



HOTEL PORTFOLIO

BUILDING SERVICES GROUP



Building Services Group (BSG)

Formed in 1986, Building Services Group (BSG) progressed from design and construction monitoring in the Middle East to full design and survey work for InterContinental and various Royal Families and major commercial organisations across the globe.

Fast forward 37 years, we have become a recognised name in the UK Hotel & Hospitality sector having also written corporate engineering standards for high profile international brands. Alongside our strength in the hotel sector, we have expanded into prime Residential & Commercial sectors, whilst still being involved with a number of prestigious and complex schemes overseas.

In 2019, BSG became a wholly owned subsidiary of the [Syntegra Group](#) – A multi award winning International Multi-Discipline Engineering Design Consultancy.



Services



Consultancy

- Full M&E design, tender documentation and engineering support
- M&E Feasibility studies
- Engineering services reviews
- Building Services Condition /Acquisition/ Dilapidation / Energy Surveys
- Engineering asset management
- Equipment/Asset registers and installation life cycle planning
- Single point of failure analysis and specialist services for the data centres
- M&E clerk of works duties
- Clients representative roles, including corporate engineering brand standards



Sustainability

- Energy feasibility and sustainability studies
- BREEAM / SKA / LEED/ Passivhaus / Well-Building assessments
- Renewable and low carbon engineering solutions
- Energy audits / Life Cycle Assessments



Ancillary Specialist Services

- Lighting design consultancy
- IT/AV design consultancy
- Fire consultancy
- Acoustic design consultancy
- Air quality consultancy
- Civil engineering design



HOTELS

The Carlton Tower
Jumeirah



InterContinental
London Park Lane



St James Court
London, A Taj Hotel



Corinthia
Hotel



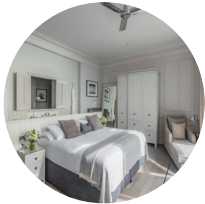
The Resident,
Covent Garden



Bankside Hotel,
London



The Grand
Brighton



W
London



International
hotel projects



Brands we have
worked with





The Carlton Tower Jumeirah



Full refurbishment on a luxury Hotel
in Knightsbridge



The Carlton Tower Jumeirah

Full refurbishment on a luxury Hotel in Knightsbridge

The Carlton Tower Jumeirah is a luxury Hotel in London owned by Jumeirah; it is located on Cadogan Place next to Sloane Street and close to Harrods, Harvey Nichols and central Knightsbridge, placing it in a prime city location.

BSG were employed as the M&E Consultants to design the MEP element of the whole-building refurbishment, largely brought about by the age and condition of the systems and the need to re-pitch the Hotel at the top end of the market.

Some ventilation plant was overhauled and existing cooling towers were replaced with dry air coolers. The two gym / spas were renewed along with new guestroom services throughout; these included full ablution units, VDA room interface / controls and other features. The restaurants and kitchens were renewed, most noticeably the Al Mare ground floor restaurant replacing the former Rib Room. Generators underwent Load tests and an entirely new Fire alarm system was provided.

The work proceeded through two Covid lockdown periods and the Contractor made use of the rear Mews houses for their on-site management of the project.

Project Scope

Full MEP Refurbishment
of 188 Guestrooms

Full MEP Refurbishment
of Public Areas

Full MEP Refurbishment
of Swimming Pool and Spa

Full MEP Refurbishment
of New Restaurant, Al Mare

Developed with Interior
Designers 1508 London

16 Month Programme with
a Contract Value of £85M



[VIEW ALL HOTELS](#)

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InterContinental London Park Lane

The InterContinental London Park Lane is a luxury Hotel situated in the heart of Mayfair





Intercontinental London Park Lane

The InterContinental London Park Lane is a luxury Hotel situated in the heart of Mayfair

Currently, we are working with InterContinental London Park Lane, on various remedial projects to include, the provision of a new standby generator and location of an intermediary temporary generator; design of the new fire alarm and PAVA system; and design of the new BMS system.

The most recent refurbishment project was the 3rd and 4th floor guestroom refurbishment. This comprised the full refurbishment of 121 bedrooms and bathrooms, and the creation of 22 new suites, over a 28 month programme with a contract value of £12M. BSG were employed as the MEP Design Consultants, working alongside an excellent design team, comprising, Hook Consultancy as Project Managers, Tower Eight as Cost Consultants, and RPW and HLM as Interior Designers and Architects, with the construction being undertaken by the high-quality Main Contractors, County Contractors. This included the adaptation of concept lighting design for roll out within the 3rd and 4th floor guestroom refurbishment.

In addition, BSG worked as the MEP Design Consultants, with Beck Interiors as Main Contractor, on the second floor, which involved the refurbishment of 12 rooms, providing MEP design to all rooms.

Project Scope

Condition Survey

Multiple Refurbishment Projects

Multiple Remedial Projects

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INTERCONTINENTAL, LONDON PARK LANE

Prior to the 3rd and 4th Floor project, BSG worked with Main Contractors Phelan Construction, on a three phase project comprising;

- **Phase One:** Conversion of basement car park into high quality offices; the work also included the strip out and refurbishment of the existing boardroom and wellness centre, and the design of new MEP throughout all areas.
- **Phase Two:** Involved providing the MEP design for the conversion of first floor back of house offices into the new 5 Star Capital Suite, consisting of two 5 Star suites, combined with an exquisite boardroom, director's office and meeting rooms.
- **Phase Three:** MEP design of the ground floor restaurant, Ella Canta.



St James Court London, A Taj Hotel

Refurbishment of a luxury Hotel
in Westminster



St James Court London, A Taj Hotel

Refurbishment of a luxury Hotel
in Westminster

St. James' Court Hotel is a high quality, prestigious Hotel in central London, owned by Taj Hotels that is brimming with charm. The hotel is moments from Buckingham Palace and St. James' Park, and close to Westminster, Victoria Station, the West End and Mayfair, placing it in a prime location.

With 329 rooms and suites, BSG were employed as the M&E Design Consultants, to work alongside Box Associates, the Project Managers and Dexter Moren Associates, the Architects during the main project. BSG undertook the MEP design for the refurbishment and reconfiguration of approximately 200 Guest rooms in Dukes, Almoners and Regents, with additional works to the associated Public Areas.

The work was planned in 3 phases (Almoners, Regents and Dukes yet to come) BSG services included: New individual Guestroom risers were formed to supply fresh air ventilation and extract from roof level air handling units, and new domestic hot and cold water services from basement with new drainage stacks. New power risers were centrally situated, per block with horizontal distribution per floor.

Project Scope

Refurbishment of Hotel
in conjunction with Project
Managers, Box Associates and
Architects, Dexter Moren
Associates

Jiva Spa created in conjunction
with Emil Eve Architects

Working together
with Main Contractor,
County Contractors

Full MEP Refurbishment

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ST JAMES COURT LONDON, A TAJ HOTEL

Full refurbishment on a luxury Hotel in Westminster

Main Project

Plant works including new ventilation supply and extract and remedials to water tanks in associated guestrooms.

New and refurbished lifts.

New domestic services, ventilation, VRF and power vertical infrastructure.

New back of house services area only as affected by Guestroom reconfigurations.

Other associated MEP plant services renewal due to condition.

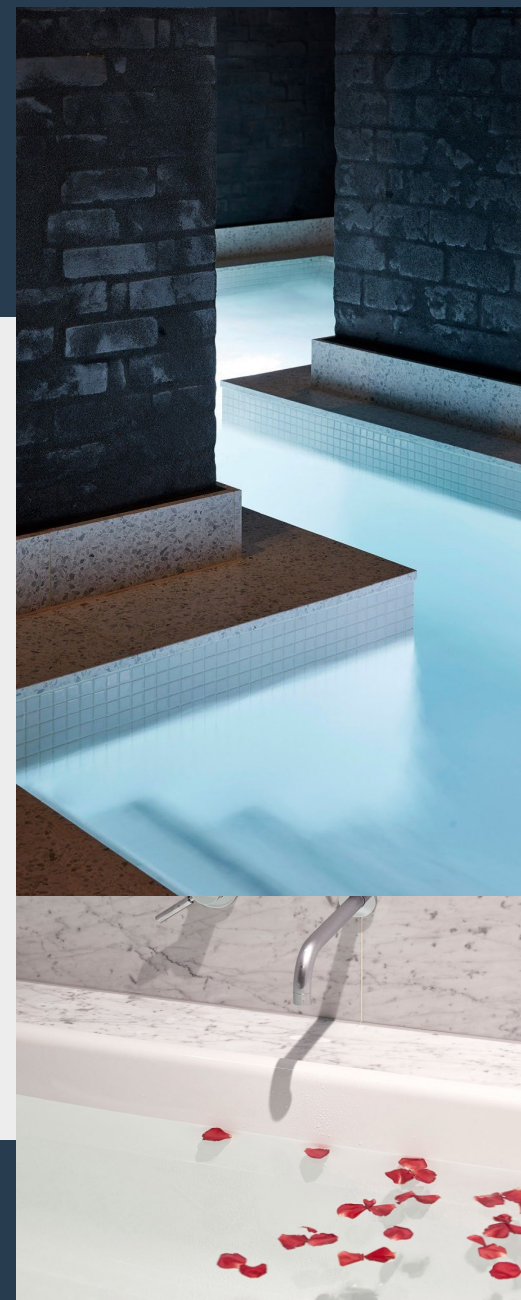
New data, comms, AV infrastructure to suit new rooms fit-out.

Jiva Spa

Working alongside Emil Eve Architects, we were also employed as the MEP Consultants on the exquisite Jiva Spa, within the St James Court Hotel.

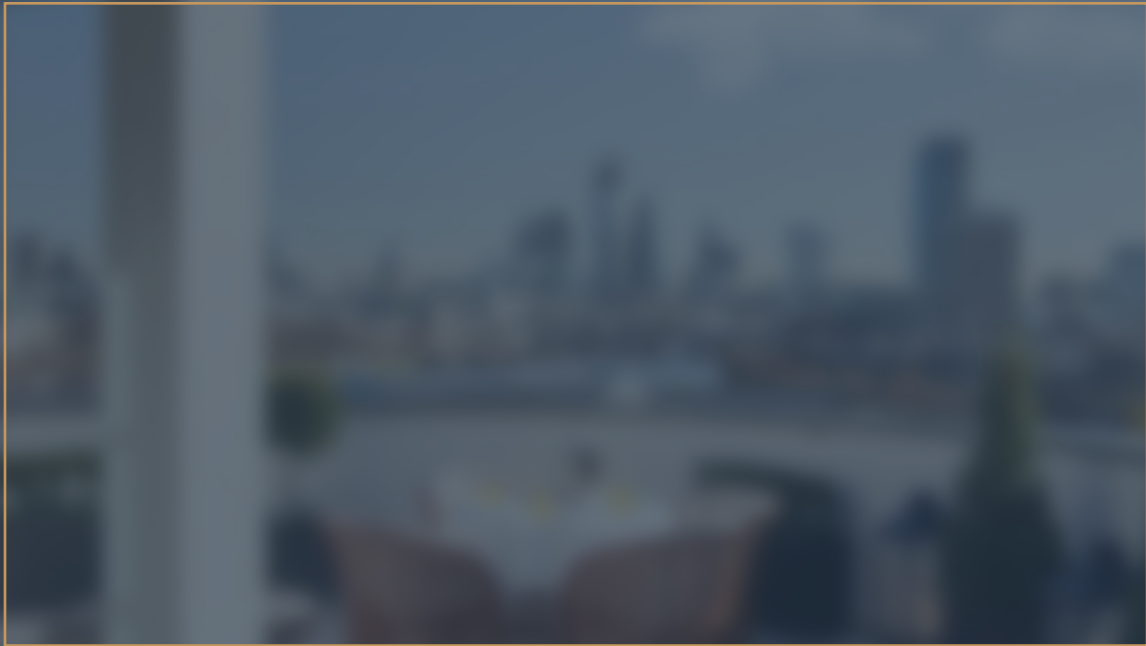
The Spa facility refurbishment included for:

- A relaxation area
- Two single treatments rooms and one couple's treatment room
- Vitality pool, steam, sauna and an 'emotional' shower
- The fitness centre was also newly renovated during the project
- Photography by Andy Stagg and provided courtesy of Emil Eve Architects





Corinthia Hotel, London



Corinthia Hotel London combines grandeur
and heritage with exquisite, intelligent design.

CORINTHIA HOTEL, LONDON

Corinthia Hotel London combines grandeur and heritage with exquisite, intelligent design.

Project Scope

Conversion of existing government building into 300 bed 5-star plus hotel and spa

CHP and ultra-efficient chilled water installation

Featuring 225 rooms, 51 suites, seven penthouses, two world-class restaurants and a truly unrivalled spa, the hotel is a destination in itself

Complete with renowned Franchise Restaurant and prestigious retail outlet

Adjoining residential block with 13 luxury apartments

Working within the constraints of a Westminster location and achieving a BREEAM “Very Good” rating

36 Month Programme with a Contract Value of £95M





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The Resident, Covent Garden

The Resident, Covent Garden is in
the heart of London's theatre land



THE RESIDENT, COVENT GARDEN

A refurbishment of an older building,
producing an exquisite hotel

Project Scope

57 hotel rooms,
some with kitchenettes

Suites and
superior rooms

Roof space and
standard rooms

30 Month Programme with
a Contract Value of £8.9M

Suites and standard king rooms



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The Resident, Covent Garden

A refurbishment of an older building,
producing an exquisite hotel

Building Services Group (BSG) carried out a Due Diligence / Condition Survey to assess the feasibility to convert the original historical building into a Hotel. These surveys included the following:

- Description of Mechanical and Plumbing Services
- Description of Electrical Services
- Review of H&S file / Record Documentation
- Review of maintenance records
- Statutory compliance schedule
- M&E condition schedule
- Costed schedule for significant works
- Photographs illustrating key points

Following the surveys, BSG were appointed to carry out the full MEP design of all services, for the conversion of the historic building within the Covent Garden Conservation Area, into a new 4 Star Hotel. With PJMA as Architects and Blenheim House Construction as Main Contractor, 57 bespoke rooms including suites and superior rooms were created, with a kitchenette provision to all rooms. Utility services changes and alterations to suit Hotel usage were also undertaken.

The Resident Covent Garden, formerly known as The Nadler Covent Garden, is located on the Strand, within Covent Garden, London. The Hotel is a short walk from both Covent Garden and Charing Cross stations, giving easy access to the wider city and placing it in a prime location to visit the exquisite Covent Garden, which brims with history and culture, and offers an abundance of restaurants, bars, theatres, unique markets and retail stores.





Bankside Hotel, London

Bankside Hotel London provides
a young, modern location

BANKSIDE HOTEL, LONDON

Bankside Hotel is part of the Marriott Autograph Collection. It was a new build Hotel, forming part of the One Blackfriars development and brings a contemporary and cutting edge Hotel to Blackfriars Road.

Project Scope

New build fit-out of 161 room Hotel over 28 months

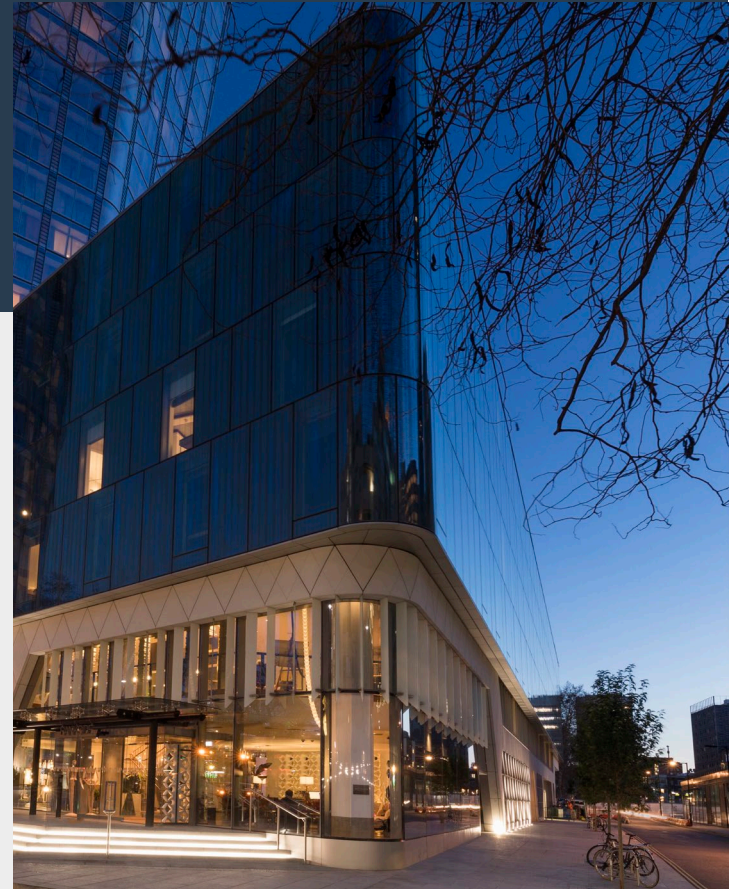
Clients Representative Role
Pre-Handover

MEP fit out of all public areas, meeting rooms and event space together with back of house to include two kitchens

Full MEP Design for tender followed by construction duties

Lighting Design of all Guestrooms and Public Areas

Developed in conjunction with Interior Designers Powerstrip Studio, based in the US





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The Grand Brighton

The Grand Brighton combines grandeur and heritage in a unique location



[THE GRAND BRIGHTON](#) 

THE GRAND BRIGHTON

The Grand Brighton combines grandeur and heritage in a unique location. Featuring 200 rooms, large function spaces with listed features, restaurants and lobby

Project Scope

Condition surveys
and 5 year plans

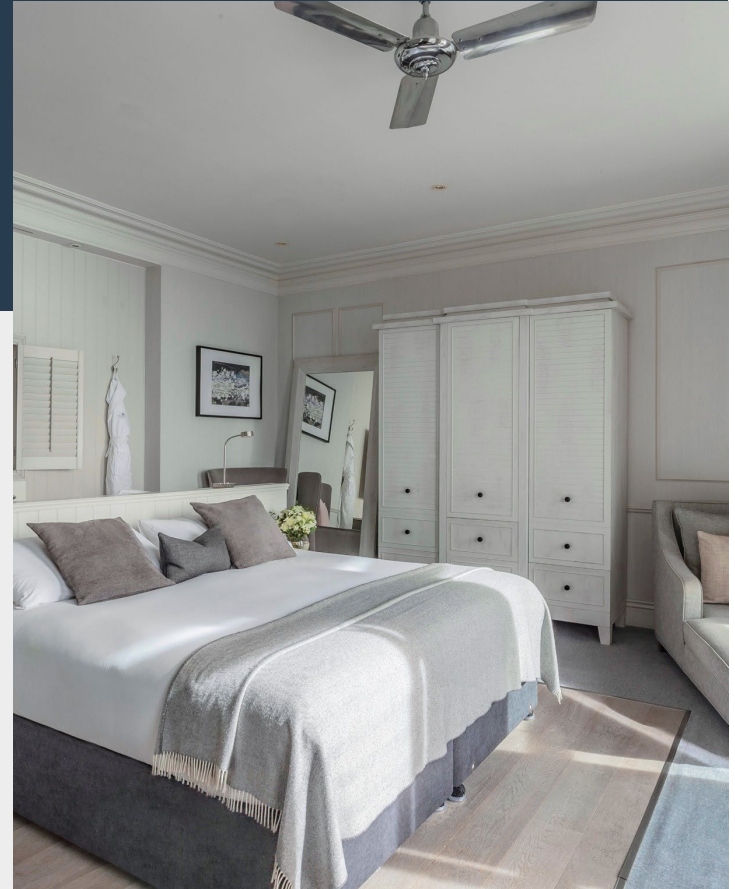
Designs for new vent
and AC of restaurants
(noting listing restrictions)

Troubleshooting

Survey of rainwater systems

Feasibilities for
Building Extension

Load assessments and new
electrical incomer providing
for future expansion over a 6
month programme with a
£750K contract value



W LONDON

W London is an eclectic Hotel in the heart of the West End, that seamlessly blends urban edge with city glamour.

Building Services Group (BSG) were employed to undertake the MEP design for the First Floor Public Area Bar Refurbishment of W London

BSG surveyed the space and existing services with the use of record drawings and O&M manuals, prior to providing detailed design of the MEP services

BSG coordinated with the Concrete who were the Interior Designers, MBLD who were the Lighting Specialists, to bring the exquisite project to completion

25 month programme with a contract value of £1M



INTERNATIONAL HOTELS

InterContinental, Paris

InterContinental, Cannes

InterContinental, Dubai

InterContinental, Riyadh

InterContinental, Budapest

InterContinental, Frankfurt

InterContinental, Berlin

InterContinental, Dusseldorf

InterContinental, Bahrain

InterContinental, Slovenia

InterContinental, Barcelona

InterContinental, Milan

InterContinental, Kiev

InterContinental, Malta

Castellana InterContinental, Madrid

Al Bustan Palace, Muscat

Nuremore Hotel & Country Club, Eire

Brussels Europa Hotel

Al Musalla Towers, Dubai

Forum Hotel, Munich

Marriott Hotel, Budapest

BRANDS WE HAVE WORKED WITH

Jumeirah



Hyatt



InterContinental
Hotels Group



Corinthia
Hotel



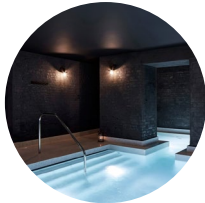
Marriott



The
Resident Hotels



St James Court
London, A Taj Hotel



Hilton



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