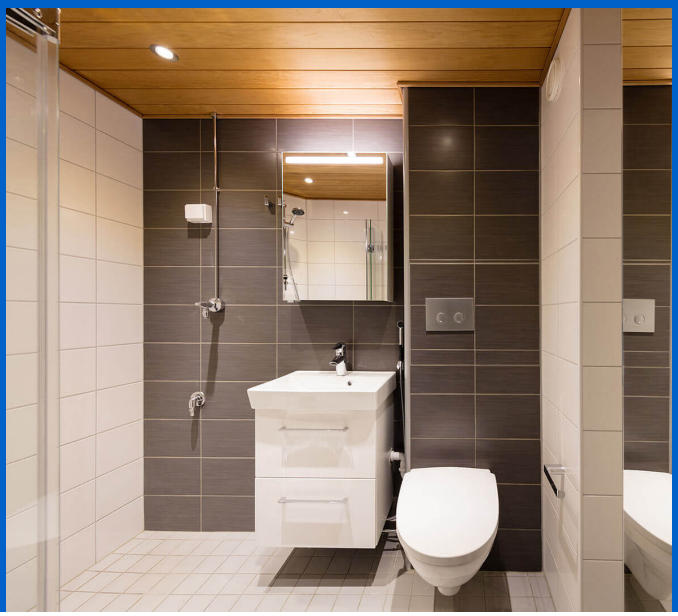
References

Apartment building Varsta Oy



A line renovation was carried out in a block of flats in Turku using Uponor's R2I elements

Line renovations in blocks of flats can be conducted significantly faster and more easily. The Uponor R2I cassette makes for a problem-free renovation. Thanks to advanced prefabrication, the project period is shorter and the risks are lower. The As Oy Varsta company in Turku is the first R2I pilot site. The site will be completed to an expedited schedule.
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Project Facts:

Location
Turku, Finland

Completion
2017

Building Type
Multi storey building

Product systems
Port

Project Type
Renovation

Partners

Contractor: Rakennuspalvelu J Martti Co Oy
Planner: RTC Vahanen Oy
Fitter: Asennuspalvelu RST Oy

Expedited scheduled on the pilot site

The As Oy Varsta company, located in Turku, owns and manages five buildings constructed in 1968 and 1969. The four single-block buildings and one modular building contain a total of 162 flats. All in all, 162 bathrooms and 27 separate toilet rooms will be renovated on the site using prefabricated elements. The principal contractor is Rakennuspalvelu J. Martti & Co Oy. Design and supervision on the site will be conducted by RTC Vahanen Turku Oy.

The design phase began at the end of 2015. The decision was made to use Uponor's R2I cassette for scheduling reasons as well as the use of space.

"The client did not want to demolish the old flues, so R2I cassettes were the most sensible solution for this space. In addition, while preparations were being made for the design phase, the client was seeking scheduling benefits," says Uponor's Wahlfors.

When the contractor submitted its quote, it proposed a quicker-than-normal implementation schedule and the client selected the contractor on this basis. According to Jari Salonen, the foreman at contracting company Rakennuspalvelu J. Martti & Co Oy, the schedule was adjusted to suit the pilot site.

"The first building was deliberately given a more generous timetable. As the product was new to the team, it spent time seeking the correct implementation method during the first few installations. By rearranging the work phases, the team was able to find the right rhythm and means of completing the work," says Jari Salonen, the foreman.

Toni Wahlfors is grateful that all of the parties involved were committed to the project and developed their working methods together. Vahanen's Mikko Helander, who worked as project manager during the planning phase and as the HVAC designer, highlights the same matter.

"Prefabricated elements were a highly suitable solution for this site. Now that we have addressed the initial challenges together, the work is progressing quickly and the quality is high. The practical experiences obtained on the first site will help us to design prefabricated element solutions and implementation methods on forthcoming renovation sites," Helander says.

The first building was completed at Christmas and the flats are already in use. Work is now underway in two buildings, which are being completed in tandem.

A personalised bathroom for everyone

For residents, Uponor's R2I cassette means faster completion and also stylish, personalised solutions. The residents of Varsta were able to choose the surface materials for their bathrooms. Surface tiling and furring, as well as the appearance of the push-button, can make a big difference to the appearance of a bathroom. Every resident will get a unique, personalised space. There is plenty of choice. We have also received good feedback for the wall-mounted toilet, which is adjusted to the desired height during the installation phase. The wall-mounted toilet creates a feeling of space in smaller rooms, while making cleaning easier.

Easy maintenance

In addition to easy installation, the benefits of R2I also include easy maintenance. The pipes can be serviced without breaking structures. The use of prefabricated elements also guarantees a leak-free result. Moisture damage cannot arise because any leaks will be detected in waterproofed spaces. The entire mechanism can be replaced without breaking the waterproofing when components are changed.

"I believe that prefabricated element products will be highly important in the future. Operating methods must be updated and new methods must also be created for line renovations. The nature of each site will be instrumental in determining how the benefits of a prefabricated element solution can be ensured," says Mikko Helander from Vahanen.

Uponor's R2I cassette and other R2I products are a cost-effective option for renovations. There is a need for new renovation methods, as well as widespread interest.

"A new site is currently ramping up, and Rakennuspalvelu J. Martti & Co Oy will be the principal contractor again. This year, approximately 200 flats in Turku will be renovated using Uponor's R2I cassette," confirms Uponor's Toni Wahlfors.

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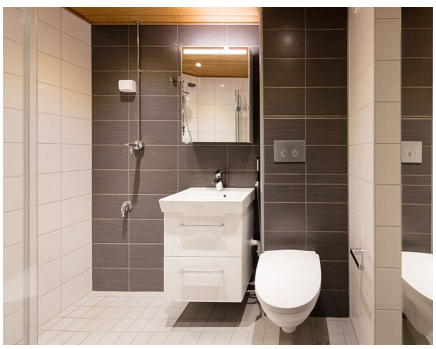

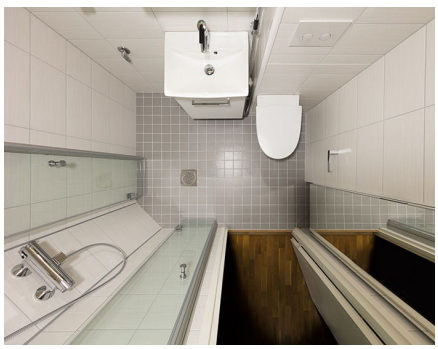



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