

Other services provided by Capita Symonds Building Services

Based in eight strategically located offices and employing 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

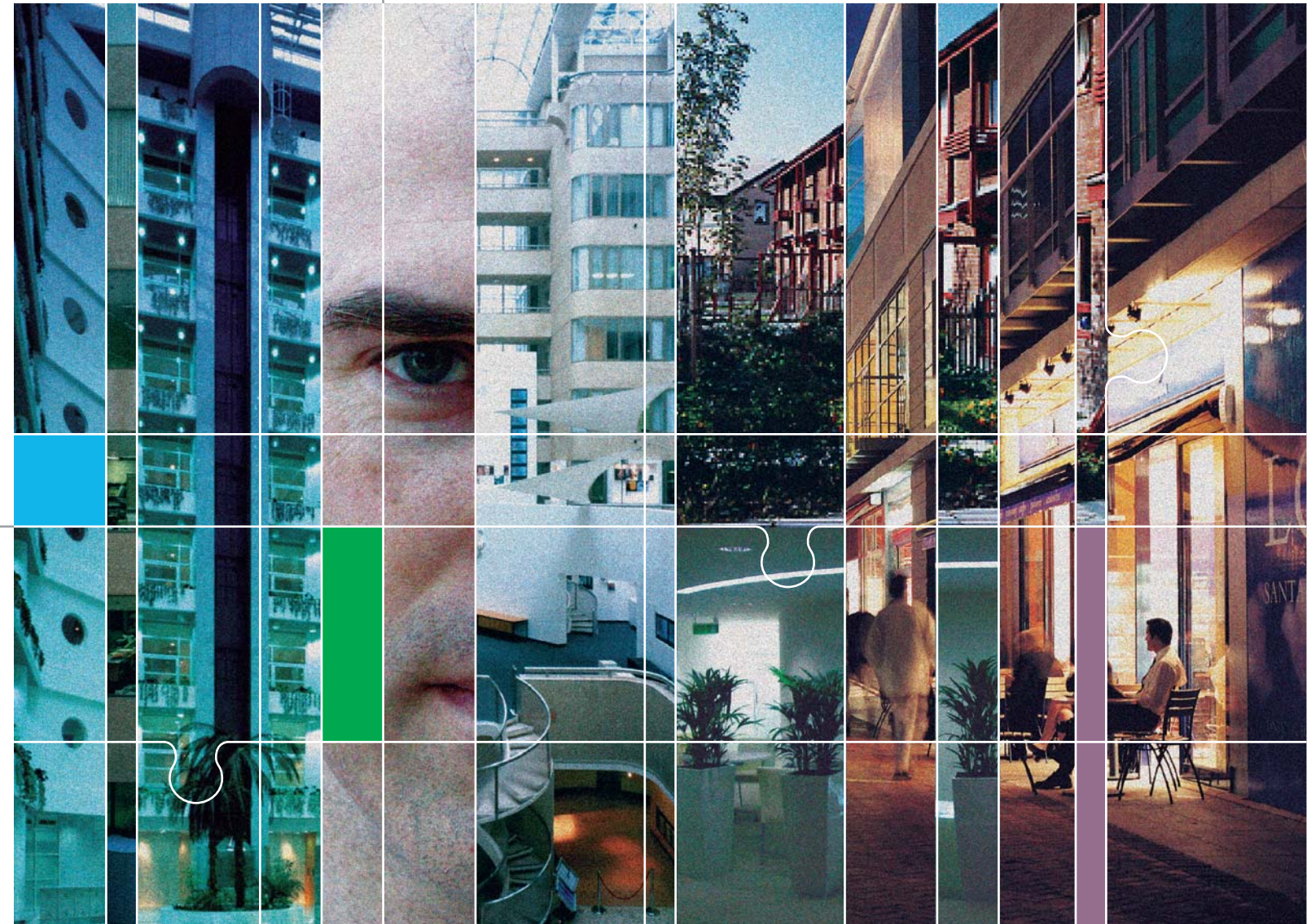
For further information please contact:

Neil Cartwright

Tel: 01442 285105

neil.cartwright@capita.co.uk

building services fm and asset management



CAPITA SYMONDS

successful people, projects and performance

our fm and asset management services

With our extensive experience we can assist property owners or managers with an independent and 'best value' approach to the economic management of their building services, plant and equipment throughout their recommended life.

Our engineers are also experienced in the design or contract management for the repair, partial or full replacement of items of plant, should it be proven to be necessary.

Our experienced engineers can provide our clients with:

- advice on building regulations
- advice on sustainability Issues
- asset register databases
- building performance monitoring
- common standards -
we evaluate building performance and benchmarking in compliance with the new building regulations
- contractor procurement
- energy management
- large portfolios -
we understand the important issues in managing large portfolios against tight service level agreements
- life cycle costing models
- management structure reviews
- planned maintenance schedules
- plant condition databases
- term contract management

CAPITA SYMONDS

Mapeley

Capita Symonds was responsible for the development of a life cycle cost model for 750 buildings. Undertaking small works to bring a variety of properties up to current standards.



Royal Sun Alliance

Capita Symonds was responsible for the successful procurement, mobilisation and contract management of a number of term planned maintenance and small capital works contracts for a variety of RSA properties via a number of managing agents.

Royal Borough of Kensington and Chelsea

We provided general design and FM contract management advice to the Tenant Management Organisation Ltd. We have also prepared asset registers, condition reports and small capital works for this client. In particular assisting with organisational and management reviews.

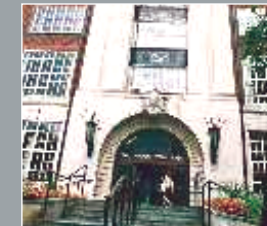


Barclays

Capita Symonds reviewed the performance of three national maintenance organisations, undertaking planned maintenance and new works on behalf of Barclays across England. We also provided an audit of the security and health and safety measures provided by the various contractors.

London Borough of Southwark

Capita Symonds was responsible for providing an asset register, condition survey, scheme descriptions, life cycle replacement and energy costs plus carbon emission calculations for 112 district heating schemes. The study was used to evaluate future development of the borough.



Land Securities: Retail Properties

An asset survey of 120 major shopping centres throughout the UK with forward maintenance plans and costed expenditure schedules.

Northampton Police

A term commission for 100 properties comprising condition surveys, proposed life cycle replacement works, managing maintenance contracts and the design of all works.



CGNU: Energy Study

Capita Symonds reviewed all of CGNU's properties, benchmarking energy consumption, creation of energy policy and strategic review of potential savings.

successful people, projects and performance