



# COMMERCIAL PORTFOLIO

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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.

# BSG Services



## MEP 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 centers
- 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
- Net Zero



## Ancillary Specialist Services

- Lighting design consultancy
- IT/AV design consultancy
- Vertical Transportation Design
- Acoustic design consultancy
- Air quality consultancy
- Civil engineering design





## LEK, 40RTY GROSVENOR PLACE

Commercial Building in London

- Phased works within occupied office including fit-out of existing basebuild open plan office space to include reduced IT / comms. room, cellular offices and meeting rooms.
- Modifications to existing client kitchen and staff room, creation of new reception area and additional meeting rooms.
- Electrical works included underfloor powertrack, fire alarms, comms room VESDA system, existing lighting control system together with small power installation.
- Adaptation of chilled ceiling.
- Underfloor fan boxes installed for Partner's offices.
- New scene setting lighting control system installed in client meeting rooms and reception.

## Project Scope

Fit-out of Basebuild

Chilled Ceiling Adaption

New Scene Setting Lighting  
Control System

# UBM, 240 BLACKFRIARS, LONDON

Commercial Building in London



## Project Scope

Clients Representative

N+1 UPS Feasibility

CAT B Fit-out Concept  
Design

- Approximately 10,000m<sup>2</sup> of commercial offices including triple height feature function space.
- Client Representative role, due diligence and monitoring of basebuild stages.
- Concept design of Cat B Fit-out.
- Future design of Cat B Fit-out aiming to achieve exceptional result in either LEED or BREEAM Certification.
- Investigation and feasibility for the provision of N+1 UPS and comms. room redundancy.

# CABLE HOUSE, NEW BROAD STREET, LONDON

Commercial Building in London

- 10,000m<sup>2</sup> offices re-fit including the strip-out of existing services back to infrastructure.
- Refurbishment of chilled and condenser water infrastructure including new pump, motor control panel and BMS.
- New chiller installation in a confined space.
- Seven floors of office accommodation returned to CAT A Fit-out standard.

## Project Scope

New Chiller Works

CAT A Fit-out

Strip Out Works





## MAJOR EUROPEAN BANK, LONDON

Banking Facility in London

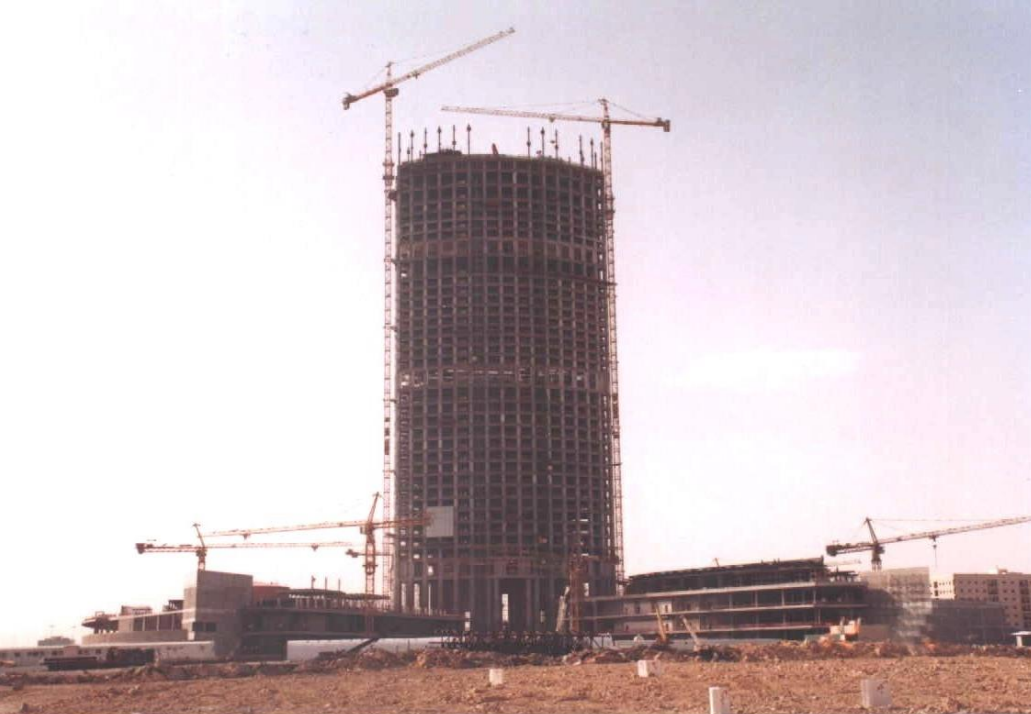
- 8,000m<sup>2</sup> fit-out of commercial offices (original build 1950's)
- Existing chilled beam installation upgraded and fan coil system added.
- Substantial conference / training / meeting facilities with extensive AV facilities
- N+1 UPS and A+B distribution to comms. room
- Addition of full standby generator and associated infrastructure

## Project Scope

Chilled Bream Upgrade

Standby Generator and  
Infrastructure

N+1 UPS and A+B  
Distribution to Comms Room



# KINGDOM TRADE CENTER, RIYADH

Commercial Building in Riyadh

## Project Scope

MEP Design

Specialist Design of Medium  
Voltage Electrical Distribution

- Mixed use 300m tower block comprising offices, retail, apartments, sports club, Four Seasons hotel with public areas and head office for Kingdom Holding Company.
- Design undertaken by Architects and Engineers in Saudi Arabia, America and the UK
- BSG undertook the specialist design of the medium voltage electrical distribution throughout the complex
- ME & P design of hotel podium levels including:
  - Extensive banqueting and wedding suites
  - Conference rooms
  - Restaurants and kitchens
  - Sports centre with a running track





## LANCEY OFFICE CENTER, GENEVA

Commercial Building in Geneva

- Alterations and additions to base build installation and office fitout.
- Acted as Clients Representative providing Design Brief for local design team.
- Review of design and construction documentation on behalf of the Client.
- Assisted with inspections and witnessing of testing and commissioning.

## Project Scope

Clients Representative

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Design Review

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Inspections and Witnessing



## ENSKILDA BANK, 88 WOOD STREET

Banking Facility in London

- Fit-out of prestigious offices including extensive alteration and additions to ME & P installations.
- Extensive cellular offices and meeting rooms.
- Fire suppression (Inergen) systems for comms rooms.
- Close control air conditioning of the central comms room.
- Modifications to the electrical installation including secure supplies to the comms room.

## Project Scope

Full MEP Design

Comms Room Electrical  
Works

## TULLET PREBON

Various Sites throughout London

- Infrastructure study, load analysis and recommendations for upgrade options
- UPS replacement (3 x 200kVA, N+1) in a 'live' environment
- Main switchgear replacement project
- Fit-out of 650m<sup>2</sup> trading floor
- Condition surveys carried out for various London premises

## Project Scope

UPS Replacement

Main Switchgear Replacement

Condition Surveys



# CHARLES SQUARE CENTER, PRAGUE

Commercial Building in Prague



## Project Scope

MEP Design

Adaptable Design

Review of Retail Unit Fit-out

- Mixed-use development including 12800m<sup>2</sup> of offices, 4700m<sup>2</sup> of retail space, apartments and underground parking for 300 cars.
- Air conditioning and electrical services for the offices designed for open plan use with good flexibility for cellular offices.
- Designed with the ability to convert the residential area into additional office space.
- Chiller installation included provision for increased standby capacity or possibly dedicated computer usage.
- Planning for the inclusion of meeting rooms, kitchenettes and other special usage areas.
- Review of fit-out of retail units undertaken for Client.

# MAJOR EUROPEAN BANK HQ, LONDON

## MCR Upgrade

- Infrastructure for 50 no. Blade Server cabinets in a live data centre
- New 1200kVA UPS
- Main switchgear modifications and supply reconfiguration
- 400kW of rack mounted cooling units
- Chilled water system modifications

## Project Scope

MCR Upgrade

New UPS

Main Switchgear Works

# MAJOR EUROPEAN BANK, LONDON

## Infrastructure Upgrades

- Addition of 625kVA module to existing 4x625kVA system
- HV generation paralleling and control system upgrade
- On site load testing
- Carried out with Data Centre 'live'

## Project Scope

Infrastructure Upgrades

Load Testing

Live Data Centre





## MAJOR EUROPEAN BANK, UK WIDE

### Various Infrastructure Studies & Condition Reports

- Survey of potential sites for disaster recovery and off site data facilities
- Single point of failure analysis
- Load analysis
- Condition reports
- Presentation of upgrade options

## Project Scope

Infrastructure Studies

Condition Reports

MEP Survey

# OTHER COMMERCIAL PROJECTS

- **242 Marylebone Road**

8,000m<sup>2</sup> fit-out for a major European bank including offices, restaurant, training facilities and infrastructure upgrade

- **Alliance Capital, Berkeley Street, London**

Office fit-out, plant replacement and alterations to base-build services

- **Nevsky 25, St Petersburg**

Full design of ME&P services for the redevelopment of historic building totalling over 10,000m<sup>2</sup> and subsequent fit-out for various Tenants

- **Hertfordshire County Council, Hemel Hempstead**

Office fit-out for Local Authority for the consolidation of a number of offices and departments into 3 buildings

- **13-14 Esplanade, Jersey**

Full design of ME&P services for major Island Solicitors totalling approximately 2,500m<sup>2</sup> of high quality bespoke offices

- **Halfway Green, Walton on Thames**

New build high quality office development of approximately 3,000m<sup>2</sup>

- **Capital International, 40 Grosvenor Place, London**

Office fit-out in an architecturally prestigious building totalling over 10,000m<sup>2</sup> including chilled ceilings and central UPS facilities

- **Windsor Riverside**

Full ME&P design for high quality office development for around 3,000m<sup>2</sup> and refurbishment of adjacent railway station

- **Capital International, Lancy Office Center, Geneva**

BSG acted as Client's Representative designing alterations to the Landlord's basebuild services, establishing brief for local designers carrying out fit-out and witnessing contract close-out

- **207 Sloane Street, London**

3,000m<sup>2</sup> fit-out of offices whilst maintaining part occupancy. 2 floors fully fitted out, 3 floors to Cat A Standard

- **26 Esplanade, Jersey**

Basebuild ME&P design and subsequent fit-out for 3 clients in office block totalling in excess of 6,000m<sup>2</sup> with underground parking



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