controllers via Bacnet integration.

Engineering Challenges & Solutions

- **Live Trade Floor:** The mechanical team maintained Riser D services to Zone D throughout fit-out, ensuring uninterrupted operation.
- **Roof Plant Constraints:** Careful planning around crane access, loadings and sightlines ensured compliant installation of new condensers.
- **Sustainability & Safety:** R32 refrigerant VRV systems were selected for low global warming potential (GWP) and integrated leak detection.

AT A GLANCE

- Full HVAC replacement & sustainability-led refurbishment
- 32 week duration
- On time, on budget
- Achieved SKA Gold rating
- Trading floor remained open throughout

BENEFITS

- **Improved comfort:** Staff reported a vast improvement in workspace comfort.
- **Future-proof design:** The VRV system allows flexibility for future modifications.
- **Sustainability compliance:** SKA Gold achieved, reflecting best practice in energy efficiency and sustainability.
- **Operational resilience:** Live trading operations were maintained without disruption.

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A fantastic collaborative project, from conception to completion, working with the very best team players to deliver a high-end product in just 32 weeks.



Justin Felkin
Director

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