



June Update

MEINHARDT IN FOCUS

Meinhardt Thailand has strictly maintained a UKAS accredited Occupational Health & Safety Management System (**OHSAS 18001**) since 2014, and will soon add **ISO 45001** accreditation to our OHSMS system. Having an OHSMS in place helps to **reduce the possibility of staff injury and illness**. Currently we have recorded on average less than three minor incidents per year. This system serves to **maximize staff wellbeing** at both the main and at all our site offices and has been instrumental in keeping our office open throughout the COVID-19 crisis.

“These efforts are undertaken to safeguard staff and to ensure that we comply with health & safety legislation. Safety measures are always in place and continuously improved, ensuring we are ready for unforeseen events such as COVID-19.”

Chaichana Chainiwes
Director - Meinhardt Thailand



PROJECT IN FOCUS

Located in the heart of Bangkok on Sukhumvit Road, **the new headquarters building of United Overseas Bank (Thai)** is now under construction and is scheduled for completion by the third quarter of 2021.

The 59,315 sq.m. Grade A office will consist of a 30-storey tower and 6 basement levels. The building will accommodate the main office for the Singapore-based bank's operations in Thailand. It will also include retail banking and conference facilities in the adjacent 7-storey pavilion building. The project is targeting Green Mark Platinum certification.

Meinhardt Thailand is providing both MEP engineering design and Specialist Lighting design services to the project. The project is being documented using BIM (Revit) to LOD 300.

STAFF IN FOCUS

This month we feature Senior Electrical Engineer **Nutcharee Maneechote**. She obtained a B. Eng. in Electrical Engineering from Kasetsart University and an MBA in Real Estate Management from King Mongkut's University of Technology Thonburi. She is also a Thai Professional Electrical Engineer (Level II).

Professionally, Nutcharee holds over 13 years of experience in designing building services, including high-rise, residential, commercial, and industrial & infrastructure projects. Her project involvement includes this month's featured project, UOB (Thai)'s new headquarters building where she has been both an Electrical Designer and a Project Coordinator.



Nutcharee Maneechote
Senior Electrical Engineer

FACT IN FOCUS

After long periods of inactivity, M&E systems should be checked and cleaned before restarting to ensure the health of building occupants and avoid damage to systems or finishes. Here are some tips to consider:

- Check wastewater treatment plant and restart biological process if necessary;
- Flush hot & cold-water systems by running all taps and flushing toilets / urinals;
- Check p-traps and floor drains have not dried out;
- Test swimming pool & spa water quality such as pH, residual Cl₂, clarity, etc.
- Warm compressor oil 12-24 hours prior to restarting chillers and clean cooling tower basins;
- Before thoroughly cleaning rooms and surfaces:
 - Check all ductwork (particularly kitchen ducts), cooling coils and condensate trays for fungus and mold;
 - Run all ventilation systems to purge stale air, then clean all air filters.
- Soft start the AC and pre-cool the building to avoid thermal shock or condensation issues;
- Exercise the generator(s) and pressurization fans;
 - Test emergency lighting, exit signs, fire alarm, security and access control systems.