



# Network solutions

Creating the platform at the heart of your building

**SKANSKA**

# Contents

# Helping you to get the best from your building's technology

"We create the infrastructure that forms the backbone of your building."



## We are experts in delivering landlord and tenant IT networks

We are experts in designing, installing and integrating landlord and tenant information, communication and technology (ICT) solutions. We offer a wide range of IP-related services, including network security and in-building wireless solutions. We also provide internet of things and smart-enabled solutions, facilitating the future use of cloud-based technology.

Benefiting from being part of the global Skanska group, established in 1887, we are now one of the world's leading project development and construction companies. We make a clear contribution to society and the environment, whether we're building schools to provide inspiring spaces for learning or maintaining the UK's hospitals, creating the perfect environment for patients. It all contributes to Skanska's purpose, to build for a better society.

It's this ethos that is embedded into how we provide IT services. Our expertise enables us to give you comprehensive solutions that are tailored to your individual requirements.

Our work is underpinned by our values that express who we are, how we behave and what we believe in. Living by our values helps us to make the best decisions, be successful and stand out for all the right reasons.

Everything we do is guided by our cornerstone values:

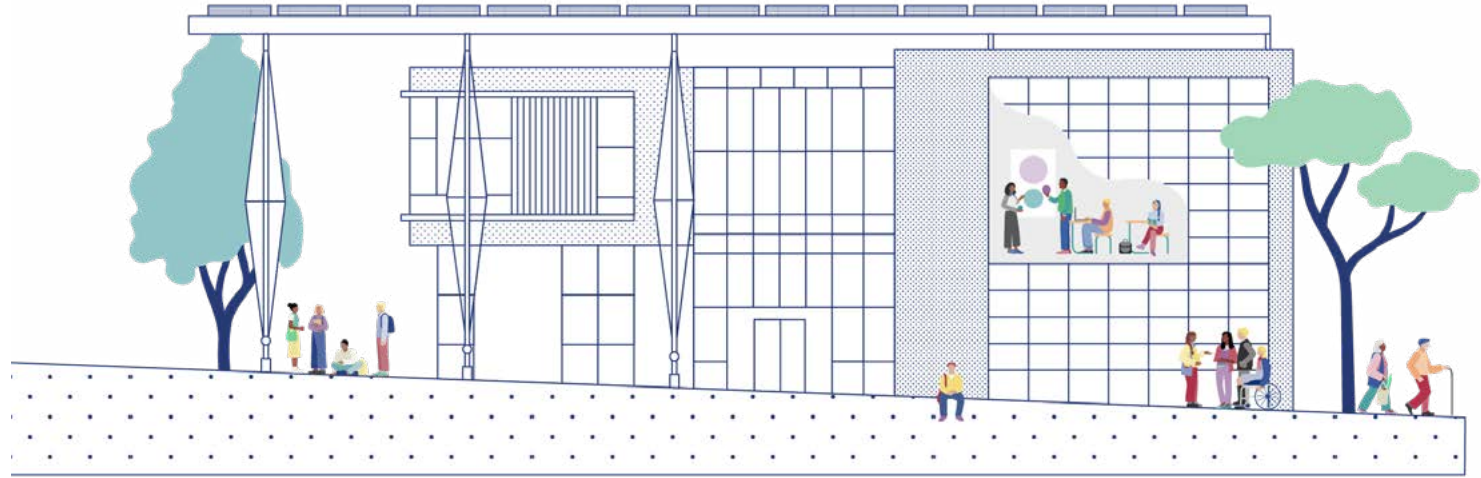
- **Care for life** – we care for the lives of people and the environment
- **Commit to customer** – it's our goal to help our customers succeed and we put you at the heart of everything we do
- **Act ethically and transparently** – we do business with a high level of integrity and transparency
- **Be better together** – we strive to be better in all we do by learning, collaborating, and fostering an inclusive culture.

# What we do

Our core expertise is the design and implementation of information, communication and technology network (ICT) solutions that are integral to the effective operation of your building and its specialist systems.

We also offer a broad range of IP-related services including telephony, wi-fi and the implementation of cloud-based technology. We provide a comprehensive service, tailored to your exact requirements. And, we can do it as part of a new-build construction programme.

We work with a wide variety of customers, including building owners, landlords and main contractors, delivering complex projects in a variety of different types of building.



## Converged networking

We are experts in designing and installing converged network systems that provide a single platform for your building's control, automation and monitoring systems.

These integrated solutions allow remote and wireless connectivity, providing centralised and remote communication, enabling highly efficient facilities management.

This ICT network is fundamental to efficient and effective connectivity within your building. It creates a single platform that provides a roadmap for further integration and the use of new and emerging technology.

Our solutions are designed to provide you with full cyber security, protecting your network and connected building services against intrusion. This gives you safe and secure internet access to the latest cloud-based technology and smart building solutions.

## Proven track record

We have successfully designed and implemented these critically important network solutions in a wide range of buildings for both public and private sector clients.

Our extensive portfolio covers new build projects and tenant refurbishment fit-outs, including both sensitive and high-security environments.



# Specialist expertise

Our specialist expertise, combined with our extensive knowledge of mechanical and electrical engineering and equipment, makes us the ideal partner to design and implement these complex converged network solutions.

Through our pre-construction and design processes we will obtain third-party information about all of the specialist building systems that need connectivity. From this, we then develop the physical and logical design of the network.

## Testing and commissioning

The network equipment will be configured and tested off site in a factory environment, including full acceptance testing. We are able to demonstrate to you, in person, the integrity of the network and that it will connect the systems in your building. So, you'll be confident it works.

The on-site commissioning process includes the full integration of all your specialist building systems. We also provide first-line support to ensure connectivity between all these systems.

"We create a common platform for your building's control, automation and surveillance systems."

Chris Mayes  
Operations Manager,



# Comprehensive solutions

“We integrate and connect the specialist systems in your building onto a common platform, providing a first-class solution.”

Norris Drummond  
Project Manager

We provide a range of passive and active solutions, which can be tailored to your specific requirements. These include active network solutions and passive cabling solutions.

We create best-in-class network solutions, using a wide range of products, utilising our strong relationships with major manufacturers, such as Cisco. This means we can deliver a networking solution that meets all your requirements, whilst offering specific products for wi-fi, telephony and cyber security.

In addition, we supply, install and commission fully integrated structured cabling solutions, using mainstream manufacturers, to the latest specifications. Our highly skilled workforce is trained to both the manufacturers' standards and all statutory requirements.

This means you can be sure our cabling solutions are standards compliant and will be supported by the manufacturer, through their system guarantees and extended warranties.





# Smart enable your building

As a master systems integrator, we will design, create and implement a network solution that enables you to stream your building's data in real time to the cloud and send it to a smart building application or storage facility.

Cloud-based smart building applications improve the performance of your building, cut operational expenditure, and increase the lifespan of key assets, while benefiting tenants and sustainability.

The solutions we install will collect and correctly format the data from all the mechanical and electrical assets within your building and create a cloud-compliant live stream.

Additional sensors, using internet-of-things (IoT) technology, can be added, allowing extra environmental data to be sent to the cloud.

We will also create a unique identifier for every asset, using a standards-based labelling convention, enabling them to be recognised from the cloud. These labels are also used in the building information modelling (BIM) model and associated common data environment. And, we will install and configure any IT hardware that you need to smart enable your building, such as IP gateways.

Contact us to have a more in-depth conversation about how smart technology can benefit you.

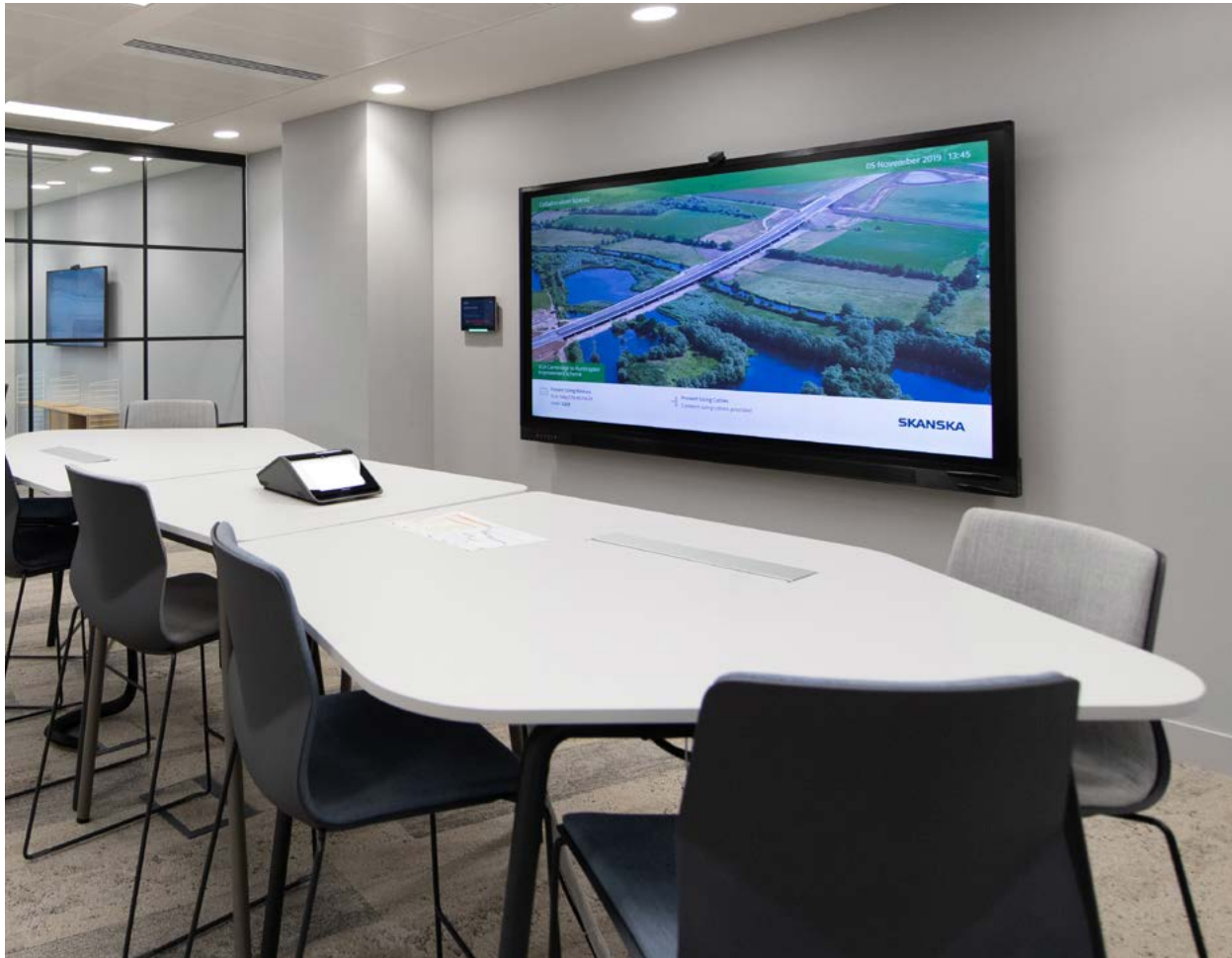
“We can help future-proof your building, enabling you to benefit from new and emerging technology.”

Richard Lack  
Operations Manager



# Other services

We also provide a range of additional IT and network infrastructure related services, which can further enhance connectivity and communication in your building.



## Mobile phone and radio

We can help you solve the increasing challenge of mobile phone reception within your building. We can install distributed antenna systems (DAS) which provide 3G, 4G and 5G signals from each phone network operator.

We can provide a range of different solutions, from multiband signal enhancement systems to small-scale cellular transmitters and receivers for all the major phone networks, which can be installed in your building.

We also provide DAS systems for licensed private radio mobile radio networks, supporting two-way radio systems. These can be leaky feeder (where the signal is transmitted through cables in the building) or antenna based.

## Audio-visual

We can design and install the full range of audio-visual solutions, working in conjunction with major system manufacturers.

These range from unified communications and Microsoft Teams solutions to facilities for full-scale auditoriums and divisible rooms (where one room can be divided into a number of smaller ones). In addition, we also provide a range of e-signage and video wall solutions.

## TV distribution systems

We are experts at installing multi-channel satellite TV distribution systems for large-scale residential developments and commercial offices. These include fibre integrated reception systems (FIRS) that use fibre optic technology.

## Maintenance

We provide a range of solutions, from a fully comprehensive management service, with real-time network monitoring and proactive equipment replacement to reactive maintenance services, responding to faults and breakdowns.

And, we offer flexible cable management solutions, helping you to manage moves and changes in your building.



# Specialist capabilities

We offer a range of services and have a proven track record across a variety of sectors

We have proven expertise across a range of sectors:

- Commercial
- Data centres
- Defence
- Education
- Leisure and media
- Mixed-use
- Residential

Our products and services include:

- Landlord IT networks
- Logical design
- Physical design
- Off-site network build
- Converged networks
- Compatibility testing (with the specified building equipment and systems)
- Network configuration
- Testing
- On site physical infrastructure
- Hardware installation
- Structured cabling solutions
- Commissioning

Smart-ready buildings

- Smart enabling
- Logical and physical design
- IP Gateway installation and configuration
- Installation and testing
- Commissioning
- Data formatting (MQTT protocol)

Other services

- Mobile phone reception improvement systems
- CCTV installation
- Access control installation
- Terrestrial and satellite TV reception systems
- Network cabling
- Maintenance
- System upgrades



# Contract portfolio case studies



## The Outernet

We're experts at providing an integrated solutions that link together security, surveillance and control systems, like the one we installed at this unique entertainment and music venue in London. It includes remote and wireless connectivity. We also carried out comprehensive off-site testing and commissioning.



## K1 Knightsbridge

We are able to deliver complex solutions during major construction programmes, like the project we completed at K1 Knightsbridge. We successfully installed the fully integrated landlord's IT network, including wi-fi access. We also installed a 4G mobile phone reception enhancement system.



## One New Street Square

We designed, installed and commissioned the landlord's information, communications and technology network (ICT) at this 16-storey commercial development in the City of London. This links together mechanical and electrical equipment with a range of automation, control and surveillance systems.

# Contract portfolio case studies



## Battersea Power Station phase 1

We installed a large-scale landlord's network, with wi-fi access, at this major development that includes 864 luxury apartments. The network links the apartments to the building management system, smart meters, video entry system, broadband and more. We also installed a multi-apartment TV reception system.



## Worthy Down

If you need audio-visual solutions, then we can help. In addition to a range of other IT infrastructure, we installed complex audio-visual equipment at a major project at Worthy Down, involving 21 different buildings. This included solutions for lecture theatres and rooms that can be sub-divided into smaller ones.



## Barts and The Royal London hospitals

We are also experts at both upgrades and cabling. We installed a 25,000-outlet structured cabling solution at these major London hospitals. We successfully upgraded the hospitals voice-over-IP telephone system, with 12,500 extensions and installed a new 32 antenna paging system, with 1,200 pagers.



# Our commitment to sustainability

## Leading the industry in carbon reduction

Skanska is taking an industry-leading approach to cutting carbon emissions through an ambitious roadmap to achieve net-zero emissions in the UK by 2045 – including our entire supply chain.

This is not just good news for the environment, but great news for customers looking for green solutions. We are striving to drive development of low carbon, low-cost options that work for your building while caring for life – and the future of our planet, and nothing is more important than that.

## Healthy, green buildings

We provide innovative solutions that reduce carbon, ranging from low-energy lighting sensors, efficient building management systems and solar panels, to systems for air quality, heating and cooling, and water treatment.

Our environmental managers work in partnership with you to manage the certification process for BREEAM, LEED and WELL.

WELL is the leading tool for advancing health and wellbeing in buildings, taking into account both the structure of the building, its operation and management, and the people who use it.

Across Europe and the UK, Skanska is delivering 17 WELL projects, totalling 4.07 million sqft (378,115sqm) and 9 per cent of WELL projects in the region.

## Fuelling greener ideas

Our team looking after Moor House replaced diesel power back-up generators with biofuel, achieving an 80 per cent carbon reduction.

The team also switched the building's taps to innovative Waterblade fittings, saving on average 2.6 litres of water per fitting and around 1.4 tonnes of carbon each year.



Moor house London UK

## 51 Moorgate: Our flagship in sustainable excellence



We have first-hand knowledge of implementing and maintaining green building standards. Our own London office – refurbished by Skanska – is the first building in the UK to achieve WELL standard (version 2) certification at Platinum level, along with a BREEAM excellent rating.

The delivery team incorporated mechanical, electrical and public health engineering, construction and facilities management expertise to deliver the CAT A and CAT B elements of the building. Now that it's complete, we're benefiting

from the improved health and wellbeing that WELL delivers for building occupants, across air and water quality to lighting, acoustics, nutrition and thermal comfort, improving mental wellbeing and productivity.

And those that occupy the other floors will also be able to achieve the WELL standard, as the fundamentals are now part of the building.



Laura Mayhew-Manchon,  
Environmental Manager

"I'm absolutely passionate about sustainability. I love the challenge of finding new ways to cut carbon, costs and time that make buildings and assets work better for the benefit of those using them."

Whether it's through the procurement of materials, how we operate the BMS, all the way down to the type of taps used, we focus on all the details that make up a strategic approach to bespoke green solutions for our customers."



# A responsible partner to our supply chain and communities

## Investing in our supply chain and local economies

Partnerships are crucial to how we successfully deliver projects across a wide range of sectors and geographies, and none more so than our supply chain relationships – that are intrinsic to how we deliver.

Skanska UK spends £1.3 billion annually with more than 5,000 suppliers who share our commitment to being safe, green, diverse and ethical. We work to develop collaborative relationships, where we can work closely together to manage risk and improve sustainability standards. We have a structured relationship management and development programme, which includes the international BS44001 collaborative working standard.

We're committed to supporting a sustainable and robust supply chain by leading an integrated approach across industry.

We're collaborating with other peer group partners to help lower costs and deliver faster, greener programmes and play an active role within the award-winning Supply Chain Sustainability School – which has more than 40,000 members and 100 partners upskilling their supply chains.

## Building local connections

The majority of our spend is with small and medium-sized businesses, which are often close to our project sites and offices – helping to support local people and the economy.

Our diverse supply chain provides us with innovative ways of working. We're committed to prompt payment to help maintain cash flow and provide confidence, helping to secure investment and jobs.

**Spitalfields Crypt Trust**  
Throughout the year, members of the team delivering the City of London Corporation contract provide breakfast service at Spitalfields Crypt Trust for people on the charity's recovery pathway programme, as part of a long-running relationships with Skanska.





# Giving something back

We care about the communities where we work. Our teams regularly contribute to society through local volunteering, Skanska UK's Lend a Hand days and joint volunteering days with customer organisations.

Our employees spend 6,000 hours volunteering across 700 community activities each year.





# Contact us

Get in touch with our team to find out more.

Our network solutions team is led by Specialist Business Director Mick Davidson.

Our team of experts is ready to help you with their expert insight.

If you'd like to know more or have a project that you would like us to get involved in, then please get in touch with us.

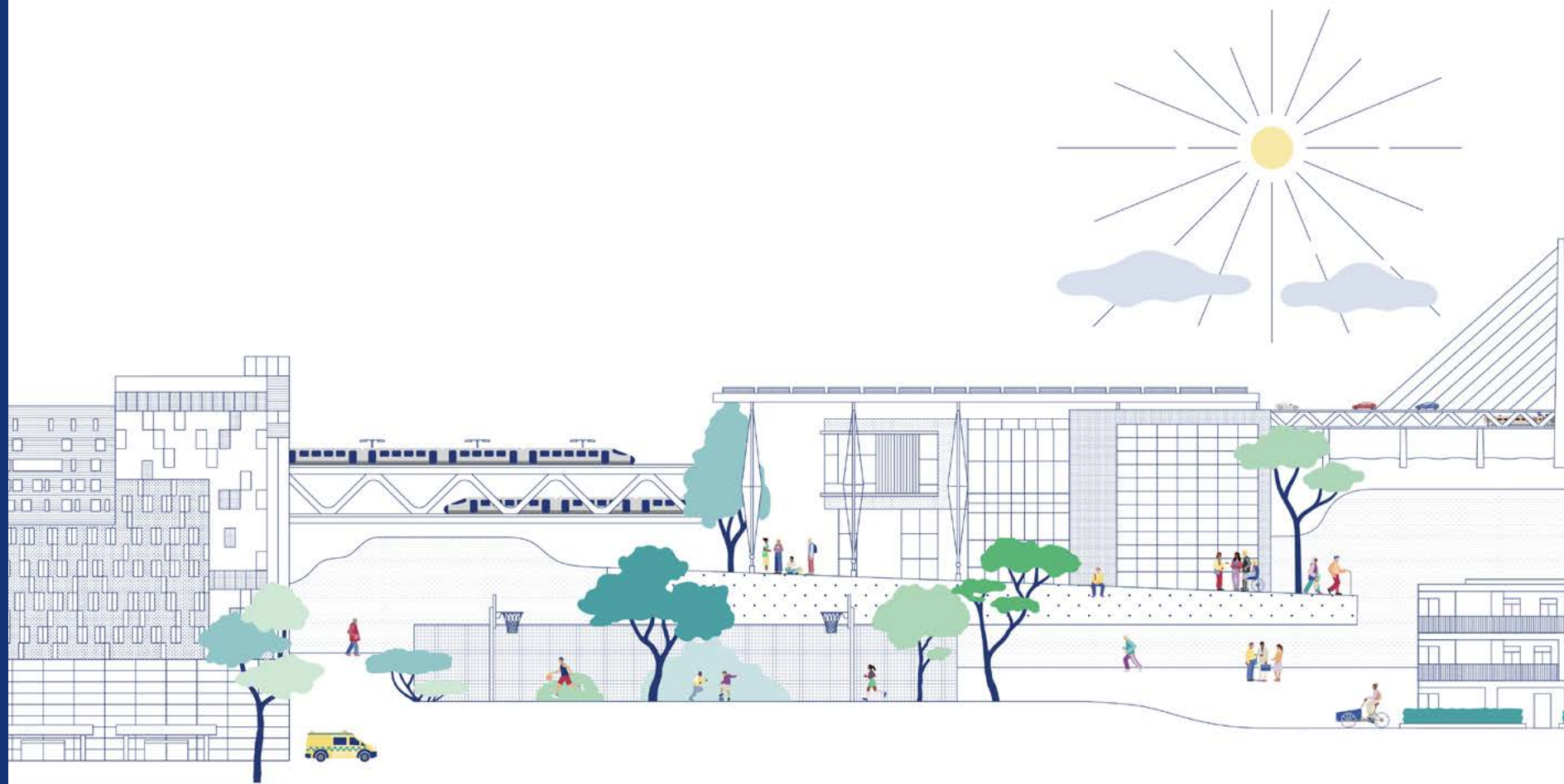


Mick Davidson  
Specialist Business Director

✉ [mick.davidson@skanska.co.uk](mailto:mick.davidson@skanska.co.uk)

51 Moorgate  
London, UK  
EC2R 6BH

Phone +44 (0)330 105 5000  
[www.skanska.co.uk](http://www.skanska.co.uk)



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