

Excellence in Service




Synergy
Construction and Property Consultants





Dedicated to Excellence

We are a proactive multi-disciplinary construction and property consultancy with over 130 years experience in the industry. We take pride in being able to offer the resources of a large practice with the personal attention and accessibility usually associated with a small practice.

Synergy was founded in 2007 as a result of a strategic merger between CM Parker Browne, Cook and Butler and Ottley Morrison. Subsequent mergers in 2008 with Bare Leaning and Bare and Johnson & Partners further complimented the practice. These mergers brought together over 130 years of expertise and have provided Synergy with a depth of knowledge, authority and the reputation which characterises our practice today.

“Synergy were engaged to project manage the £16.5m complex refurbishment project of a Grade II listed 4 storey building that housed Swimming Pools, Health and Fitness facilities and unique items such as Turkish Baths. They provided a professional service from inception through to completion of the project and were committed to driving the project forwards to a high standard.”

Mark Christodoulou, Head of Leisure – Islington Council





Our **service** sets us apart

We are committed to offering an exceptional partner led service, seamlessly integrating into your team. Our aim is to produce buildings that perform to the clients brief, but exceed expectations. Our hard working partners and staff are totally focused on providing real added value to your projects.

We have substantial technical experience and work with our clients through every stage of the development process, as well as offering support throughout the functioning life cycle of the building. We are flexible in our approach and understand that our clients have different requirements, and tailor our service to meet their needs.

We provide a comprehensive and bespoke service including Project Management, Cost Consultancy, Building Surveying, CDM-C and Specialist Consultancy services. We work in a diverse range of sectors that include Education, Commercial, Automotive and Retail, Heritage, Ecclesiastical, Sports and Leisure and Residential.

Synergy Services:

Cost Consultancy

Project Management

Building Surveying

Health & Safety

Specialist Consultancy

Synergy Sector Expertise:

Automotive & Retail

Commercial

Education

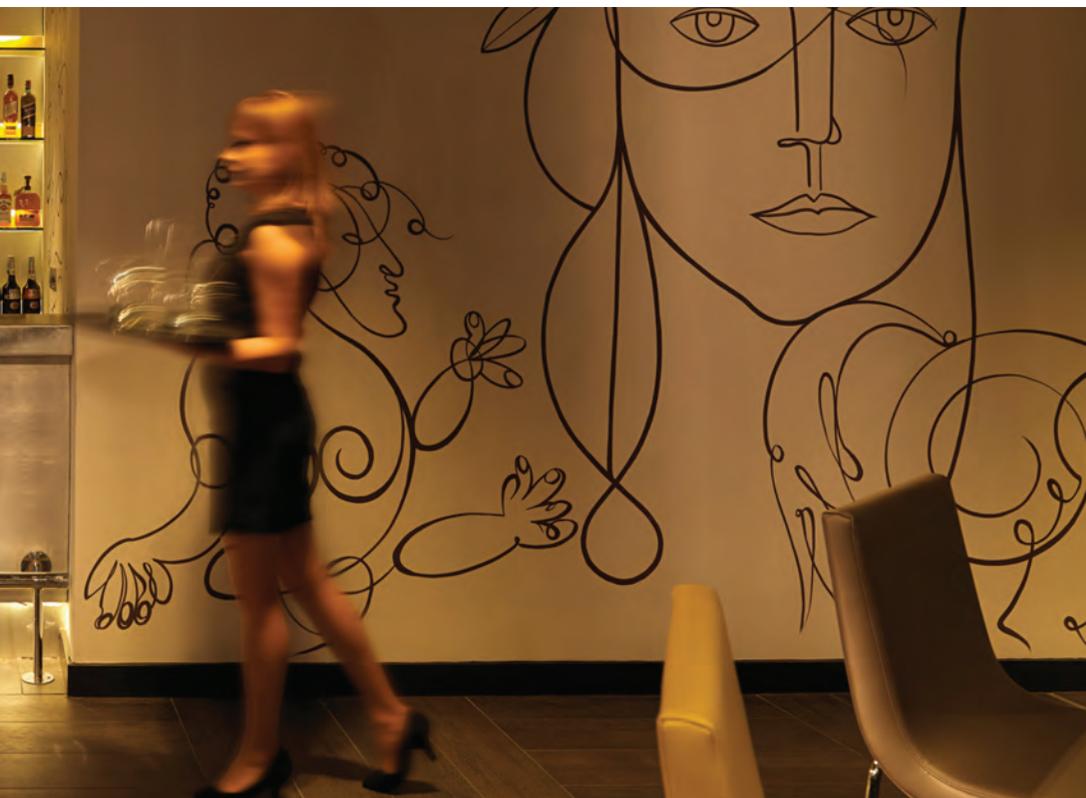
Ecclesiastical

Heritage

Residential

Sports & Leisure





Excellence in Cost Consultancy

We have over 100 years of cost management expertise. We employ advanced modelling techniques which enable us to highlight areas of risk at the project outset and recommend ways of reducing uncertainty, thereby empowering our clients to make informed decisions. Our knowledge of construction costs is continually updated to allow for global trends and the ever evolving range of procurement methods. We bring added value by standing back from the project, taking into account the many factors affecting schemes, such as flexibility of design, sustainability, whole life costing and environmental issues. At Synergy we also advise on the need for statutory economical construction, value design and budget control. It is this that makes us stand out.

Our services include:

- Quantity Surveying
- Benchmarking & Market Testing
- Cash Flow Forecasting
- Feasibility Cost Appraisals & Cost Planning
- Contract Management
- Change Control & Reporting
- Contractor Appraisal & Selection
- Contract Advice
- Procurement Advice & Tender Preparation
- Project & Fund Monitoring
- Funding Support
- Mediation/Dispute Avoidance
- Expert Witness Advice during Property and Construction Disputes
- Life Cycle Costing
- Final Account Calculation
- Fire Insurance Valuations



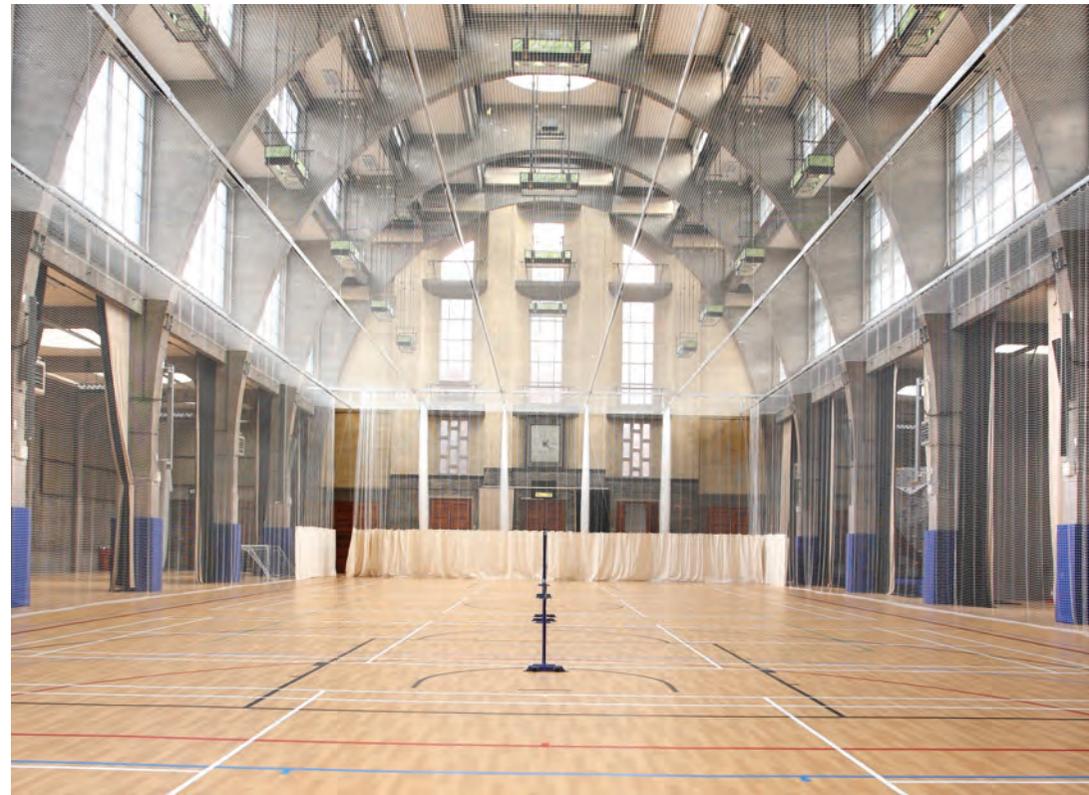
Excellence in Project Management

Our primary objective in meeting our clients' needs is to achieve all of the schemes goals, whilst never departing from the project parameters, namely the scope, quality, timeframe and budget. That said, our teams always go the extra mile and proactively find ways of optimising resources to improve on our clients' pre-defined aims.

Synergy Project Managers are among the best, because in addition to being experienced practitioners, they are all professionals with a variety of practical backgrounds in contracting, cost consultancy, construction management and structural engineering. Our Project Managers support our clients by acting as a single point of responsibility, taking the weight off our client's shoulders and making even the most complex projects run as smoothly as possible.

Our services include:

- Alternative Dispute Resolution
- Brief & Feasibility documents
- Claims Consultancy
- Completion & Handover Management
- Construction Programmes
- Contract Administration
- Design Management
- Development Project Management or Support
- Client's Agent/ Employer's Agent Monitoring of Construction Progress / Programme Management
- Office Relocation Management
- Planned Maintenance Management
- Programme Management
- Project Execution Plans
- Project Feasibility Reports
- Project & Fund Monitoring
- Quality Assurance
- Risk Analysis & Management
- Strategic Procurement Advice
- Urban Regeneration





Excellence in Building Surveying

Our Building Surveyors and designers are problem solvers, with the skills and experience to find sound, imaginative and pragmatic solutions that fulfil clients aspirations within budgets and timescales. Our teams offer proactive support throughout the life of a building, from acquisition to leaving the property. Our comprehensive support relates to any construction or property matter, ensuring that maintaining, refurbishing, adapting and altering buildings is as painless as possible. Our project work ranges from the design and construction of small schemes to multi-million pound projects. Our Building Surveyors benefit from being part of a multi-disciplinary practice and can draw upon other in-house skills providing a complete service. Our merger with Johnson & Partners in 2008 enhanced the practice by offering clients the combination of Building Surveying and Architecture. This provides the dual benefits of imaginative design and sound, practical building knowledge.

Our services include:

- Building Surveys
- Planning consultancy and appeals
- Schedules of Condition
- Architecture and design, drawings and specifications
- Cost Management and Contract administration
- New Buildings, extensions and alterations, development appraisals
- Specialist advice for schools including bid management, space and master planning
- Defect Analysis, specification and supervision of remedial works
- Party Wall Awards
- Employers Agent on Design and Build Contracts
- Dilapidations and related landlord and tenant matters
- Fit out of commercial and industrial buildings
- Planned preventative maintenance advice and implementation



Excellence in Health & Safety

It is true of any construction project that there are inherent dangers associated with the site, the complexity of design, materials, plant and operatives charged with the management and construction process. All projects demand careful and significant thought. The emphasis must be on elimination and reduction of risks and dangers associated with construction work in, on and around the development site, thus contributing to the improved efficiency and operational effectiveness of construction sites. Our aim is to work collaboratively with clients and design teams by:

1. Understanding the project aims and objectives
2. Establishing good working relationships
3. Agreeing ownership of Health and Safety responsibility

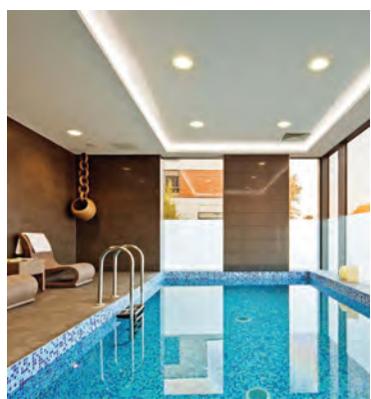
Our approach will be to adopt and instil the principles of risk prevention.

From Health and Safety advice to training, we offer clients experience and professional expertise in a hands-on way to clarify and comply with legal and corporate responsibilities regarding Health and Safety legislation.

Our services include:

- Access audit (DDA)
- Accident Investigation
- CDM Co-ordination
- Construction site safety inspection, audit and support services
- Fire safety and fire risk management advice (including fire risk assessments/premises audits)
- Personal emergency evacuation plans
- General Health and Safety consultancy services, including development of policy, procedures, and risk assessments
- Health and Safety training
- Workplace and premises safety inspection and audit





Excellence in Specialist Consultancy

As well as being involved in the cost, management, design and construction of projects, our Surveyors provide Specialist Consultancy advice in areas such as claims and dispute resolution, Party Wall Awards, dilapidations as well as acting as expert witness.

Claims Consultancy

As Chartered Surveyors we have represented our clients in the appraisal, analysis and negotiation of building contract claims under JCT and NEC forms. We have also represented Contractors and Subcontractors.

Dilapidations

Our Building Surveyors knowledge of building pathology and material performance, coupled with an ability to interpret the relevant lease clauses enables us to advise on the appropriate works required to comply with lease obligations.

Dispute Management

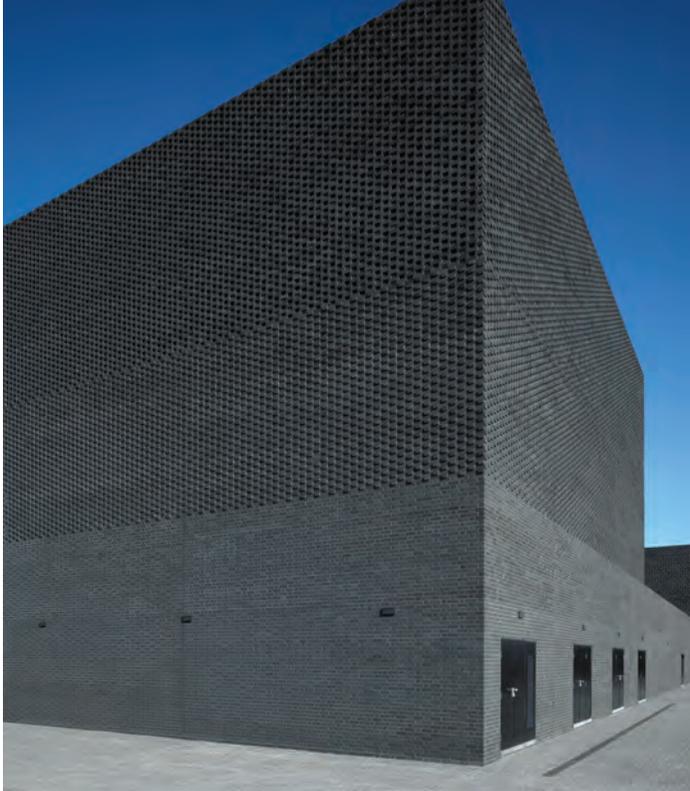
Our Specialist Consultancy team are familiar with all available options of dispute resolution and in conjunction with your Legal Advisers can work with you to seek to resolve disputes in the most cost effective manner possible.

Expert Witness

Our Expert Witness team are experienced professionals who combine working on live projects with their expert witness work resulting in them keeping their knowledge current, relevant and practical.

Party Wall

Synergy can assist in preparing Notices and acting for the Building Owner, respond to Notices on behalf of an Adjoining Owner or be appointed as 'Agreed Surveyor' (to act impartially for both sides).



Excellence in a diverse Sector Range

Through organic growth and mergers we have developed over the last 130 years into a multi-disciplinary construction and property consultancy that offer our clients' support and advice across a broad sector range including Education, Commercial, Automotive and Retail, Sports and Leisure and Residential, as well as in specialist fields such as conservation work to Historic and Ecclesiastical buildings.

Our acquired knowledge enables us to offer our clients added value as we can apply this breadth of experience to produce outstanding buildings and facilities. We have specialist sector teams that focus on these individual and bespoke markets and offer our clients specific and strategic expertise in these areas. We work for both private and public sector organisations across these sectors.



"A huge thank you for all that you and the Synergy team has done for this project. I really am most grateful and I know the staff and pupils of both schools will be mightily impressed."

Chris Silcock, Bursar – Westminster School





Synergy Construction and Property Consultants is a limited liability partnership

www.synergyLLP.com



RICS

the mark of
property
professionalism
worldwide