



Engineering and Construction Project Management



G4S Facilities Management



Lifecycle Costing and Management

HOW THIS WORKS

The lifecycle fund can help you manage your building in the most cost-effective way possible.

It provides funding for non-routine works associated with the long-term operation of a facility such as redecoration, replacement of floor covering and refurbishment works to the main superstructure and building engineering services' systems.

We use our Structured Condition Survey to produce detailed one and five-year plans, helping you to forecast expenditure against lifecycle funds.

Fiscal control

Our approach to calculating lifecycle costing conforms to international standards (BS 15686-5), providing complete visibility. Robust fiscal control measures allow us to monitor the status of the lifecycle fund year-on-year.

Insight

Our design knowledge and understanding of the life expectancy and maintenance needed for plant and materials allow us to calculate lifecycle costs, and implement the most effective maintenance regime to maximise operational utility.

Benchmarking

We use industry benchmarks, and insight, drawn from our extensive portfolio of contracts, to inform our lifecycle models.

Integrating design and operation

We use robust Planned Preventative Maintenance (PPM) systems to ensure that maintenance is completed in a timeframe to protect life expectancy of plant, equipment and fabric, as well as predictive and condition-based technologies. These help to increase asset life expectancy and reduce maintenance costs and failures.

Contract variations or changes to building use

Our expertise allows us to calculate the effect of any changes and then assess their impact on the lifecycle of plant and finishes.

DID YOU KNOW?

We manage lifecycle funds in excess of £300m across 30 projects and five different business sectors:

- Office and secure accommodation
- Prisons
- Hospitals
- Court Facilities
- Schools.



We're here to help

Focusing on what's important to you and your clients can be difficult for organisations juggling several different projects at once and maintaining business as usual.

That's where G4S FM Engineering & Construction Project Management can ease your workload.

We can take away the stress of managing large-scale structural works and projects involving engineering and construction, building maintenance and lifecycle.

So while you concentrate on your core business, whether that's providing excellent care to hospital patients, inspiring children or providing a secure and efficient environment for your clients, you can be sure that your projects are in safe hands with G4S Facilities Management.

With nearly 30 years' experience in the field, you can rely on our expertise, as well as our buying power across the supply chain, providing you with the most cost-effective service possible – something that can prove expensive to run in house efficiently and compliantly.

Our knowledge and capability in managing facilities and services also means we can incorporate that experience into the building design and take a full lifecycle approach to a diverse range of projects.

Working closely with our customers, we translate your requirements into cost-effective project solutions that maximise whole life operability and support the efficient delivery of core services.

WHAT WE OFFER

Our expert Project Management team can deliver a full turnkey solution to meet your requirements, or assist individually with:

- Statutory compliance audits
- Engineering procedures and good practice guidance
- Design liaison
- Technical project management
- Lifecycle costing/capital expenditure analysis
- Project mobilisation support.





In 2003 we relocated 1600 Met Office staff from Bracknell to a new build HQ in Exeter and in 2009 mobilised and managed a 25,000m² nine-storey 'state of the art' HQ for the Dublin Criminal Courts of Justice

How we work

We get involved with complex projects right from the start by gaining a clear understanding of your business needs and project requirements.

Working with our clients at this conceptual stage helps towards integrating systems, commissioning and operations that comply with statutory regulations, reflecting industry best practice and taking account of all end-user requirements.

We then leverage our considerable experience of large, complex projects, including PFI, PPP, BSF and LIFT, to apply our specialist services to your particular project.

DESIGN COMPLIANCE AND FUNCTIONALITY

From the beginning we integrate FM and maintenance needs within the building design process, so that we can achieve maximum cost efficiency and minimum impact on your business.

This helps us to deliver innovative, service-led design solutions which improve performance and service delivery.

We focus on:

- accessibility
- service delivery plans
- lifecycle
- resilience.

HOW WE MANAGE YOUR PROJECT

Standards and processes

We work within the industry-standard framework of ISO 9001:2000, OHSAS 18001 and ISO 14001.

Expertise

Our team uses Prince2 project management, the gold standard for managing projects of all sizes. We also operate to the RIBA Plan of Works, the definitive UK model for the building design and construction process, and use BIM when required.

BIM

We have introduced Business Information Modelling (BIM) principles into our asset selection and renewal programmes to ensure that we're using the best, up to date and most environmentally-friendly assets where applicable. We're working with Fulcro Engineering Services to attain BIM Level 2 by 2016.

We use our own Reviewable Design Data Process (RDDP) to make sure that all criteria are met and to manage the input of multi-disciplinary contractors and agencies.

It's a process that helps us to control all the decisions made as the project moves towards operational readiness, removing any ambiguity between designers, builders and the operator of the finished building.

We also ensure that the design takes into consideration the whole life costing of the building so that you have a clear understanding of ongoing cost liabilities.

MOBILISATION

After successfully mobilising numerous complex projects in the public and private sectors, from financial close to the first few months of operation, we understand the challenge of bringing together a number of work streams to achieve a fully operational project, often to tight deadlines.

We can help to determine the key objectives and establish the roles and responsibilities of all associated work packages and then co-ordinate everyone involved to ensure that key milestones are met.



How we can help

PROJECT MANAGEMENT

We provide guidance and management for all teams involved in the project by developing mobilisation project plans and programmes that co-ordinate work streams, including:

- ICT (provision of data connections and telephone systems)
- Computer Aided Facilities Management system (CAFM)
- Planned Preventative Maintenance system (PPM)
- Asset management and lifecycle plans
- Operational procedures
- Furniture, fixtures and fittings (FF&E)
- Health & Safety, CDM (including creating a Health & Safety file).

Decant: We work closely with clients to develop decant procedures and manage the relocation of services, including fixtures, fittings and equipment (FF&E) and data and archive management, minimising disruption to end-users.

Contingency planning: We develop comprehensive contingency plans, including business continuity protocols and evacuation plans that cover all building users.

Utility management: We advise and manage the design to ensure that we use the most effective building management systems to contribute to the efficiency of the completed building, including energy monitoring software to track energy consumption.

Design review: For new build or renovation projects, we review designs throughout construction to ensure the building is compliant to the FM services solution and is aligned to the lifecycle plan.

Defect management: We manage the defects period and ensure any required remedial action is undertaken with minimal disruption.

Energy & Sustainability: We work with experts in our team on mechanical and electrical engineering, building management systems (BMS), renewable technology, monitoring and targeting, building certification and energy reduction technology.





Facilities Management

For more details about our project management services:

Email us on : g4sfm@uk.g4s.com
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G4S Facilities Management creates flexible facilities management solutions to deliver safe and secure environments. We have an annual turnover of around £300m and employ more than 7,200 staff across the UK, Ireland, Channel Islands and the Isle of Man.

G4S FM offers integrated facilities management, cleaning, catering, security, front of house, hard FM and service desk services to contracts within the corporate, healthcare, education and central government sectors. Customers include the Met Office, NHS, Rio Tinto, Aggregate Industries, HMRC and General Dynamics UK.