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March-April 2011 £2.90



Jackie Blanden –
**changing the face
of air conditioning**





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- Jackie Blanden

For more information

For further information about the Protek Underfloor Air Conditioning System, please contact Jackie Blanden on: + 44 (0)7899 847 273. Email: jblanden@wmprotek.com



Jackie Blanden Changing the face of air conditioning

Estates Review speaks to Protek's Jackie Blanden to discuss delivering results to complicated indoor environment issues in the fast developing South Korean property market

THE PROTEK BESPOKE underfloor air conditioning system has evolved from high-tech computer room specifications to control temperature and atmospheric conditions within offices. This technology was introduced over twenty five years ago to address 'sick building' syndrome and subsequently become part of the 'healthy building' ideology.

The development of Protek is now a viable answer to successive UK governments' plans to meet the UK's CO2 emission targets. The Protek method ensures that the indoor environment and flexibility in the design process are planned into the building at an early stage, benefitting building owners and occupiers alike.

Interestingly, Protek has a strong belief in the importance of effective design. "It is important to know how the buildings work after they are tenanted", says Jackie Blanden. "This led us to develop a BMS system which means Protek can use its expertise to help facilities

managers "bed down" the HVAC system during the warranty period and also optimise energy efficiency in the running of the building. Wherever possible, Protek also tests the system's performance long after the installation."

Protek has completed a number of prestigious projects in Korea, where its clients include some of the most successful and advanced companies, such as NHN, Korea's largest network provider, Hyundai Capital, Daum and Dongbu.

In a clear demonstration of Protek's commitment to the Korean market over a number of years Jackie Blanden has met with the major architectural practices and M&E consultants in Korea and worked with Yonsei University to produce CFD simulations of air movements in floor voids and open office spaces.

Jackie Blanden explains: "We targeted Korea because we found that our clients want to provide good indoor environments for their staff. These companies employ young people who use social media and digital communications at

work and they need 'freeform' styles of offices which can be changed to accommodate their ever-changing workplace needs. Their desire for flexible offices and energy efficient buildings with low carbon emissions makes them ideal clients for Protek."

Commenting on cultural differences, Jackie continues: "Koreans respect hard work and diligence in delivery of the project from design to commissioning. Their culture is highly service oriented and they expect no less from their overseas suppliers."

"Looking at cultural differences from another point of view," she continues, "the high level of computer literacy in Korea means that Korean facility managers like detailed levels of controls, monitoring and reporting when it comes to running their BMS systems, and we are now modifying our BMS programs to meet their demands for multiple display screens, systems integration, and even more user friendly analysis tools."

In a piece of inspired liaison

between Protek / Flexible Office in London Ltd, Samoo Architects & Engineers, one of Korea's largest architect offices based in Seoul; construction management company HanmiParsons and Hyundai Engineering and Construction, Protek has delivered an innovative working space environment that provides open plan meeting points with high density work areas all with fresh air throughout the year.

Protek was able to deliver the 'Green Factory' building for NHN Corporation in Bundang on time and to budget, meeting the client's desire to create extensive outdoor areas inside.

Using the Protek intelligent underfloor air-conditioning system specifically bespoke for the building, Protek was able to meet the stringent master plan design criterion - to match natural materials and colours while also meeting the clients need for a range of work and meeting spaces which would allow the workforce to experience a milestone eco-friendly

environment at all time and wherever they are in the building.

However the innovation did not stop there and the Protek team, headed by Rofu Miah, was responsible for testing and commissioning on the site. The £4.5m contract not only provided savings in energy and maintenance for the building owner but also delivered savings in construction costs and design freedom for the architect. Early on in the construction, there was a five month delay due to problems with the piling and foundation work, but using Protek enabled the construction team to make up time during the HVAC installation period, enabling the client to occupy the building on time. The advantage of low churn costs will also provide the client with cost savings as the company grows and changes in the future, necessitating changes in the work space.

Rofu Miah who was responsible for the inspection of all installations, testing and monitoring the units and

commissioning before handing over to the building owner explains: "The work load and pressure were enormous with two months more-or-less on site - something that I had never experienced before."

"While communication was initially hampered by my lack of fluent Korean it also proved stimulating in as far as I had to make myself understood on some pretty technical issues - this obviously worked well as we delivered the installation on time and to budget."

The Hyundai Capital project in Seoul was another installation recently completed by Protek. The bespoke Protek Underfloor air conditioning system is not only suitable for offices, but can be used in showrooms, apartments, and other internal spaces where a good internal environment is vital.

Protek has recently been appointed to supply and install units at the new Daum Building in Jeju Island. Protek also supplied Daum's first building in Jeju Island five years ago. ■