



KING'S COLLEGE LONDON

Under a 25 year contract with Kings College London, Bouygues E&S, an Equans company, has provided Total Facilities Management for two of the University's largest research buildings: New Hunts House and Franklin Wilkins building.

The Challenge

King's College London (KCL) and Bouygues Energies & Services, an Equans company, have a longstanding relationship, dating back to 1999. We have a 25-year contract to provide Total Facilities Management for two of the University's largest research buildings; New Hunts House and Franklin Wilkins Building.

We take a collaborative approach and are committed to supporting our clients reduce their carbon footprint and in turn, meet their sustainability targets. Since the beginning of our partnership with KCL, part of the challenge was to help the client improve their buildings' performance through the delivery of innovative and energy-efficient solutions and services.

KCL was our first higher education venture in the UK market and pathed the way for our now extensive portfolio of Education sites.

Our Solution

At KCL, we provide Total Facilities Management services such as: cleaning, portering, waste, post room and security, mechanical and electrical (ME) maintenance, building fabric maintenance and lifecycle management.

We have various lifecycle projects in operation across both buildings, as follows:

- An electrical renewal project to replace the distribution panels and boards across both buildings, which were initially installed in 1999. The aim of the project is to provide fully compliant panels and boards.
- The refurbishment of 38 sets of WCs across the Franklin Wilkins Building, including the installation of 130 Propelair WC units which significantly reduce the amount of water used for flushing. Moreover, Aaztec Recycloo WC cubicles have been introduced, which are manufactured from recycled plastic.
- A £3m chiller replacement in 2017.
- The installation of GVS Bacticell high efficiency and low energy filters in all the Air Handling Units. This provided energy savings of 23.4% (a payback of 3 months), improved air quality by 10% and increased capacity by 23%.
- Largescale LED lighting replacements have taken place.

As a result of these projects and energy saving initiatives, we have seen annual energy savings of just under 3,000,000 kWh per annum and a carbon emissions reduction of just under 1,200 tonnes of CO₂ a year.



A Client-Centric Approach

Bouygues E&S, an Equans company, participate in the KCL led 'fit for king's' programme where staff aim to deliver 'a world-class service for a world-class university.' As a result, the university now has a highly engaged, high performing FM team with a truly client-focused approach.

We have a "one team attitude" with the client which has been demonstrated through our continual support in advancing the student experience and achieving their sustainability goals.

For example, we introduce a plant register with run times to assist with energy savings; keep building-users informed with what is happening on-site through project boards and building-user group meetings; and introduced weekly staff surgeries, where the management team are available to answer staff queries.

We engaged in a king's efficiency project, where it demonstrated its ability to update its services to meet the students expectations provided by the campus operations team. This project was recognised for its outstanding achievement in customer care at a BIFM awards ceremony.

Key Facts.

- **1,200 TCO2E Annual Carbon Emissions Reduction**
- **60,000m2 Building Space**
- **3M KWH Annual Energy Savings**