

## COMPANY PROFILE



EUROSTAR, BRUSSELS

### **Electrical**

Commercial electrical contracting that combines practical design and professional installation to support your businesses.

### **Mechanical**

Mechanical design and engineering that delivers innovative and sustainable heating, ventilation, plumbing and drainage solutions.

### **Air Conditioning**

The latest air conditioning technology manufactured by trusted brands and professionally installed for a comfortable working environment all-year-round.

### **Refrigeration**

Bespoke coldrooms, central pack systems, blast chilling and freezing to support commercial kitchens and serving stations in eateries across the UK.

### **Maintenance**

Synecore ensure your HVAC and refrigeration is impeccably maintained and compliant with Fgas and TM44 regulations.

**synecore**  
ELECTRICAL REFRIGERATION MECHANICAL

LEMA SHOWROOM

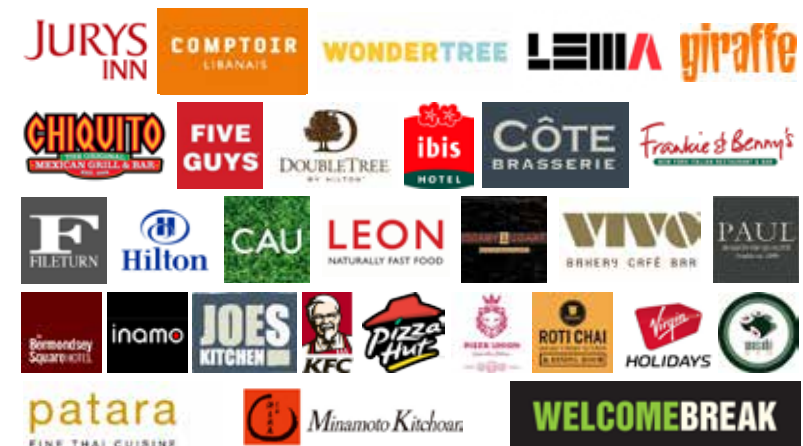
## Introducing Synecore

Your M&E Contractor

### *How it all began.....*

In 2005 Paul Thomas and Adrian Eade noticed a gap in the market for an all-encompassing mechanical and electrical contractor with a focus on personal customer service. A partnership was formed and today the duo, Paul Thomas and Adrian Eade, run Synecore, an established M&E contractor, which is at the heart of many national expansion programmes for high profile brands within the hospitality and retail industry.

At Synecore our expertise in mechanical and electrical contracting, and unique client service has proven an attractive combination for retailers, large restaurant chains and independent outlets, allowing us to build an impressive portfolio of works.





## Meeting your M&E needs across the UK and overseas

Having a national infrastructure of engineers, project managers and suppliers has been paramount when supporting extensive development plans for blue chip clients.

Our large demographical spread allows us to regularly use local resources, keeping the cost of travel and deliveries at a minimum. These significant savings are routinely passed onto the end client, ensuring we remain competitive.

Our strategic planning, design and administration support operates from our head office in Detling Kent, where we have a core team that supports site based teams and all admin and procurement.

## Leadership Team



**Paul Thomas**  
*Managing Director*



**Adrian Eade**  
*Projects Director*



**Maria Harris**  
*Associate Financial Director*



**Tim East**  
*Commercial Director*



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ELECTRICAL REFRIGERATION MECHANICAL

PIZZA UNION

## How Synecore can help your build

Just ask our clients and they will tell you that our expertise in electrical and HVAC installation and commercial refrigeration is the best the industry can offer.

There are no two projects the same, that's why all of our installations are bespoke to compliment the interior design and practical requirements needed to run your business.

***Synecore has a solution for all your mechanical and electrical requirements, delivering:***

- Electrical design and installation
- Mechanical design and installation
- Air-conditioning installation and maintenance
- Commercial refrigeration
- Maintenance and service



# Electrical Design & Installation

We have the resources to provide a comprehensive electrical design and installation service for large and complex projects, as well as smaller refurbishments.

***Our efficient team of project managers and electricians are professionals to the core.***

We know the electrical progress onsite is fundamental to any build, so our team attend all site meetings and communicate with each trade throughout the development.

***As part of the full electrical service you can receive:***

## General power to rely on

By letting us handle every aspect of your electrical installation, your build is in safe hands.

Our skilled in-house technical team provide a complete design and drawing service with detailed cable calculations to manage the general power of your build.

## Ambient lighting

Without doubt the right lighting is crucial in any restaurants or retail outlet. It forms a certain ambience that affects the way your customers behave. That's why we are scrupulous in following your creative vision when developing the ideal lighting design and installation.

It pays to be energy efficient, so we only use the most efficient fittings and fixtures, keeping your running costs down.



*The Wondertree, Gatwick*



*The Eurostar, Brussels*



*Leon, Victoria Place*



*Virgin Clubhouse, Gatwick*

## Emergency lighting

A crucial requirement for any business is emergency lighting. In the event of a fire or loss of power, anyone on your premises must be able to easily vacate the building.

Companies that have failed to meet safety regulations have been well documented, so don't cut any corners, let our team carry out a free survey to ensure you are compliant.

## Secure and safe premises

Keeping your premises, staff and customers secure and safe is a major consideration for every business.

As part of each electrical installation we can fit a comprehensive security system to protect your investment, including intruder alarms, CCTV and fire alarms.

## Data infrastructure

An increasing number of customers require access to the internet and charging facilities for their tablets, mobile phones and laptops.

By meeting your customer's needs they will stay for longer and return time and time again. To help you accommodate this growing demand we can install discrete first fix data cabling, or a complete installation allowing your customers to 'plug and play' any time.



LEON

HEATING SYSTEMS

COOLING SYSTEMS

BOILER ROOM

WASTE WATER DRAINAGE

COMMISSIONING

PIPEWORK

*"Thank you all for delivering another excellent job for Leon, especially within the timeline. You have all been extremely supportive in not just this job but all of the new sites in 2015. The results of your effects and determination has resulted in Leon being able to open 11 amazing restaurants. What you guys have achieved in six months speaks for itself. I can't express how much I appreciate all your adaptability, understanding and commitment in delivering the best possible restaurants for Leon."*

**Lob Tang, Property Manager, Leon Restaurants**

## Mechanical Services | Plumbing & Drainage

Synecore's plumbing and drainage design, installation and maintenance service allows Synecore to provide an all-encompassing mechanical, electrical and plumbing (MEP) service for commercial building restorations and new building developments.

Here at Synecore, we have worked on numerous building projects throughout the UK for high profile restaurants, retailers, hotels and commercial businesses. We have supported national roll-out programmes for big brands, as well as independent businesses. Therefore, we understand the pressure our clients have to keep costs down and meet tight deadlines.

When it comes to your property development schedule, it is essential that when trades work together simultaneously on site, they are super-efficient. There is no better way to establish an efficient workforce than combine the expertise within a well formulated team of designers, projects managers and engineers that understand one another's needs.

Our experienced team work together to coordinate the intricate layout of all your mechanical, electrical and plumbing systems, without the delay of waiting on other businesses for information. This not only speeds up the estimating and design process, but also leads to a far better layout for your building's amenities.



# HVAC Design and Installation

Synecore's team of designers and engineers have utilised their many year's of experience, working on the tools, to provide our clients with the very best mechanical design and installation service for heating, ventilating and air conditioning systems.

Our design and build service for all HVAC systems have been successfully implemented in many commercial environments, including office developments, hotels, restaurants, retail and large commercial premises.

By following strict CIBSE guidelines and only using equipment supplied by quality brands, including Daikin, Mitsubishi Electric, Toshiba, Fujitsu, Hitachi and Mitsubishi Heavy Duty, we guarantee a reliable installation that will last many many years.



## Commercial Refrigeration

At Synecore we've developed a reputation within the hospitality industry for our complex designs of commercial refrigeration facilities that exceed the expectations of our clients.

We're partnered with the largest refrigeration manufacturers, allowing us to stay abreast of new technology.

When it comes to designing and building bespoke central production facilities, coldrooms and blast chillers we can ensure they remain energy efficient and sustainable throughout their lifespan.

While our unique use of PIR panels in coldroom construction offers exceptional fire ratings and eco credentials, much favoured by architects and designers of large food chains and independent retailers.

Our team of designers are meticulous about ensuring your build or refurbishment goes as planned. Noise and heat rejection are a key consideration when creating the correct technical design for your application and electronics for all refrigeration systems.





## HVAC and Refrigeration Maintenance Programme

Refrigerant legislation is under constant review and every company using air conditioning or commercial refrigeration is legally bound for ensuring their systems comply with Fgas and TM44 regulations.

This doesn't have to be your burden, let us take care of your HVAC and refrigeration systems and we'll make sure you meet your legal obligations. By doing so we'll also help you save money, improve the overall lifespan of your system and enhance your green credentials.

## The Personal Approach

We've gained the loyalty and trust of our clients by maintaining a personal approach to all the projects we've been involved with.

It's important to keep the lines of communication open for every project, that's why we dedicate a team of key professionals to manage each project from conception to completion.

One of our project managers oversees the build and onsite workforce, shadowed by their very own project coordinator, who is located in our admin office. This partnership is critical to providing clients with continuity, and ensuring every project runs efficiently from design through to handover and commissioning.

All onsite meetings are attended by the project manager, who provides weekly reports to raise any issues you should be aware of.





**synecore**  
ELECTRICAL REFRIGERATION MECHANICAL

THE WONDERTREE

## Keeping it Green

Being sustainable and eco-friendly is standard practice these days in all walks of life, but we know it's even more essential when it comes to running a business.

As well as only using the most efficient and eco-friendly equipment for your build we've implemented a number of ways to save the planet in our standard working practice, including:

- Paperless work management system, JOBFlow, which provides real-time reporting to ensure each project remains on time and on budget
- All engineering vehicles are Hybrid Electric vehicles
- Office recycling systems
- Remote monitoring of systems – reducing site visits, and costs

## Contact Details

If you're looking for an M&E contractor that offers not just a short term solution, but one that has a solid reputation and builds strong partnerships with its clients, contact us today.

**synecore**  
ELECTRICAL REFRIGERATION MECHANICAL

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## CASE STUDY

### Virgin Atlantic Clubhouse and Virgin Holidays v-room



**Working alongside interior solutions experts, Alan Nuttall Partnership, Synecore completed the electrical contract for the all-new Virgin Atlantic Clubhouse and Virgin Holidays v-room at London Gatwick Airport.**

Virgin Atlantic passengers travelling through Gatwick's North Terminal, can now avoid the hustle and bustle of the main airport and take respite in the all-new Virgin Holidays v-room or Virgin Atlantic Clubhouse. Both offer a sanctuary of "peace and complimentary cool stuff."

The substantial space for both lounges has been divided into multi-function spaces for relaxation, eating, playing and entertainment. Fitted with comfortable seating and a wealth of technology, this is the ideal place to begin your holiday.

It took only six months to transform this airport space into a sophisticated place for relaxation and fun. Synecore played a vital role in its development. Working closely with the team at Alan Nuttall Partnership, Virgin's Lead Designer, Matthew Davies, and a host of fellow trades, Synecore was responsible for the electrical, BMS wiring and Smoke Damper Control installations, plus coordination of the electrical and mechanical installation.



With 15 Synecore operatives onsite, the first challenge this project posed was securing onsite access. Synecore has worked on many airside developments and is accustomed with the process.

Being an airside electrical installation, this project required precise coordination and planning to adhere to strict security regulations. Each engineer was required to complete a Gatwick Safety Awareness Training (GSAT) course, provide a DBS check and five years of employment references. All tools and equipment had to undergo rigorous safety records and delivery process.

However, the real challenge was working directly above an open and operating airport lounge. With flights taking off late at night and early morning, the lounge below was always busy. Consideration and careful planning was required to mitigate any potential disturbance to the Airport's operations throughout.

VIRGIN CLUBHOUSE  
& V-ROOM

ELECTRICAL



Martin Loynds, Synecore's Project Manager explains, "What a great project to be involved in. Yes, the end result is genuinely stunning, but the process was also really enjoyable and challenging. We had to be on top form throughout and demonstrate our collaborative ethos to play our part in the success of the project as a whole."

The electrical coordination and installation Synecore's in-house electrical design team carefully considered and coordinated the electrical installation for the Virgin Lounge and V Room. Our remit for the project involved:

- Distribution
- Lighting
- Lighting Control System
- Emergency lighting
- Small power
- Mechanical equipment power
- Mechanical control
- Automatic window blind supplies
- Smoke damper power and control

#### A few words from the designer

The project's contemporary design was created by Virgin Atlantic's lead Designer, Matthew Davies, with support from Shoreditch based Interior Design studio, Campaign.

"In any project this size there was always going to be a significant number of challenges, but I, along with the wider teams at Virgin Atlantic and Virgin Holidays couldn't be happier with the outcome of our new home at Gatwick Airport. Through the businesses' passion for creativity we had proposed a wide array of new technology and lighting, but Synecore approached all tasks and challenges created during the install, with the same enthusiasm and expertise. Martin and his team have done a great job and I'm delighted to say everything is being well received by our passengers since we opened in January 2017."

In total, the project took six months from start to finish. Now Virgin customers from around the globe can enjoy the luxury and high-tech facilities, while relaxing in the atmospherically lit area on offer at Gatwick's North Terminal. To find out more about Synecore's Electrical Contracting Services please contact our team.

#### Lighting and entertainment equipment

The new v-room offers a rich array of luxurious design and nifty entertainment facilities, including interactive screens, X-boxes with Kinect and a photobooth for the kid's dedicated play zone. Therefore, the electrical design needed to be well planned and installed with great precision.

Throughout the v-room and the Clubhouse, atmospheric and statement lighting were a key feature. As part of the electrical design and installation our skilled engineers fitted cabling and installed a variety of statement pendant lights, spot lights and recessed LED strip lighting.

#### Fire alarm system

Fire safety in an airport must be highly efficient. We took the lead in communication with the airport's engineering department to ensure there was a safe supply and connection from the Clubhouse and v-room Fire Alarm Interfaces to the airports much larger, main system.

## CASE STUDY

### Double Tree by Hilton at London Docklands



*Electrical fit-out for two blocks comprising of 220 Bedrooms, 16 meeting rooms, restaurant, lounge bar and reception*

The Double Tree by Hilton Hotels at London Docklands received a contemporary refurbishment, with hints of the historic building's traditional maritime routes, from interior specialists Fileturn and M&E contractor, Synecore.

The hotelier's extensive refurbishment plans were not one for the faint hearted; comprising two blocks – Block A and Block B – with 220 bedrooms, 16 meeting rooms, The Terrace Restaurant, Terrace Lounge Bar and reception. With Fileturn at the helm of the six month project they looked to their long term M&E partner, Synecore for support.

Having worked together for many years on various fit-out projects for big brands in the hospitality and leisure industry, Fileturn appointed Synecore to initially carry out a complete electrical fitout of the hotel, equating to £500,000.

However, three months in, the hotel asked for a full air conditioning system to be fitted in Block B at a cost of £400,000.



*Synecore willingly obliged to meet the hotels new requirement, while promising to keep the project firmly on track.*

**Paul Thomas, Managing Director of Synecore said,**

"The Hilton project was on face value not dissimilar to other electrical installations we carry out for clients within the hospitality sector. We have been involved in hotel refurbishments before, so we knew what to expect and we worked tirelessly to deliver every aspect on time, even the air conditioning request which was a late addition."

The electrical element of any build is vital to the progress onsite. Before the strip-out work could begin at the Hilton Synecore made each room electrically safe. Once the floorboards were lifted the first fix could begin with rewiring back to the distribution board. COAX and data cabling were also run to enable internet for guests throughout their stay.

After each room had been carpeted Synecore's team awaited the case goods, which were unfortunately delayed when the manufacturer went into liquidation midway through the project. Eventually, alternative case goods were sourced and the second fix electrics got underway.

DOUBLE TREE  
BY HILTON

MECHANICAL

AIR CONDITIONING

ELECTRICAL



## DOUBLE TREE BY HILTON

MECHANICAL

AIR CONDITIONING

ELECTRICAL

"The delay in receiving the case goods was an issue. We were concerned about the timings, especially as we were receiving some items literally days before the project deadline.

"In each room there were 22 points to be fitted to the case goods, such as desks, headboards and on bathroom units, that's a total of 4,840 second fixings in the bedrooms alone. However, we were determined that project remained on schedule, and thanks to our fantastic team, who worked day and night, we were able to hand the project over on time," **explains Paul Thomas.**

While Synecore faced some delays with the electrical element of the build which was out of its control, three months into the programme the firm welcomed the request from the hotel to provide a complete air conditioning system for five of the six floors belonging to Block B.

**Gary Piper, Synecore's National Sales Manager explains,** "The air conditioning system needed to serve 100 bedrooms within the block, so after much consideration we chose to install Toshiba's new three-pipe heat recovery VRF system, which is designed to deliver simultaneous cooling and heating in large buildings."

The compact unit is highly efficient; by recovering energy in areas with excess heat, it redistributes it to other areas in a large building that require heating. Synecore coupled this intelligent system with slimline ducted indoor units in each room.

"For such a large building it's essential any faults or leakages in the air conditioning system are detected immediately, therefore we fitted Toshiba's RBC Leak Detection system, which uses software to transmit data from sensors in each room to a central reception computer," **continues Piper.** "This triggers an alarm in the room and at reception if the system develops a leak, ensuring it constantly performs at optimum efficiency. Its sophisticated software is ideal for maintaining the system and importantly will help the hotel remain Fgas compliant."

The air conditioning installation was well underway when the hotel asked for an additional air conditioning system to be installed into the sixth floor of Block B, consisting of a further 12 bedrooms and four suites.

With the Toshiba three-pipe heat recovery VRF system at its full capacity, to accommodate the additional request Synecore used Toshiba's Multi-Split Inverters with a split wall mounted unit in each of the 12 rooms and two in the suites.

**Richard Dray, Fileturn's Director of Hotels and Leisure, champions Synecore for its ability to complete developments of this scale, saying,**

*"When it comes to M&E contracts for large developments such as the Hilton project, we know without doubt that Synecore will deliver a superb result. This project did not come without its obstacles with a very challenging programme, but Synecore's team worked well with all the other trades onsite to ensure our deadlines were achieved. Not to mention the request for a complete air conditioning system midway through the project, which we happily let Synecore plan directly with the client. Once again we couldn't be happier with Synecore's excellent work and look forward to using them on future projects."*

**Paul Thomas concludes,** "While we came up against some timing issues with this projects – the delays in the case goods and the new request for a complete air conditioning system – we were delighted we could hand this project over within budget and on time. We always enjoy working with Fileturn, they create incredible interiors for major brands and we're very proud to be their long standing M&E partner."

## CASE STUDY

### Eurostar's Premiere Lounge



*The refurbishment was the initial phase of Eurostar's commitment to improving the overall travel experience for its customers.*

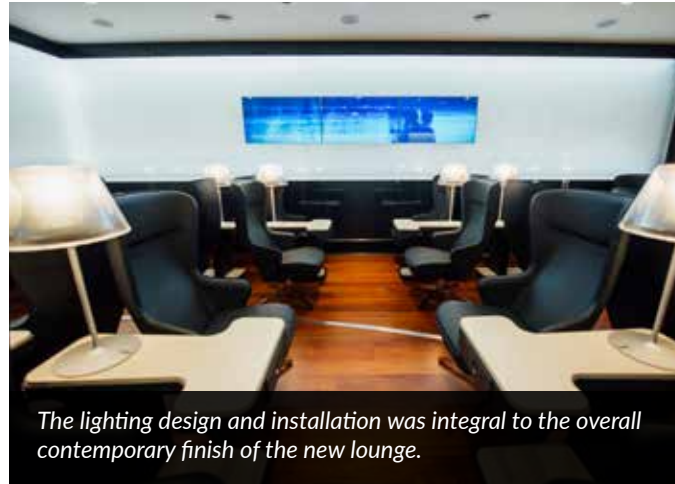
Synecore was commissioned by Benbow Group to complete the electrical design and installation for Eurostar's Premiere Lounge in Brussels. With an increasing number of business passengers passing through the terminal, the refurbishment was the initial phase of Eurostar's commitment to improving the overall travel experience for its customers.



*The aesthetic and emergency lighting was upgraded throughout the seating area, washrooms, kitchen, and food and beverage counter.*

The refurbishment was commission to increase the seating capacity and general appearance of the executive lounge. The electrical design and installation needed to support the new look, with lighting playing a key role in the end finish.

In total Synecore installed 510 metres of LED tape/strip lighting, 71 downlighters and spotlights, 31 surface mounted table lamps, five LED lighting sheets and four pendent lights. All the lighting is controlled by a Helvar DIGIDIM system with control plate.



*The lighting design and installation was integral to the overall contemporary finish of the new lounge.*

It was very carefully thought-out by Synecore's specialist designer, who used LED strips for the shelving areas, wall panels, behind mirrors and recessed within the cloakroom, and food and beverage counters. Spotlights and downlighters provided the general lighting, while four pendent lights added to the decorative details. The result was several clearly defined zones for Eurostar's business customers.

Being a public area with a high footfall where security and fire regulations are heightened, the electrical cabling was fully fire resistance, as well as being rodent and water repellent.

Since the refurbishment the improved layout and additional seating has been exceptionally received by Eurostar's customers from all over Europe.

EUROSTAR'S  
PREMIERE LOUNGE

ELECTRICAL



## CASE STUDY

### Wondertree at Gatwick

Synecore's expertise in airside developments has proven instrumental in the national roll out programme for The Restaurant Group's (TRG) chain of airport restaurants.

On this occasion the M&E contractor completed the electrical fit-out for TRG's Wondertree at Gatwick airport.



*Known for its colourful and contemporary interior, the electrical fit-out needed to accommodate The Wondertree's iconic illuminated trees, cafe counter, restaurant, serving station and back of house areas.*

Working alongside shop fitters, Allan Nuttalls, the project took 12 weeks to complete onsite, six electricians, who underwent health and safety inductions to meet the airports requirement, and two months of planning.

Airside developments are unlike any other commercial fit out. Strict security checks and health and safety procedures mean the planning process can take just as long as the onsite work.

For the Wondertree development Synecore's own staff and trusted sub contractors, underwent criminal record and employment checks for the last five years. While materials, tools and access equipment were thoroughly inspected 48 hours ahead of work beginning onsite.



*To adhere to fire regulations airside developments require a very high standard of installation. All cabling and equipment must be low smoke, zero halogen and fully contained.*

For optimum safety Synecore only uses metal conduit for all cable casing – its non toxic and completely fire resistant.

**Adrian Eade, Projects Director at Synecore explains,**

*"Having the right workforce is essential to any airside development. Using metal conduit is time consuming and requires skill. For that reason we use a team of four to six engineers – that's more than double the workforce required for a standard high street installation."*

Synecore has been part of TRG's national roll out programs for its major food chains, which include Frankie and Benny's, Giraffe, Wondertree, Coast to Coast, Halo Fizz Bar and Comptoir Libanais. The M&E firm's ability to deliver airside developments with minimal disruption and within tight timescales is hugely favoured by the restaurant giant, enabling them to begin trading within as little as 11 weeks.

WONDERTREE  
AT GATWICK

ELECTRICAL



## CASE STUDY

### Synecore's M&E expertise aids swift opening of second Pizza Union

The unique urban inspired Italian pizzeria, commissioned Synecore for its second development project after it experienced the firm's professional and friendly approach to M&E contracting during the fit out of its Spitalfields restaurant.

The electrical and HVAC installation was due to take eight weeks to complete onsite, but when the building works over ran, Synecore and shop-fitters, Rocket Interiors, worked side-by-side over long days and weekends to complete the entire project in just four weeks.

**High profile entrepreneur and founder of Pizza Union, Bobby Hashemi, said,**

*"The build of our latest development was challenging, and I'm grateful to the Synecore team and the other subcontractors, who pushed exceptionally hard towards the end of the project to ensure we opened on time. Our new pizza bar looks incredible and is proving very popular with our guests."*

The small chain of restaurants, which serves a wide variety freshly made pizzas in a "super fast" manner, bears a resemblance to a traditional Italian pizzeria with an edgy industrial look that sits perfectly in its inner-city location.

The lighting throughout the site plays a key role in creating the overall look and Synecore's expertise in electrical design and layout was instrumental in the end finish.



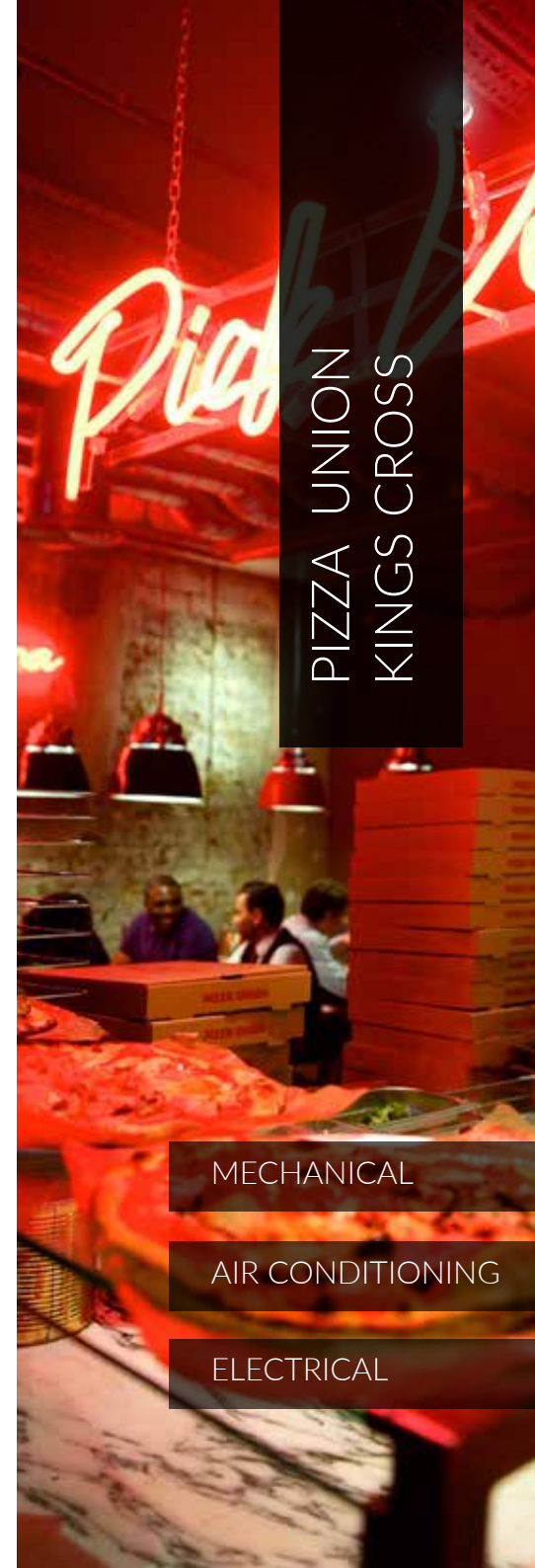
*The installation of low pendant lights provides an intimate dining space for customers.*

Neon signage is strategically placed throughout the restaurant and specifically serves Pizza Union's unusual ordering and serving process, where by the customer pays in advance and collects their order from the clearly marked 'Pick up' point.



*The industrial theme is enhanced by exposed the metal work for the HVAC system and track lighting.*

As part of the complete electrical design and installation Synecore fitted sockets throughout the restaurant, kitchen and office areas, toilet utilities, kitchen appliances, fire alarms, a security system and data cabling.



MECHANICAL

AIR CONDITIONING

ELECTRICAL