

Synergy Staff going for an Oscar!



An alternative "Wizard of Oz" performance by some Synergy colleagues

Following the merger of Cook & Butler, CM Parker Browne and Andrew Turner & Co back in April, the partners thought it would be a good idea for everyone to get to know the different businesses and each other, so set about planning a 'Synergy Away Day'.

The activity for the day had been kept top secret, so as the whole Synergy team poured into the Selsdon Manor Hotel one Friday morning back in October, there was a certain feel of apprehension in the air...

Following a hearty breakfast at the hotel it was through to the conference room to find out their fate... this is where our 93 staff all found out they were going to be movie stars, starring in their own films!

The reception was mixed; a few looking positively scared, ready to bolt out of the closest exit and others grinning away like cheshire cats, dreaming of becoming the next Brad Pitt or Julia Roberts! It was only after watching 'The Sound of Music - Synergy Style', a 'professional' demo made by some of our Partners (which saw 4 of them playing a variety of roles, including nun's, the Von Trapp children and Maria!) that everyone began to get into the spirit. Groups were chosen, film choices & styles given and it was off with their producers to make something special!

It was down to the teams to film, script, direct and star in the films under the guidance of professional producers who were provided for each team. Well, "special" we got...! After three gruelling filming sessions (with props ahoy and a lot of laughter!), interspersed with presentations and a variety of games, what can only be described as true genius was produced.

Whilst the Synergy staff refuelled over dinner, the producers scurried off to edit the brilliant scenes that their groups had been filming throughout the day.

After some good food and a glass of wine or two everyone was ready to watch their work in all its glory... amongst the films we saw Braveheart in the style of Jackanory, Dambusters in the style of Teenage Mutant Ninja Turtles, The Wizard of Oz in the style of Thriller, and the winning film Titanic in the style of an action movie which was true brilliance - who knew quantity surveyors & project managers had such talent and imagination!!

It was a great day and everyone got involved, the competition was immense and it really gave everyone a chance to get to know each other, though I'm not sure anyone can look at the Partners in quite the same way ever again!



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Cook & Butler move to London Bridge

On the 17th December 2007, Cook & Butler will have officially moved from Gray's Inn Road into our Southwark Street office in London Bridge.

It is a significant milestone following our merger in April. As an expanding team it has been necessary to take over both the first

and fourth floors of the building and will make communication between the companies, disciplines and sectors more efficient, allowing us to provide an even better service to our Clients.

We would like to welcome Cook & Butler to the Southwark office and look forward to many prosperous years ahead.

Synergy Golf Day 2007

This year was the first Golf Day under our Synergy Banner. An annual event previously hosted by CMPB and one we aim to continue.

We were very pleased to return for the third year to Effingham Golf Club, who have been clients of CMPB for some years. Effingham is a beautiful Surrey downland course, designed by Harry S Colt and this, their centenary year, it is also a qualifying course for the British Open Championship. The weather on the day was testing, with periods of rain, wind and even a bit of sunshine. The course however was, as usual, in excellent condition and the greens at Effingham will always test any golfer's putting skills.

We fielded 40 players, a mixture of Clients, Consultants and Synergy Partners and Staff; who contested an individual Stableford competition and also a team prize. The day was won by Simon Tolan of Michael Bradbrook Consulting (pictured), who scored a creditable 39 points - Others will have to practice if they wish to challenge his defence of it next year! Simon narrowly pipped Michael Lampard of Lampard and Partners (38 points) to first position, Michael also won the Longest Drive competition. The nearest the pin competition was won by James Head of EDF. The winning team included John Orchard of Orchard Associates and John Arnold of the Circle Property Group, who were ably assisted by Synergy members Andrew Turner (ATC) and Stuart Hawkes (Then Vail Williams, but see front page!).



A winning swing by Simon Tolan

Welcome to our Christmas Issue



This is our first Synergy advent newsletter which reflects on a prosperous and eventful year. It is only eight months since CM Parker Browne, Cook & Butler and Andrew Turner & Company merged to become Synergy Construction & Property Consultants LLP and we are already relishing the shared wealth of experience and variety of work the merging of these three companies brings. With our first international office opening in the USA and a rapidly expanding team, these really are exciting times for Synergy.

Appearing in Building Magazines Top 50 Good Employers Guide was a particular highlight and an award of which we are very proud. We realise our staff are key to the success of the business and without them we would not be where we are today. With Cook & Butler moving to our Southwark Street office before Christmas, the New Year really is the start of a fresh era for us.

We wish all our Clients, fellow Consultants and Colleagues a very Happy Christmas and a Prosperous New Year!

We welcome Ottley Morrison

We are pleased to announce that Synergy has acquired the business of Ottley Morrison Ltd, quantity surveyors and project managers based in Manchester.



Keith Morrison, left and Head of the Manchester office Paul Campos

Keith Morrison has joined Synergy as an Associate Partner and we are pleased that his experience, particularly in the commercial sector is now within Synergy.

Clients include Manchester Science Park, Manchester Technopark, Kingmoor Park, The Royal Bank of Scotland, Greenbank Properties, Cathco and numerous small to medium developers, primarily from around the North West of England.

The name Ottley Morrison will be retained for trading purposes for the foreseeable future.

Stuart Hawkes joins the Team

We are delighted to have recently welcomed Stuart Hawkes to the Synergy Team. He joins us as a Partner in our Guildford office.

Stuart joined us in October this year from Vail Williams where he was Head of Building Consultancy. Stuart has spent all of his working life in property and construction and has also worked for Lambert Smith Hampton, MEPC, Fuller Peiser (now Atisreal) and Vigers (GVA Grimley). We have known Stuart for nearly 20 years and as a past Client, he knows us pretty well!

Synergy breaks into the US

As part of our exciting and ongoing business development, Synergy have opened an office in Atlanta, Georgia, USA under the name of Synergy USA LLC.



The new Atlanta office building

The CEO of Synergy USA is expat, John Lawrence who has been based in Atlanta since 1999. Previously John was with Gardner & Theobald and EP Stevens in the UK and has already made a dramatic start to the business which commenced on the 1st October 2007, with several contracts won.

Paul Allen is assisting John with the development of the office through his knowledge of US procurement regulation and marketing experience.

This is the first of a series of overseas offices that Synergy are seeking to develop in the near future.



Stuart Hawkes

Stuart's background is in Building Surveying, specialising in commercial and industrial property and is looking to develop Synergy's work in this sector.

He will be working alongside Nick Inskip and Tony Luff to develop the Building Surveying division and is looking forward to meeting you all.



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Construction Cost Consultancy
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Cost Management/Control
Expert Witness Work
Fire Insurance Assessment & Valuations
Insurance Loss Adjustment & Claims
Life Cycle Costing
Project Feasibility Reports
Quality Assurance
Risk Management
Taxation Advice
on construction properties
Urban Regeneration
Value Engineering
Value Management

Building Surveying
Advice to Landlords
Building Maintenance & Repair Specification
Building Refurbishment
Building Technical Audit
Completion & Handover Management
Condition Surveys
Contract Administration
Cost Estimating
Cost Management/Control
Design for New Buildings, Alterations & Extensions
Detail Design
Disability Discrimination Act
Surveys on Buildings
Employer's Agent
Fire Protection & Detection
Party Wall Surveying
Planned Maintenance Management
Project Feasibility Reports
Quality Assurance
Schedules of Dilapidation

Project Management
Alternative Dispute Resolution
Brief & feasibility documents
Claims Consultancy
Completion & Handover Management
Construction Procurement/Management
Construction Programmes
Contract Administration
Design Management
Employer's Agent
Monitoring of Construction Progress
Office Relocation Management
Planned Maintenance Management
Project Execution Plans
Project Feasibility Reports
Quality Assurance
Risk Management
Urban Regeneration

CDM Co-ordination
Assessment of Contractor H&S Competency
Assessment of Designer H&S Competency
Health & safety advice on buildings
Health & safety advice on construction projects
Health & Safety Audits of sites
CDM Co-ordinator services

Campus Redevelopment at West Thames College

Following several years of service to the College on a variety of smaller schemes, Cook and Butler are delighted to have been appointed as Quantity Surveyor on three of their major projects.

These are to include the almost total redevelopment of both the College's Skills Centre in Feltham, 15,000m² of new building at their main campus in Isleworth, together with 4,500m² of refurbishment of two existing buildings including the listed Spring Grove House in the centre of the campus.

Cook and Butler have helped the College secure substantial funding in principle from the Learning Skills Council towards the cost of the development.

Working with Project Manager, Atisreal, and Architect, Mackenzie Wheeler the redevelopments will be carried out in phases, whilst the College remains operational.

Works are being procured on a two stage design and build basis, and we have just invited first stage tenders. Works at Isleworth are due to start on site in June 2008 following detailed approval of the project by the LSC.



Proposed campus redevelopment

The Morris Motor Club receives a Make Over

The Morris Motors Athletics' and Social Club in Oxford has been transformed after developer Eddie Costello, Director of Chesside Homes Ltd. took the club under his wing. He set about rebuilding the club, replacing the dilapidated 1920's clubhouse to make it a profitable and welcoming place for the community.

Andrew Turner & Co began their involvement as Quantity Surveyors on the project five years ago when they were involved with obtaining preliminary tenders on the Sports Club.



The new Lord Nuffield Club

Subsequently ATC were also appointed as Employer's Agent on this Design & Build project and Atkins were appointed by the main contractor, H N Edwards & Partners, as their Architect.

Unfortunately, shortly after the works had commenced, Botes, the Parent Company of H N Edwards & Partners went into Administration, taking H N Edwards & Partners with them in June 2006.

Negotiations were held with the main sub contractor to progress the works during this period of delay through to August when H G Construction Ltd. took over the project. Despite these hurdles, the project was only delayed by three months and through careful cost engineering, costs were kept minimal.

It has been a challenging project with many intervening problems, but thanks to good communication and dialogue with Chesside Homes Ltd. and a positive attitude throughout, the club is now something the community can be proud of.

The 29,000 sq ft clubhouse comes complete with a 25m rifle range, ballrooms, bars, squash courts, snooker room, table tennis, Dojo and an existing bowling green and has now been handed over to the Club Management Committee.

The newly named 'Lord Nuffield Club', was named after the late Lord Nuffield (William Morris), founder of Morris Motors, who built the club for his workers back in the 1920's as part of his great philosophy to instill a healthy body and mind into his car workers. We hope he would be proud of the club as it is today.

Cook and Butler take a Step Back in Time...

Yes, this is a Cook and Butler project on site! This state of the art Sports Hall and Teaching Block at John F. Kennedy School in Hemel Hempstead involves the relocation of the tennis courts, clearing of a steeply sloping Spinney and now the construction of a new three storey building.

Being a 21st century project, it will incorporate a biomass boiler, solar panels and hopefully a wind turbine. The Spinney was cleared by Silent (pictured) and friend who are two very large Clydesdale horses.

Some of the logs were cut into planks to form a site boundary fence and some used to build a gazebo style shelter using traditional techniques. The rest were dispersed by the horses round the school for various projects.



With regard to Health and Safety, common sense was key. The horses did not arrive with hard hats or high visibility jackets and had no bleapers, horns or safety boots – though you needed your own should one decide to rest its foot on yours!

The clip clop of hooves on tarmac stopped the whole school at times, our site meetings were often challenging, but the horses were far more spectacular and environmentally friendly than JCB's.

The structural engineer is having a nightmare trying to work out the calculations for the shelter built in green timber to a traditional design - no drawings, just built! Sadly Silent

and friend have now made way for piling rigs and JCB's but this will be a set of project photos to remember.

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This year Synergy decided to get local with their charity donations, with each office supporting a charity from their surrounding area. We found some great charities who really need funding for the worthwhile causes they support.

The charities we chose this year were:

London
Away from it all ~ www.themothersunion.org
Guildford
Phyllis Tuckwell Hospice ~ www.phyllistuckwellhospice.org
Liverpool
Claire House Childrens Hospice ~ www.claire-house.org.uk
Manchester
The Scarman Trust ~ www.thescarmantrust.org
Chatham
RNLI ~ www.rnli.org.uk

If you are looking for charities to support, I know they would love your help – please visit their websites to see what they do.

Also this year we are exchanging the traditional Christmas cards for e-cards so we can donate the money we would have spent to a worthy cause and also to do our bit for the environment, so please do not get offended when you don't get one through the post!

We will be donating the money saved to the Franciscan Missionaries of the Divine Motherhood to help their work in Africa www.fmdinternational.co.uk

Publishing Scam

Consultants and contractors are asked to be wary of publishing scams in which magazine advertising departments make contact, asking you to place an advert in support of a company feature on Synergy or one of our trading names that we have supposedly commissioned.

In all probability we have not commissioned such a profile and they ask for a lot of money for an advert in a magazine with limited exposure. If you do receive such an approach, please do not agree to place any advertising and notify Jessica Hardy on 020 7928 1066.

MIPIM 2008

Following a successful first trip to MIPIM earlier this year, Synergy are heading back to MIPIM between 10th -14th March 08. MIPIM stands for Marche Internationale des Professionnels d'immobilier and is the leading international real estate forum, which is held annually in Cannes.

A number of our Partners are attending MIPIM 2008 so if you are planning to go and would like to meet up, please let us know.

Please contact j.hardy@synergyllp.com



Temporary Schools another of our Specialities

Our Building Surveyors are building a reputation for being experts in the provision of temporary school facilities. This is not a new service, as they were first involved with the provision of a complete temporary Primary School in 1996, when they carried out extensive alterations and extensions to Our Lady of Victories School in Putney; but over the last few years they have received appointments to provide temporary School facilities for three new Academies whilst the new State of the Art buildings were being constructed.



John Walton (Principal of Oasis Academy, Enfield) and Steve Chalk (CEO, Oasis Community Learning) at the opening ceremony of the new temporary academy buildings

Academy was constructed on the site of the old Stanley Tech'. The solution for this scheme was the conversion of a nearby victorian Primary School building and the installation of additional temporary structures to accommodate ICT, Technology and Laboratory facilities and also a new kitchen facility to provide full on site catering.

The most recent of these appointments was from Oasis Community Learning, in conjunction with the DCSF to provide a complete temporary school for the first year 7 intake of the Oasis academy, Enfield. The new Academy was due to open in September 2007, however for a number of reasons the on-site construction programme was delayed for one year and in order to fulfil their obligations to the local community, Oasis and the DCSF commissioned the construction of a temporary school.

In the autumn of 2006, our building surveyors were interviewed and were appointed to design, specify and project manage the provision of the temporary school, at one end of the construction site for the New Academy. This involved the provision of mains services, external recreation and sports areas, the construction of a two storey school building, incorporating a full height sports hall, a commercial quality kitchen, for on site catering and all of the specialist facilities that one would expect to find in a new Academy.

The programme to deliver the school was very tight, as was the budget, which was made available by the DCSF, who maintained a very watchful eye on costs at all times. Our surveyors had to design a building along with sports and recreational areas to fulfil the Academy's high expectations within the confines of an awkwardly shaped and compact site.

The works were tendered and let in two packages, one for the piled foundations, the external works and mains services and the other for the new buildings. Tenders were awarded to GML Construction, for the provision of the buildings and the remainder of the works were carried out by Ash Contracting of Sevenoaks. As with all successful projects, it was a team effort and from inception our surveyors maintained good and positive relationships with both contractors, our Clients, the DCSF and the Academy's other professional advisers (Alligan and E C Harris). All projects have difficulties but working together we find that there is very little that cannot be overcome.

The Academy opened on time in September 2007 and on budget. We are very pleased with the facilities we helped to create.

"CM Parker Browne project managed the delivery of our temporary accommodation for Oasis Academy Enfield – a Year 7 only new school which opened September 2007. They did a superb job – they listened, responded, found sensible and appropriate solutions, were polite, affable, helpful, professional and delivered a superb facility that has met our needs for our new school. We were delighted with their efforts and the end result. As with all projects of this magnitude there were times of stress and things didn't always go exactly as planned, but they didn't flap, they responded immediately and worked with us to realise our desires and aspirations for our students and staff. We are very grateful and would definitely work with them in the future if we could."

Aredi Pitsiaeli, Deputy CEO (Education & Development), Oasis Community Learning.



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