

CAPITAL PROJECTS

From Brief to Handover.

Capital projects delivered in live, occupied buildings, from first brief to final handover.

For Estates, Facilities and Capital Programme Leaders across Education, Healthcare, Local Government, Research, Heritage and Commercial



Making Buildings Work **Better**

THE CHALLENGE - AND THE OPPORTUNITY

Ageing buildings, hard-won budgets, no room to close

Estates teams are being asked to do more with buildings that are working harder than ever. Ageing stock, compliance obligations, growing user expectations and hard-won capital budgets all land on the same desk, usually alongside a building that cannot close while the works happen.

The difficulty is rarely the construction itself. It is everything around it: keeping the operation running, coordinating multiple contractors and disciplines, holding cost and programme, and knowing where the project actually stands at any given moment.

Where capital projects go wrong

Most problems trace back to the same root cause: fragmentation. Design sits with one party, costing with another, delivery with a third, and maintenance with a fourth. Each handover is a gap in accountability, and gaps are where scope drifts, budgets slip and risk quietly transfers back to the customer.

The alternative is single ownership. One team accountable from brief to handover, with the commercial and technical disciplines held together rather than passed along.

£200k - £15m+

The range of capital works we currently manage, from standalone projects to multi-year frameworks

Circa £15m

Capital Projects delivered annually by our Projects & Engineering Team

Accountable

Every project manager, site manager and quantity surveyor directly employed by DMA Group

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OUR APPROACH: SCOPE. DESIGN. COST. DELIVER. HANDOVER.

DMA provides a joined-up energy and sustainability service; from strategic advisory through to physical delivery, all built around a single, structured framework that works across every sector and estate type:

SCOPE	DESIGN	COST	DELIVER	HANDOVER
Establish what the project needs to achieve, with a clear brief, defined responsibilities and realistic decision points	Resolve the technical detail in-house, with all disciplines working to one coordinated plan	Build an accurate, honest cost plan and hold it, with early warning of pressure on budget or programme	Coordinate contractors, trades and building users so works progress safely with minimum disruption	Complete properly, with compliance information and asset data handed over ready for day-one operation

One team, accountable from brief to handover

Capital projects pull in a lot of disciplines, and the gaps between them are where projects slip. Our in-house projects & engineering team hold those disciplines together, so planning, design, delivery and handover remain closely coordinated and under single ownership. That means no handoffs between separate contractors, and a single team that owns your project throughout. Working with us gives you direct access to industry accredited professionals including:

- M&E consultants
- Structural engineers
- Architects and interior designers
- Building surveyors
- Quantity surveyors
- Design consultants
- Project and site managers

Trusted where buildings cannot simply close

We design and deliver capital works across education, healthcare, local government, research and laboratories, historic and heritage properties, business and industry, and sport and leisure. Each brings its own operational pressures, compliance requirements and tolerance for disruption, and each is planned accordingly.



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WHAT WE DELIVER - AND WHAT IT ACHIEVES

Our Capital Projects Services

- 1 DESIGN, COSTING AND PRECONSTRUCTION**
Brief development and scope definition · Feasibility and options appraisal · Cost planning and estimating · Value engineering · Procurement and tender support · Early contractor engagement
- 2 REFURBISHMENT AND FIT-OUT**
Whole-building / floor-by-floor refurbishments · Laboratory and specialist environment refurbishments · Fit-outs and reconfiguration of operational space · Phased works in occupied buildings
- 3 ASSET REPLACEMENT AND UPGRADES**
Fire doors, fire stopping and passive fire protection · Ceilings, floors, walls and decoration · Roofing, windows and external fabric · Mechanical and electrical components
- 4 ENERGY AND DECARBONISATION WORKS**
Boiler upgrades, plant replacement and system modernisation · Heat pump installations · LED lighting upgrades · Solar PV systems · Electrification and fossil fuel reduction · Critical infrastructure upgrades

Energy and decarbonisation works are delivered jointly with our Energy & Sustainability team, led by Kevin Mcguane, Energy Services and Pre-Construction Director.

Read more about our Energy & Sustainability services



Meet Kevin Mcguane, DMA's Energy Services & Pre-Construction Director.

Kevin leads the delivery of energy and infrastructure projects that cut energy consumption, lower operating costs and improve estate sustainability. He brings extensive experience in energy management and is committed to helping customers achieve practical, long-term efficiency and carbon reduction goals.



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DELIVERING IN LIVE ENVIRONMENTS

Designing and delivering capital works in a live, operational building is rarely about the building alone. It is about keeping that building running while the works go on around it, with minimal disruption to the people who use it.

That takes more than project management. It takes programme management: coordinating multiple workstreams, contractors and stakeholders across an estate, holding the cost and the programme, and keeping the operation moving throughout. It is what we are built for.

PROGRAMME AND PROJECT MANAGEMENT

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Project planning, sequencing and mobilisation · Risk, issue and change management · Contractor coordination and site oversight · Cost management from estimate to final account · CDM compliance and health and safety management · Quality assurance, inspections and snagging

What this looks like on site

- Phasing works around building occupancy and critical operational windows
- Managing contractor coordination across complex, multi-system installations
- Maintaining health and safety standards throughout delivery
- Reporting transparently against budget, programme and quality benchmarks

Read more about
Capital Projects



Meet Ian McGregor, DMA's Chief Operating Officer – Capital Projects. Ian leads the delivery of complex engineering, decarbonisation and infrastructure projects across a diverse range of sectors. With more than 35 years of experience in electrical and building services engineering, Ian specialises in delivering high-quality projects in live operational environments while maintaining the highest standards of safety, efficiency and performance.



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CLEAR REPORTING, AT EVERY STEP

You should never have to chase us to know where your project stands. Customers get regular, structured reporting: progress and programme updates, budget and forecast, change control, risk and decision logs, and clear sight of what is coming next. Single project or multi-year framework, the same discipline applies.

98%

Of our projects are delivered in live, operational environments

100%

Of our projects handed over to the agreed programme

95%

Of our projects come from returning customers

How we work with you

Every customer comes to capital projects from a different starting point, so we keep the commercial side flexible. Whatever route suits you, you get the same team, the same discipline and the same single point of accountability.

Individual Projects

A defined piece of work, scoped, costed and delivered. The right route for one-off capital projects, refurbishments or upgrades with a clear brief and budget.

Multi-Year Frameworks

A consistent delivery partner, continuity of team and better value over time. Work is called off as needed against agreed terms, so each project moves quickly without starting from scratch.

Maintenance Contracts

For DMA maintenance customers, capital works are a natural extension of the relationship. We already know your buildings, so we can scope and deliver with minimal lead-in.

We are also appointed to several public sector frameworks, giving education, healthcare and local government customers a compliant, ready-made route to engage us directly.



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HANDOVER - PROTECTING YOUR INVESTMENT

The project is complete. The building keeps working.

Most organisations hand a finished project to a separate FM contractor with no knowledge of the original design intent. That gap quietly erodes the return on capital investment, and it usually shows up as reactive call-outs, early failures and remedial works within the first two years.

Our maintenance teams look after what our projects teams design and deliver, with full knowledge of the system, the building and the performance it was built to achieve. No accountability gaps. No performance drift.

HANDOVER AND ONGOING CARE

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Practical completion and snagging management · O&M manuals, warranties and as-built information · Asset registers and condition data · Planned preventative maintenance set up before the project ends · 24/7 reactive support

Let's Talk About Your Next Project

Whether you are planning a single project, managing a programme of capital works, or looking for a long-term delivery partner, tell us what you are planning and we will show you how we would approach it.

Speak to our Energy Services & Pre-Construction Director **Kevin Mcguane** at

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www.dma-group.co.uk/what-we-do/capital-projects

*All figures accurate to August 2026. Periods covered are stated with each figure.



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