



**Capital House, Festival Square**  
Entrance and Ground Floor Refurbishment

Office Upgrade

akp appointed as main contractor to undertake the entrance screen replacement, reception refurbishment and security upgrade packages to this prime Edinburgh city centre office building and was subsequently asked to undertake the refurbishment of the ground floor.

This was a challenging project as the main entrance had to be kept fully operational throughout the duration, which entailed careful co-ordination and liaison with the building users and subcontractors.

The refurbishment of part of the ground floor included the removal of former tenants fixtures and fittings; the removal and replacement of suspended ceiling tiles; the removal and replacement of the existing lighting system with Cat 2 LG3 compliant lighting; the removal and replacement of soft furnishings; decoration; alterations to the air conditioning system; formation of a

new tea preparation area and the testing and commissioning of all services.

The project involved close liaison between all design team members to develop the detailed design and fabrication of the entrance screen.

Working with specialist subcontractors and our key suppliers, akp delivered a project within time and to the highest standard.

More importantly, we exceeded our client's expectations and have undertaken further projects with the same landlord.

Client	Hermes Pension Management Ltd
Sector	Commercial Property
Principal Contractor	akp Scotland
Architect	Jones Lang LaSalle
Length Of Contract	6 weeks
Location	Festival Square, Edinburgh
Value	£340,000
Project Manager	Jones Lang LaSalle
Quantity Surveyor	Jones Lang LaSalle
Structural Engineer	Cundal Johnston & Partners
M & E Consultant	Brookfield
M & E Contractor	Fusion/HF Electrical

