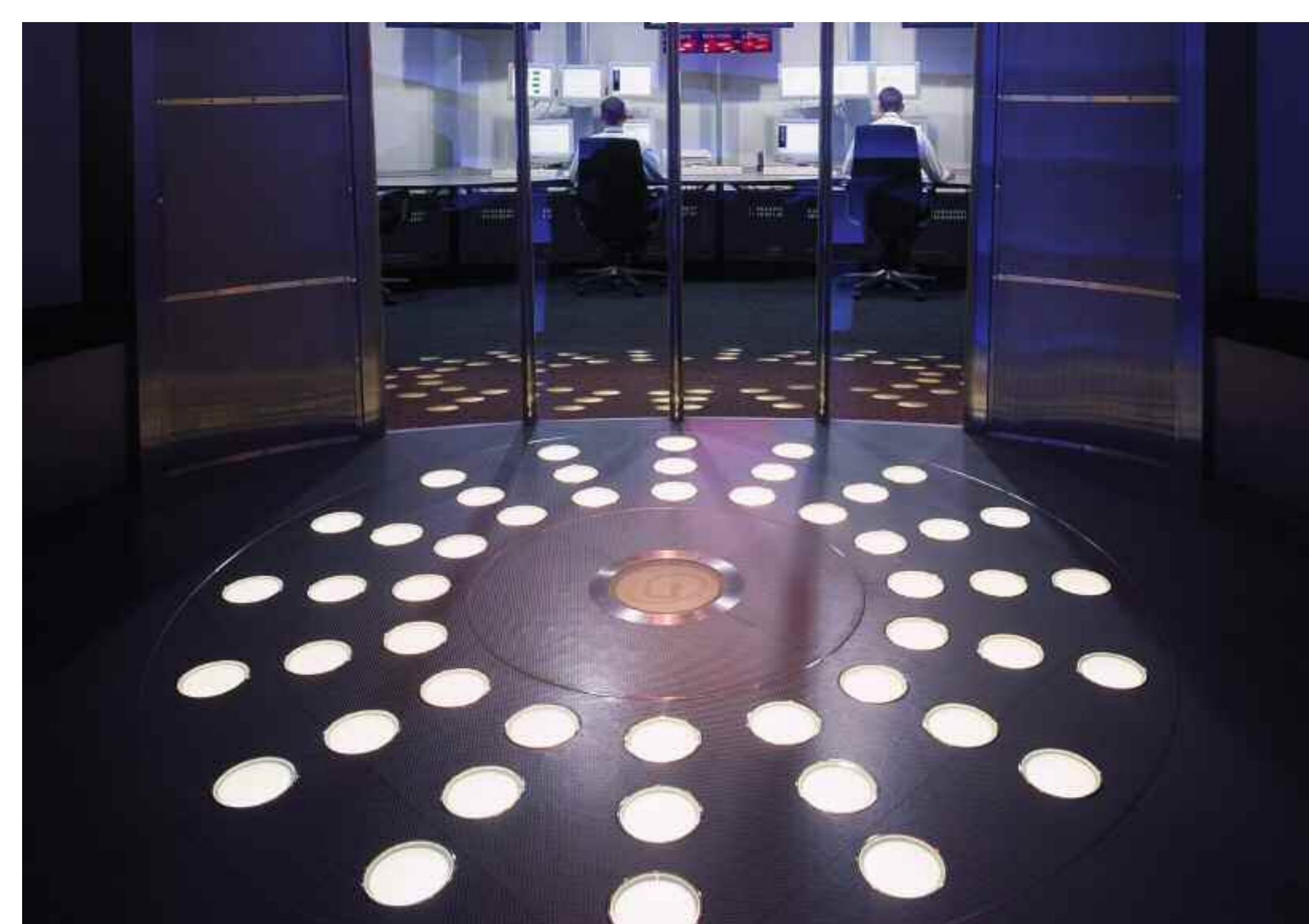


Modus Unitech





Unique expertise

Modus Unitech occupies a highly specialised place in the construction market. The organisation has been carefully designed to be able to offer extraordinary expertise in projects with high levels of engineering content: large scale building services refurbishment, laboratory fit-out and the creation or upgrade of data centres.

Alongside construction professionals, Modus Unitech employs a large in-house design team of mechanical and electrical engineers and architects to support client professional teams and to offer full design and build if necessary.

Modus Unitech is the technical fit-out division of Modus Group. We specialise in the creation and refurbishment of complex facilities such as laboratories and data centres for a range of organisations – from universities to investment banks.

Scope of activities



Data centres

Modus Unitech has the ability to use cutting-edge technology such as direct-to-rack CO₂ cooling, and to deliver large data centre installations in half the time traditionally achieved. The business is also working with major equipment manufacturers to develop the next generation of highly resilient, energy efficient facilities.



Laboratories

Working with many UK universities and leading pharmaceutical companies, Modus Unitech provides a complete set of design and installation services for the creation of clean rooms and research laboratories.



Industrial facilities

Modern factories are highly complex facilities with enormous requirements for building services – power, gases and process cooling. Modus Unitech has the technical ability to design and deliver demanding projects in this environment; from modifications and upgrades, to production lines, to the wholesale relocation of a factory.



Building services

Refurbishing, upgrading or replacing large building services installations is difficult and potentially disruptive work. Modus Unitech has developed specialised processes to carry out projects of this nature quickly and reliably, with the minimum impact on building users.

Design services

Our design services include:

Architectural

- Space Planning
- 3D Visualisation
- Furniture Design & Specification
- Finishes Selection & Specification
- Lighting Concept & Design

Building management systems

Electrical design

- Low Voltage Systems
- High Voltage Distribution
- Security & CCTV
- Structured Cabling
- Lighting
- Resilient Systems & UPS

Fire detection & suppression

- Sprinkler Systems
- Inergen Gas

Mechanical services

- Domestic & Lab Water
- Drainage

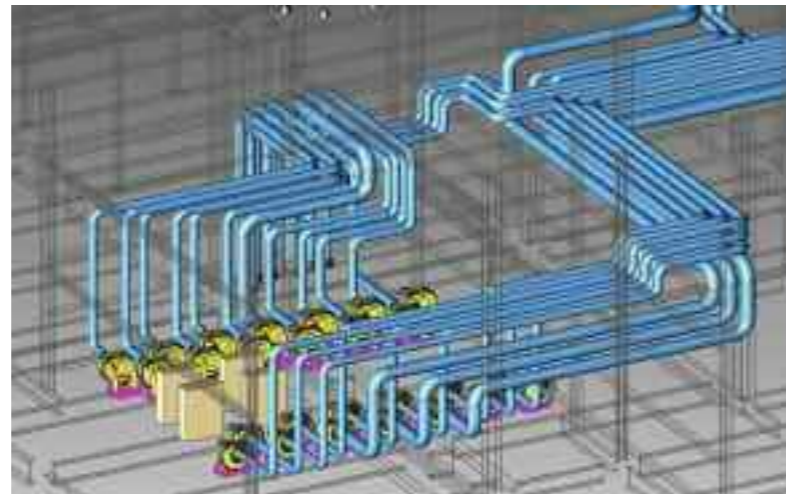
Air conditioning

- Heating
- Cooling
- Ventilation

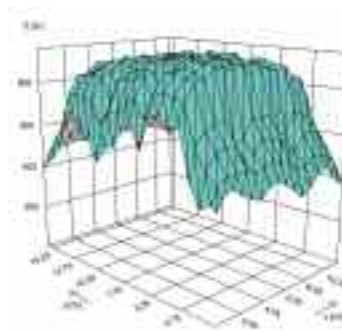
Specialist services

- Medical Gases
- Compressed Air
- De-ionised Water
- Steam

Modus Unitech has a comprehensive in-house design capability that can assist client teams or be packaged with construction services to provide full design & build capability. Our highly experienced engineers are supported by state-of-the-art software and systems.



Full 3D CAD ability to assist coordination



Lighting modelling



Clash analysis

Our clients

Selected from a list of over 1000 since 1992

Business services

AT Kearney
Accenture
Capita Group
Datastream
EDS
etc venues
Fujitsu Services
GMAC
Heckler & Koch
Mapeley
Regus
RS Consulting
Spectrum Strategy
?What If!
Your Space

Construction & property

AXA Property
BAA Lynton
Bee Bee Developments
Catalyst Capital
Colebrook Estates
DAR Group
Halcrow
Hines
JSD
Laing
LMS
McArthur Glen
RSL
Scott Wilson
Taylor Woodrow

Financial

Allianz
Arcapita
Aspen Re
BBVA
Boyer Allan
Canaccord Adams
CME
Citigroup
City Index
Commerzbank
Endeavour Capital
Euler Trade Indemnity
Euromoney
Evolution Securities
FL Group
Interactive Investor
Kaupthing Bank
LDG Worldwide
London Stock Exchange
MC Securities
Mees Pierson
Peloton Partners
Pictet Asset Management
Providian Bank
Russell
Standard & Poor's
TDR Capital
Theorema
TPG-Axon
Travelex
Tudor Capital
Williams de Broë

Further education

City University
Imperial College
Royal Ballet School
Southbank International
University of Surrey

Healthcare & pharmaceutical

Bespak
Guy's & St Thomas'
Hammersmith Hospital
Langland
LGC
London Oncology Clinic
ParExel
The Diagnostic Clinic
UCB
Institute of Cancer Research

Human resources

Capital Consulting
E-Peopleserve
Firth Ross Martin
Hays
Herald Communications
NB Selection
Poolia
Rice & Dore
Workthing.com

Industrial

Booker
Carlsberg Tetley
Esselte
Grand Metropolitan
Hallite Seals International
Hasbro
International Distillers
Tate & Lyle

Legal

Boodle Hatfield
CMS Cameron McKenna
Henderson
Hunton & Williams
Slaughter and May
Uria Menendez
Winkworth & Pemberton

Media & public relations

Chime Communications
Ascent Media
Concord Alban
HIT Entertainment
ITV Digital
London Records
Nickelodeon
Opinion Leader Research
Polygram
United Broadcasting
Zentropy

Oil & gas

Energy Equity Resources
Petro-Canada
Statoil
Suez Global LNG

Public sector/charity

Corporation of London
Crown Prosecution Service
Embassy of Belgium
Environment Agency
Inner London Probation
Metropolitan Police
National Trust
NICE
Wycombe Council

Publishing

DeAgostini
IQPC
Orbis Publishing
VNU Business Publications

Shipping & travel

easyJet
Hilton
Lastminute.com
Noble Europe
Opodo
thetrainline
Thomas Cook

Technology & telecoms

Agilent Technologies
Amdocs
Analog Devices
Band-X
Blendon Communications
Broadsystem
Broadvision
Cable Data
Computational Dynamics
Convergent
Dataware Technologies
Domain Software Solution
Equion
Halogen
Hyperion Solutions
Icon Media Lab
Imagecom
KPN Qwest
Logica CMG
Marconi HSO
Octell Associates
RSL
Star Internet
SunGard
Symbian
Systems Union
Tectura
Telewest
Tertio SMS
T-Mobile
Unigraphics

Agilent Technologies

Sector
Technology

Type
Technical environment

Space
20 000 sq ft

Location
Reading

Duration
14 weeks

**Project manager
& cost consultant**
EC Harris

Planning supervisor
Faithful+Gould

Special features

- Lab/calibration area
- Critical control of internal conditions
- Designed for 24x7 operation
- VAV systems with free-cooling capability for energy saving
- Duty/standby fan motors with auto-changeover facility
- Duty/standby chillers with remote condensers
- Energy efficient condensing boilers
- BMS control & monitoring

Agilent is also a Modus Workspace client



Blackett & Huxley Buildings

Imperial College

Sector
Education

Type
Laboratory

Space
13500 sq ft

Location
London SW7

Duration
40 weeks

Architects
Architon

M&E consultants
Klimatt

Quantity surveyors
Davis Langdon
Summers Inman

- Special features**
- Specialist chilled water distribution systems
 - Ventilation plant and internal ductwork services
 - Clean rooms including specialist ventilation
 - Full M&E infrastructure services



British Heart Foundation

Imperial College

Sector
Research

Type
Laboratory

Space
16000 sq ft

Location
London SW3

Duration
26 weeks

Architects
Berman Guedes Stretton

M&E consultants
Hoare Lea

Project managers
Kiley Associates

Quantity surveyors
Henry Riley

Special features
- Full laboratory services
- New M&E plant



City Index

Sector
Online betting

Type
Dealer desks & data centre

Space
14500 sq ft

Location
London EC3

Duration
8 weeks

Special features

- 1500 sq ft comms room
- Static UPS system
- Duty/standby cooling
- CAT 6 data network
- Inergen gas fire suppression

*City Index is also a Modus FM
and Modus Workspace client*



Commerzbank

Sector
Financial

Type
Dealer desks & data centre

Space
30 000 sq ft

Location
London EC3

Duration
32 weeks

Special features

- Upgrade of existing UPS system to achieve N+1 redundancy
- Upgrade of UPS & essential switchgear
- Installation of new power infrastructure to supply IT/comms cabinets
- Standalone air conditioning installation and BMS monitoring to central equipment room
- Construction of trading floors
- Fit-out of administration offices and secondary equipment rooms
- Consultancy service for electrical and mechanical upgrading



Commonwealth Building

Imperial College

Sector
Education

Type
Laboratory

Space
16000 sq ft

Location
London SW7

Duration
26 weeks

Architects
Tilney Shane

M&E consultants
Hoare Lea

Project managers
Kiley Associates

Quantity surveyors
Turner & Townsend

Special features

- New FHVAC infrastructure
- Utilisation of existing steam capacity
- New domestic & lab water systems
- Installation of specialist plant gantries
- Upgrade to LV distribution



E-Science Data Centre

Imperial College

Sector
Education

Type
Data centre

Space
8000 sq ft

Location
London SW7

Duration
52 weeks

Architects
Swanke Hayden Connell

M&E consultants
Hurley Palmer Flatt

Quantity surveyors
Davis Langdon

Structural engineers
Curtins

Special features

- 2 no 2500kVA (N+N) transformers
- 2 no chillers supplying 1350kW of data centre cooling
- Installation of specialist in-rack CO₂ cooling for high density (20kW) data cabinets
- Entire data centre support systems



Fujitsu Services

Sector
Business services

Type
Data centre

Space
92000 sq ft

Location
Stevenage

Duration
68 weeks

M&E consultants
Red Engineering

Architects
Sonneman Toon / Modus

Cost consultants
Turner & Townsend

Special features

- TUI Tier 3 certification granted in principle for design
- 'Green' principles used to ensure most energy efficient engineering on the market
- N+1 electrical distribution systems incorporating diesel rotary UPS systems (DRUPS)
- N+1 chilled water plant & distribution systems
- Specialist gas suppression & fire engineering systems
- Complex building management systems (BMS)
- Provision to provide future 2.5MW wind turbine

Fujitsu is also a Modus FM and Modus Workspace client



Hallite

Sector
Engineering

Type
Factory/office

Space
120 000 sq ft

Location
Hampton

Duration
48 weeks

Special features

- Processed cooling water system
- N+1 chiller capacity
- Duty & standby compressed air
- 8000 sq ft mezzanine



Hammersmith Hospital

Imperial College

Sector
Healthcare

Type
Infrastructure & laboratories

Space
4000 sq ft

Location
London W12

Duration
30 weeks

Special features

- Demolition of existing areas
- New flooring, walls, partitions, doors and ceilings
- Fire barriers
- New air conditioning, ventilation and piped services
- Special foundations and bases for bulk storage and cryogenic vessels
- New power distribution, lighting and data installation
- Co-ordination of specialist contractors



Infrastructure

Imperial College

Sector
Education

Type
Infrastructure

Location
London SW7

Duration
40 weeks

Quantity surveyors
Mott, Green & Wall

M&E consultants
Faber Maunsell

Special features

- New chiller and links to existing unit
- New control systems
- Complete chilled water pipework distribution
- Sub-main distribution
- Acoustic protection
- Specialist processed cooling systems



ITV

Sector
Entertainment

Type
Technical facility

Space
50 000 sq ft

Location
London SE1

Duration
52 weeks

- Special features**
- Dedicated transformers
 - LV switchgear
 - UPS systems
 - Generators
 - Dedicated specialist cooling



Johnson & Johnson

Sector
Pharmaceutical

Type
Air conditioning

Location
Berkshire

Duration
11 months

- Special features**
- Environmentally-friendly remote chiller facility
 - 3MW ammonia chiller farm
 - Advanced ammonia leakage safety systems
 - Site-wide excavation and installation of primary chilled water distribution system



London Stock Exchange

Sector
Financial

Type
Data centre

Space
14 000 sq ft

Location
London

Duration
28 weeks

Quantity surveyors
Ammonite Surveying

M&E consultants
Watkins Payne Partnership

- Special features**
- Replacement of existing main LV distribution switchgear
 - Installation of additional computer room air conditioning equipment
 - Installation and integration of additional standby generator system
 - The works were carried out in a live data centre environment



Petro-Canada

Sector

Petrochemicals

Type

Technical offices

Space

55 000 sq ft

Location

London SE1

Duration

22 weeks

Architects

Barr Gazetas

M&E consultants

Rolton Group

Special features

- 1100 sq ft comms room
- Patch room
- Console room
- Comms laboratory
- Comms store room
- Parallel redundant 120kVA static UPS systems
- Duty standby chilled water CRAC units
- Duty standby DX CRAC units
- Inergen fire protection
- Water detection
- Secure electrical supply from main building LV switchboard
- Generator support
- VESDA detection

Petro-Canada is also a Modus Workspace client



Project 4e

Imperial College

Sector
Education

Type
Laboratory

Space
8000 sq ft

Location
London SW7

Duration
14 weeks

Architects
Architon

**QS/site project
management**
Davis Langdon

M&E consultants
Klimatt

Special features

- Full mechanical and electrical infrastructure for laser laboratories
- Specialist process cooling and gases for laser equipment
- Dedicated steel support system to suspend high level M&E services
- Installation of flexible connection 'hubs' to enable relocation of M&E services around steel frame for laboratory flexibility



SunGard

Sector
Information technology

Type
Data centre

Space
180 000 sq ft

Location
Heathrow

Duration
40 weeks

Special features

- Steel structural mezzanine
- Box-in-box 1 hour fire-rated (2 hour fire-rated plant room)
- Modular design with maximum flexibility
- Service corridors (all water services external to hosting areas)
- 10kN/m² structural loading capacity for the mezzanine
- State-of-the-art network operation control centre (NOCC)
- Fire suppression via inert Inergen gas
- VESDA early warning systems
- 24x7 security and BMS monitoring
- Biometric palm scanners and webcams
- 2000kVA static UPS systems
- A/C & D/C power PDUs with dual feeds
- 20MW power
- 12MW cooling capacity
- Designed as 2N arrangement with fully functioning A+B services



UCB

Sector
Biotech

Type
Laboratory

Space
60 000 sq ft

Location
Berkshire

Duration
2 years

Cost consultants
Architon

Special features

- Installation of full M&E infrastructures
- Steam plant
- AHUs
- Specialist ventilation systems
- Packaged generator & UPS systems
- Extensive steel work modifications to facilitate additional mezzanine levels



University of Surrey

Sector
Education

Type
Laboratory

Space
30000 sq ft

Location
Surrey

Duration
36 weeks

Architects, project managers & quantity surveyors
CM Parker Browne

M&E consultants
White, Young & Green

Special features

- Bespoke laboratory benching
- Specialist gas & drainage
- New fume cupboards
- Upgrade of electrical mains distribution
- New roof plant
- Write-up and lecture spaces



Quality & environment

In everything we do

Quality and respect for the environment are at the core of every Modus project and we are very proud of the following accreditations.

ISO 9001 defines the elements of organisation required by a company to achieve and demonstrate the necessary skills required to quality manage their activities. ISO registration is a measure of reliability, consistency and commitment to quality supply.

ISO 14001 defines the elements of organisation required by a company to achieve and demonstrate sound environmental performance by controlling the impact of their activities, products or services on the environment.



Modus Unitech is a division of Modus Group. Formed in London in 1992, the multi-disciplinary group provides a complete range of services for the creation and support of effective business environments and complex technical facilities. With a turnover of £100 million p.a. and 200 staff, the group is formed from four specialist divisions that support and complement each other.

Modus Unitech

A highly specialised unit dedicated to the fit-out of complex technical facilities such as laboratories and data centres

modusunitech.com

Modus Workspace

The division providing design and construction management resources for the fit-out of office interiors

modusworkspace.com

Modus Projects

This organisation provides construction resources for very large fit-out projects and the refurbishment and modification of buildings

modusprojects.com

Modus FM

Our maintenance and facilities management division which also provides after-sales support for project delivery

modusfm.com

Modus Unitech
Greencoat House
Francis Street
London SW1P 1DH

T 020 7828 9009
F 020 7828 0009
E info@modusunitech.com

modusunitech.com

