

### Other services provided by Capita Symonds Building Services

Based in nine strategically located offices and employing over 200 professional and technical staff, the Building Services division of Capita Symonds is one of the leading creative engineering design consultancies in the UK.

We offer a complete building services design service to provide contemporary, efficient and cost-effective solutions to all sectors of the property market.

Our wide range of experience ensures that we are able to effectively contribute to all aspects of the design, procurement, construction and handover phases of each project. We are innovative and achieve the highest professional standards based on policies of employing and developing high calibre staff.

Capita Symonds adopts a pragmatic approach to ensure a clear understanding of client's technical and business needs. This ensures robust and practicable engineering solutions incorporating the latest technology, sustainability and energy efficiency to achieve best value:

- engineering services infrastructure design
- feasibility and business case studies
- concept and detailed design
- energy and environmental consultancy
- process engineering consultancy
- lift and escalator consultancy
- acoustic engineering consultancy
- facilities management advice and monitoring
- condition and acquisition surveys
- client's advisor and project monitoring
- site supervision
- engineering systems and insurance investigations

Our philosophy is for total involvement in each project and to contribute positively to all aspects of design, procurement and construction.

[www.capitasymonds.co.uk](http://www.capitasymonds.co.uk)

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## building services commercial office developments



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# our commercial office development services

Capita Symonds has extensive successful experience in office developments - ranging from Shell and Core to CAT A and Final fit-outs for end users.

## successful development requires:

- the solutions to be attractive to potential clients, allowing them to develop flexible, efficient and environmentally acceptable solutions at competitive cost levels
- a clear understanding that the occupying tenant's desires and needs are paramount in providing a cost effective solution
- an understanding of landlord/tenant issues and interfaces - ensuring any specific requirements are met
- design in conjunction with the contractors, sub contractors and suppliers to ensure the most effective all round solution to programming, procurement and installation - where possible, using solutions that are modular and repeatable to aid construction and reduce alternatives

## for CAT A fit-outs and final fit-outs the following is essential:

- that the installed landlord's services are capable of meeting expectations and impose no undue burden on the fitting out contract
- the necessary interfaces and restrictions, when working in multi-tenanted buildings, so as not to affect other tenants
- 'zero defect hand over' by full on site participation
- a clear understanding of the occupying tenant's desires and needs are paramount in providing a cost effective solution

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### Eli Lilly

A 12,000m<sup>2</sup> high specification office was refurbished to Cat B standard; with services alterations including complete re-lighting to current standards, and re-arrangement of the VAV air conditioning system.



### Bechtel House

Refurbishment of 15,000m<sup>2</sup> of a 1980's seven storey office building, including main building plant and complete replacement and re-design of the on floor mechanical and electrical services, comprising VAV types air conditioning.

### Mitsui

Fit out of 5,500m<sup>2</sup> UK headquarters building shell and core including the replacement of all mechanical and electrical services, as well as the Cat B fit out for their Japanese Bank for Mitsui Banking Corporation.



### Victoria Plaza

Development monitoring role on behalf of CGI Fund on this prestigious 22,000m<sup>2</sup> development.

### Cisco Systems Ltd, Bedfont Lakes

Capita Symonds Building Services designed and delivered the Cat A adaptations and Cat B fit-out to this 25,000m<sup>2</sup> prestige fit-out at Bedfont Lakes.



### Cisco Systems Ltd, Stockley Park

Cat A adaptations and Cat B fit-out to this 7000m<sup>2</sup> prestige building at Stockley Park. This included upgrading the fan coil installations, providing close control solutions to data rooms and laboratories and improving the electrical resilience.

### BT City Place, Gatwick

On behalf of BT, Capita Symonds Building Services undertook the development monitoring role and subsequent Cat B fit-out on this prestige office development at Gatwick.



### BT Centre, St Pauls, London

Refurbishment of building services in the BT Global HQ in London. All works were undertaken with the client in occupation.

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