

Building Services Asset Consultancy

Our experienced team of engineers enhances our capability on smaller projects and provides support services for every aspect of building ownership, occupation and operation.





Our asset consultancy team includes specialists in energy modelling, lifts and escalators, fire engineering, BMS, ICT and security systems. Our objective is to provide a total support service that gives confidence in decisions throughout a building's life. We offer advice for every point in the cycle of building ownership and occupation.

Building Services Asset Consultancy



- Air Conditioning
- Critical Cooling
- Extract Systems
- BMS
- Power
- Sprinklers
- UPS
- Public Health
- Standby Generation
- ICT
- Lighting and Controls
- IT
- Security
- Fire Detection and Alarms

Property Appraisals

Finding the right building for any business will always be a challenge. Objective professional advice prevents expensive and lasting mistakes. Our appraisal service plays a major part in achieving a best fit, based on the requirements of each particular business. It begins with a comprehensive analysis of our clients' property needs and then provides a building services appraisal service which matches their requirements.

Our experienced team undertakes pre-purchase or leasing inspections. They provide clear and concise reports which are benchmarked to industry standards and have key items summarised.

Energy Reviews

Energy Performance Certificates (EPC) became a legal requirement for commercial property in 2008. New residential property will require a Code for Sustainable Homes (CSH) assessment.

We can undertake required EPC and CSH assessments and also advise on the most effective ways to improve a building's rating. Alternatively, we will advise on how to improve a building's energy efficiency. This advice could range from simple housekeeping measures through to system improvements as part of plant upgrade or replacement programmes. We also monitor energy use and provide recommendations for the reduction of carbon emissions.

Small Works

To create a well-designed building in today's high-tech, low energy, low cost world requires an experienced and knowledgeable team with excellent support. Grontmij works closely with clients to understand and help satisfy their business needs. Authoritative solutions will be provided to realise the potential of an existing building by balancing its inherent constraints with current standards to meet expectations.

Our team is experienced in the 'art of the possible'. We are commercially aware and able to guide a design through regulation and heritage issues whilst achieving an environment which is efficient and desirable.

Our experienced team of engineers understands the importance of maximising value from your property and will focus on helping you achieve this. We are a specialist team focussed on your property issues and backed by the resources and knowledge of one of Europe's leading building services consultancies.



Plant Replacement

During the life of a building it is inevitable that some of the plant and equipment will need to be replaced, either due to regular wear and tear or where an enhancement has become necessary. Plant replacement can present opportunities to take advantage of new highly efficient technology which uses less energy, needs reduced space and provides better value for money.

Replacement of key plant and associated distribution systems often presents issues with phasing. Innovative solutions are required to keep buildings operational during phased refurbishments. Our independent advice helps identify the best solution for a project, including establishing potential Capital Allowances benefits.

Maintenance

Too often maintenance is poorly specified, poorly implemented and not properly monitored. This results in rising costs, poor reliability, occupier dissatisfaction and a rapid reduction in asset value. A well conceived and implemented maintenance regime will respond to these issues.

Grontmij will assess a building's maintenance needs in order to develop an appropriate maintenance contract. We can then procure a maintenance contractor and periodically inspect the quality of work and benchmark their performance. As part of our service we offer a technical helpdesk to building managers. We investigate problems by providing independent advice and suggest corrective measures.



- 107 Cheapside, London
- 15-25 Davies Street, London
- 16-18 Finsbury Circus, London
- Greater London House, London
- Hilton Manchester Deansgate

Property Appraisals & Inspection

- Building services inspections
- Expert lift and escalator inspections
- Pre-purchase reports
- Key issues summary
- Bench-marking to industry norms
- Comparison with your business needs
- Aid negotiations of lease terms

Energy Review & Labelling

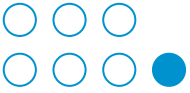
- Energy Performance Certificate (EPC) assessors
- EPC improvement reviews
- BREEAM assessors
- Code for sustainable homes assessors
- Energy audits
- TM44 air conditioning inspections

Small Works, Refurbishment & Construction

- Value driven design
- Specialist technical support
- Operational knowledge to inform design
- Team players

Maintenance & Operational Management

- Assess maintenance needs
- Maintenance contract procurement
- Monitoring of performance
- Expert technical advice
- Technical help desk service
- Problem resolution
- Energy monitoring



Selected Projects

1 Finsbury Square, London
15-25 Davies Street, London
30 St Mary Axe, London
107 Cheapside, London
Bear Stearns, London
Celltech, Bath Road, Slough
Chancery Exchange, London
Green Park Hotel, London
Harbottle & Lewis, London
Hawes & Curtis, London
Hempsted Valley Retail Centre
Hilton Hotel, Manchester
Horizon County Primary School
HSBC Fit-Out, Dublin
Ipswich Medical Centre
Knights City Academy
Lancelot Place, London
National University Ireland
Novotel Paddington
Oakwood School, Horley
Palace of Westminster
Thistle Hotel, Cardiff
Ursuline Preparatory School
Wycombe Swan Theatre
Wellingborough Primary Care

Selected Clients

Assura Medical
Aviva
BDO Stoy Hayward
Candy & Candy
Capital and City
Carillion
DCSF
Drivers Jonas
First National Bank of Chicago
Great Portland Estates
Green Properties
GVA Grimley
HSBC
Hilton Hotels
Kent County Council
Ministry of Defence
Marriott Hotels
Norland
Orange
Standard Life
Strutt & Parker
Seiko
Surrey Satellite Technology
Tearfund
Transport for London

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