RED SPECIALIST SERVICES

CAPABILITY STATEMENT

Market-leading Engineering Management consultancy specialising in Commissioning Management, Project Management, Technical Due Diligence, Technical Authoring and Buildings & Logistics Design, with unrivalled expertise in delivering **proactive and collaborative** solutions.

NON-CONFIDENTIAL CONFIDENTIAL STRICTLY CONFIDENTIAL

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A company of TRACTEBEL ENGIE

ABOUT RED

As a global powerhouse of engineering design, RED has spearheaded the drive toward achieving the zero-carbon objective for two decades. Our unwavering commitment to sustainable innovation is the cornerstone of delivering transformative, commercially viable, low-carbon solutions, positioning us as industry leaders dedicated to a sustainable future.

Award-winning and International

Market Leading Technical Expertise

Trusted Advisor

Sustainable Engineering Solutions for the Built Environment

Founded in 2004

Specialist Engineering and ICT Solutions

46

Industry Awards

900+

Employees

16

International RED Locations

31

Countries with RED Projects

40

Languages

WHY CHOOSE RED?

RED's reputation is built on a foundation of unparalleled technical expertise. We're proud to boast a team of specialists at the forefront of innovative solutions. Our international presence ensures a global perspective, allowing us to address complex challenges with a diverse and inclusive approach. Client trust is paramount, earned through a track record of delivering exceptional results and maintaining an unwavering commitment to our clients' success. Moreover, our dedication to sustainability is embedded in every aspect of our work, reflecting a conscientious effort to create environmentally responsible solutions for a brighter future.

Our People
A talented team and staff retention rate of 90%+

Repeat Business
We have long standing partnerships with our clients and a repeat business rate of 84%.

Global Delivery Strategy
Global offices provide a 24-hour working day.

Technical Ability
Digital services and in-house technologies to transform vast amounts of information into digital tools.

Growth
We have sustained year-on-year growth since 2004.

Global Network
Our offering is further complemented by our parent company, Tractebel.

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OUR CORE VALUES

Our people are our greatest asset. Recognised for our dedication to workplace well-being, RED proudly attains ”Gold" in Mind's Workplace Wellbeing Index and recently won MEP Middle East’s “Wellbeing Initiative of the Year” award for our RED Wellness program. Our success hinges on the exceptional work our team delivers daily, and we place physical and mental wellness at the centre of our strategy to drive employee performance, happiness, and engagement.

We Are Bold
We dare to try.

We Are Open
We work together with collective strength.

We Are Demanding
We are always willing to go the extra mile.

We Are Caring
An environment based on trust and respect.

Achieving Excellence

Workplace Wellbeing Index 2023/24

Gold

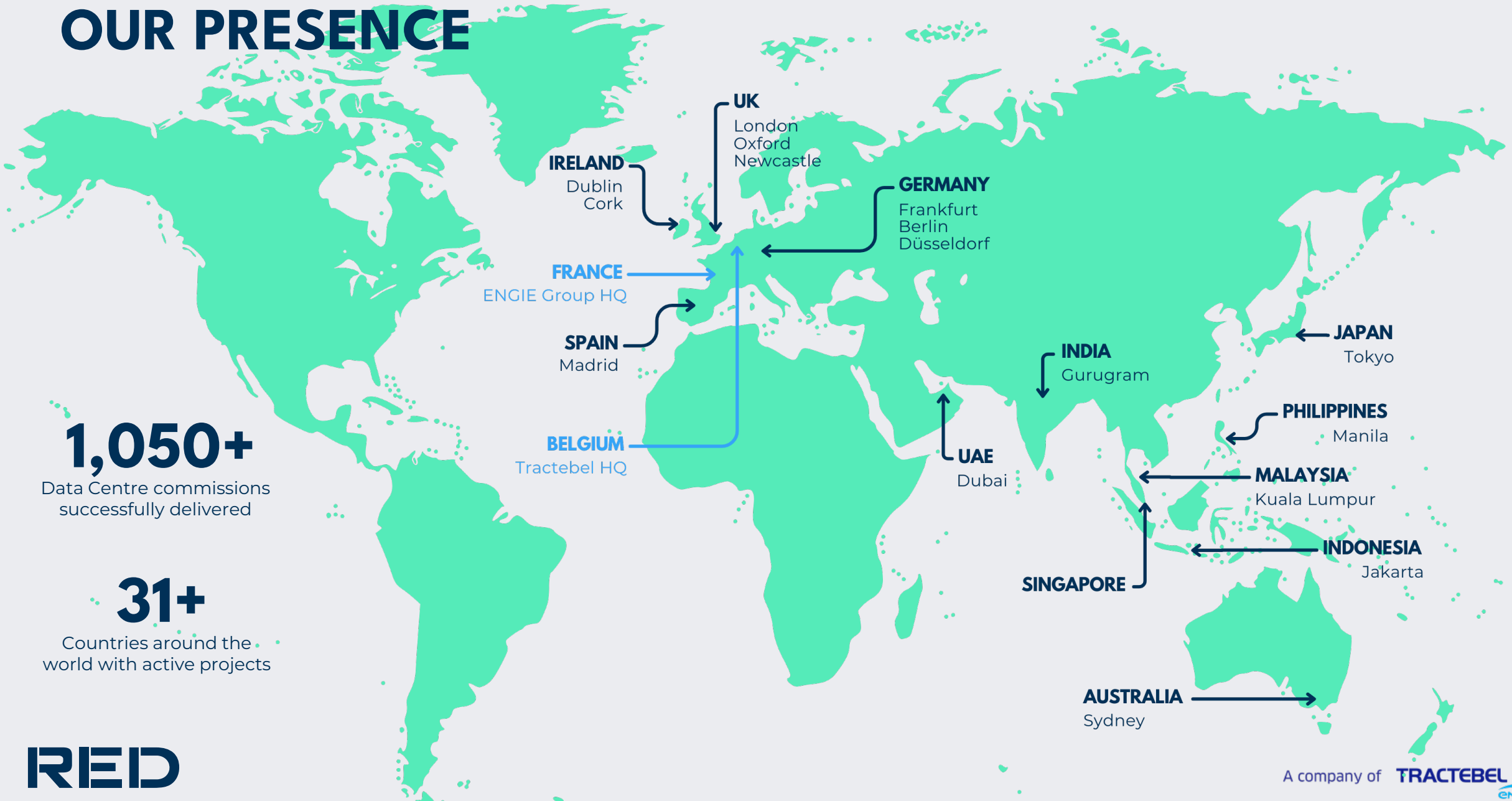
mind

RED WELLNESS

WORKPLACE WELLBEING

RED has been recognised for its commitment to workplace wellbeing and is proud to have achieved “Gold” in Mind’s Workplace Wellbeing Index.

OUR PRESENCE



1,050+
Data Centre commissions successfully delivered

31+
Countries around the world with active projects

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COMPREHENSIVE SERVICES

Adapting to client needs and the evolving environmental landscape, RED's services cover the entire life cycle of any building project. Our broad capabilities save clients time, money, and effort, addressing challenges from high-performance buildings to multi-use land developments for a more sustainable world.

Specialist Services
- Commissioning Management
- Construction Support
- MEP Project Management
- Validation Services
- Technical Authoring
- Technical Due Diligence

ICT
- Strategic Consultancy
- Technical Migration and Project Management
- Infrastructure Design, Procurement and Site Services
- In-Service ICT Consultancy

MEP Services
- MEP Design
- Lead Designer
- Client Representative

Health & Safety
- CDM Principal Designer
- CDM Advisor
- Design in Safety
- Hazard and Operability Studies

Sustainability
- ImpACT Consulting
- Carbon/Energy – Auditing, Modelling, Part L
- Certification - LEED, BREEAM, WELL+, NABERS, Greenmark Client Representative
- Corporate Sustainability

Lifecycle Solutions
- Identifying and implementing plant replacement works
- Carrying out Technical Due Diligence Surveys & Reports on MEP Services

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WHY RED SPECIALIST SERVICES

We offer a pragmatic, adaptable and proactive approach, incorporating the diverse experience of our team with the support of the departments within the company to underpin a range of project services and requirements. Our team provide expertise in Commissioning Management, MEP Management Services, Technical Due Diligence, Technical Authoring, CDM Principal Designer and Buildings and Logistics design services.

Our commitment to quality goes beyond compliance, providing you with the assurance that your project not only meets but exceeds industry standards. Our approach is centred around listening to our clients and interacting collaboratively and proactively with our fellow project stakeholders. We add value with our people, client service ethos, global delivery strategy, technical ability and attitude.

With the varied experience and skill sets within the team, we can offer services to our clients across a range of roles including:

- Commissioning Management
- Construction Supports
- Buildings & Logistics MEP Design
- MEP Project Management
- CDM Principal Designer Services
- Validation Services
- Technical Authoring
- Technical Due Diligence

EXPLORING SECTORS

RED Specialist Services is committed to delivering expert support and guidance to clients across a wide range of sectors, including the following:

Data Centres
Colocation
End User

Commercial
Commercial Office
Mixed Use
Retail

Lifestyle
Hotels
Venues
Residential
Heritage

Life Sciences
Pharma & Biotech
Medical research

Public Sector
Healthcare
Government
Education
Aviation
Defence
Court Buildings

Warehouse Logistics
Warehouses
Distribution Centres
EV Infrastructure

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COMMISSIONING

RED Commissioning provide a full project lifecycle solution on data centre projects from Level 0 through to Level 6 and have operated for a wide range of clients across the UK and Europe. We carry a strong presence through EMEA and take a holistic and pragmatic approach to Commissioning management. Our core principles lie in openness of communication, technical excellence, fairness and a strong work ethic characterised by our diverse track record of successful delivery across sub-station, fitout, new build, COLO and End User projects ranging from single data halls to hyperscale data centres with both single and multi-phased handovers.

DATA CENTRE, UK – COMMISSIONING AUTHORITY

RED were appointed as the Commissioning Authority (CxA) for a substation project supporting a new data centre campus in Buckinghamshire, working as part of the client team. Our role includes full technical review of design documentation, development of Level 1–5 commissioning scripts, attendance at factory acceptance tests, and on-site coordination of all testing and commissioning activities.

DATA CENTRE, UK – COMMISSIONING AUTHORITY

RED provided full commissioning management services for a 16 MW new-build data centre, working for the General Contractor and in close collaboration with the client's delivery and operations teams, the design consultants, and specialist vendors and suppliers.

DATA CENTRE, MILAN, ITALY – COMMISSIONING AUTHORITY

RED have been appointed as the Commissioning Authority (CxA) for a new-build 40MW data centre in Milan, delivered across six phases, working as part of the client team. Our role includes undertaking a full technical review of all design documentation, reviewing Level 1 to Level 3 commissioning scripts, producing all Level 4 and Level 5 commissioning scripts, attending factory acceptance tests, and providing on-site management and coordination of all testing and commissioning activities.

DATA CENTRE, MILAN ITALY – COMMISSIONING MANAGER

RED were appointed as the CxM on a new build 32MW data centre delivered in 2 phases in Milan working for the General Contractor. Our role includes carrying out a full technical review of all design documentation, production of all level 1 to level 3 scripts, attendance at factory tests, site management and coordination of all testing and commissioning activities.

DATA CENTRE, BRUSSELS, BELGIUM – COMMISSIONING AUTHORITY

RED have been appointed as the Commissioning Authority (CxA) for a new-build 16MW data centre in Brussels, delivered in a single phase, working as part of the client team. Our role includes undertaking a full technical review of all design documentation, reviewing Level 1 to Level 3 commissioning scripts, producing all Level 4 and Level 5 commissioning scripts, attending factory acceptance tests, and providing on-site management and coordination of all testing and commissioning activities.

SITE SERVICES

RED Site Services provides a range of services across a number of sectors. Our services include validation of MEP systems, Construction support, technical due diligence, QA/QC services and Principal Designer CDM services and management.

Our in-house specialist teams work closely with clients and project stakeholders, to resolve technical issues, manage construction interfaces, and safeguard quality throughout the duration of projects by conducting quality and compliance inspections through to witnessing and sign off of all MEP systems.

VALIDATION MANAGEMENT

RED has experienced in-house M&E commissioning managers and has undertaken numerous validations of MEP systems using both non-intrusive and intrusive methods. These activities range from condition surveys of MEP installations to the measurement and recording of flow rates on ventilation and closed water systems to assess system performance. Services also include water sampling to analyse water quality and identify any required remedial actions, supported by the production of detailed technical reports.

CLIENT MONITORING

RED provides comprehensive technical and quality assurance services to ensure projects meet the highest standards. We conduct design and documentation reviews, perform site inspections, and oversee testing and verification of MEP systems. Our teams monitor compliance with project specifications, regulatory requirements, and industry best practices, helping clients achieve reliable, safe, and high-performing facilities from design through to handover.

CONSTRUCTION SUPPORT

RED provides construction support services across a wide range of projects for clients throughout the UK. Our scope includes conducting technical reviews of main contractor design information, providing site attendance throughout construction phases, and performing quality and compliance inspections of all MEP systems. We also oversee and witness MEP testing and commissioning activities, ensuring systems meet performance, safety, and regulatory standards.

CDM SERVICES

RED have a dedicated CDM team providing principal designer and CDM advisory services.. Our principal designer services are led by a team who have extensive project/design management expertise and a "hands on" approach to CDM management.

TECHNICAL DUE DILIGENCE

RED provides technical due diligence services across a number of sectors. The role typically involves structured assessments of building assets to determine whether they are technically sound, compliant & feasible (either financially or technically). This would be carried out by reviewing the available design information, review of operation & maintenance manuals & maintenance records, ensuring compliance with current regulations, & physical condition surveys of assets.

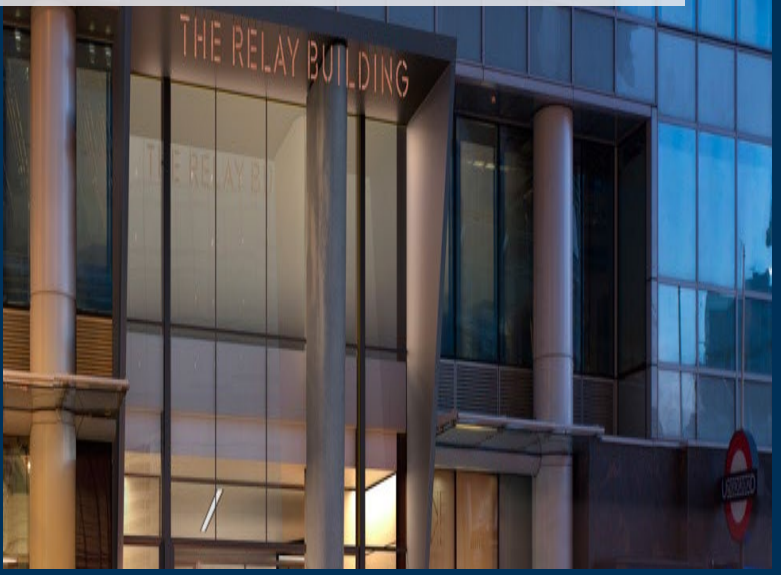
BUILDING & LOGISTICS

RED Building & Logistics provide a detail-driven approach to the design of MEP systems, delivering projects with care and precision. Our practice is equally skilled in crafting bespoke solutions for individual clients and meeting the demanding technical, regulatory, or brand-led requirements of experienced developers.

As a trusted design partner, we have collaborated with retailers, developers, and occupiers on facilities ranging from highly automated distribution centres to temperature-controlled environments, alongside the infrastructure needed to support the electrification of delivery fleets.

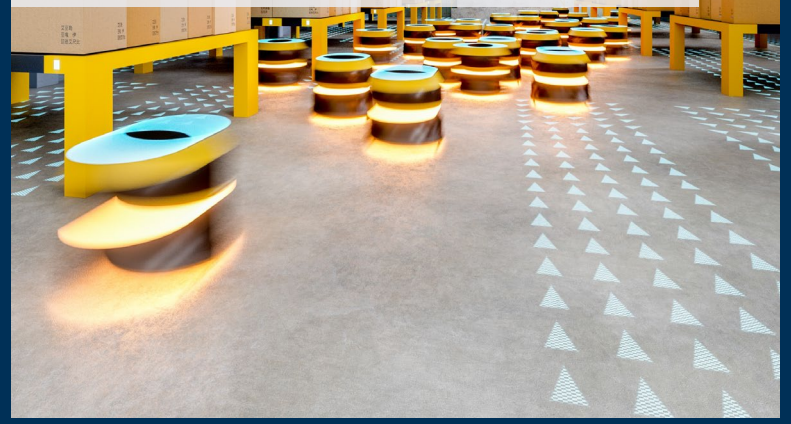
COMMERCIAL

RED designs new buildings and upgrades or refurbishes existing ones, working with developers, architects, consultants and contractors across all contract types. We create high-quality user experiences that optimise productivity and support long-term performance, operational efficiency and asset value.



WAREHOUSES/DISTRIBUTION CENTRES

RED delivers integrated engineering solutions for warehouses and distribution centres, including multi-service refrigerated units and general storage facilities. Designs support advanced robotic sorting and automated systems to enhance efficiency, accuracy, and throughput, while prioritising energy efficiency, resilience, and operational flexibility to meet the demands of modern logistics operations.



EV INFRASTRUCTURE

Since 2019, RED has been at the forefront of electrical infrastructure design, partnering with clients to support the electrification of their mile-delivery fleets by delivering innovative, efficient, and future-ready solutions that enable seamless integration of electric vehicles into their operations

GOVERNMENT & COURT BUILDINGS

RED has extensive experience working with central and local government, delivering holistic refurbishments to central facilities and regional projects for local councils. Our expertise covers offices, training facilities, boiler houses, and major plantroom upgrades, providing fully integrated engineering solutions that enhance efficiency, reliability, and long-term operational performance.

UTILITY DUE DILIGENCE & NEGOTIATIONS

RED offers dedicated support throughout the utility due diligence process, providing detailed verification and analysis of utility capacities to ensure accuracy, compliance, and operational readiness for every project.

MANAGEMENT SERVICES

RED Management Services offer complete MEP project management services, that support our clients throughout the key stages of a project's lifecycle. Our management services coordinate and support the project deliverables from concept through to operational readiness and handover.

We work in a proactive and collaborative manner with all project stakeholders to ensure that projects are managed and delivered in a timely and effective way. Our team offers a range of services including MEP project management, commissioning management and technical authoring across a range of sectors.

TECHNICAL AUTHORING

RED carry out the production and management of O&M manuals, ensuring all MEP systems are fully documented, reviewed, and compliant, in line with project requirements. RED coordinate with main contractors and their supply chain to compile comprehensive documentation, delivering complete manuals for handover and maintenances teams.

MEP PROJECT MANAGEMENT

RED manages MEP and construction interfaces and integration throughout the full project cycle,. Our processes ensure seamless collaboration between the client, professional team and contractors, aligning construction sequencing with MEP systems for efficient installation, testing, commissioning, and timely handover while maintaining quality and programme certainty.

COMMISSIONING MANAGEMENT

RED provides a full commissioning management service to ensure all MEP systems are installed, tested and commissioned in accordance with the design intent and client requirements. Our services include technical reviews, factory acceptance testing, documentation production and approval, QA/QC inspections, witnessing and the management of Functional Performance and Integrated Testing to verify operational, safety, and performance requirements.

TECHNICAL SUPPORT & COMPLIANCE

RED provides clients with support from the wider business through our central engineering, digital engineering and our sustainability teams where we can support clients with research and development support, cloud surveys, digital software management and adherence/compliance to sustainability accreditation schemes.

SECTORS

We operate in a range of sectors including commercial offices, retail, residential, education, healthcare, industrial, pharmaceutical and life sciences facilities. RED management services streamline the MEP process for our clients, to allow effective delivery and support through all stages of the project.

MANAGEMENT SOFTWARE - CX PLANNER

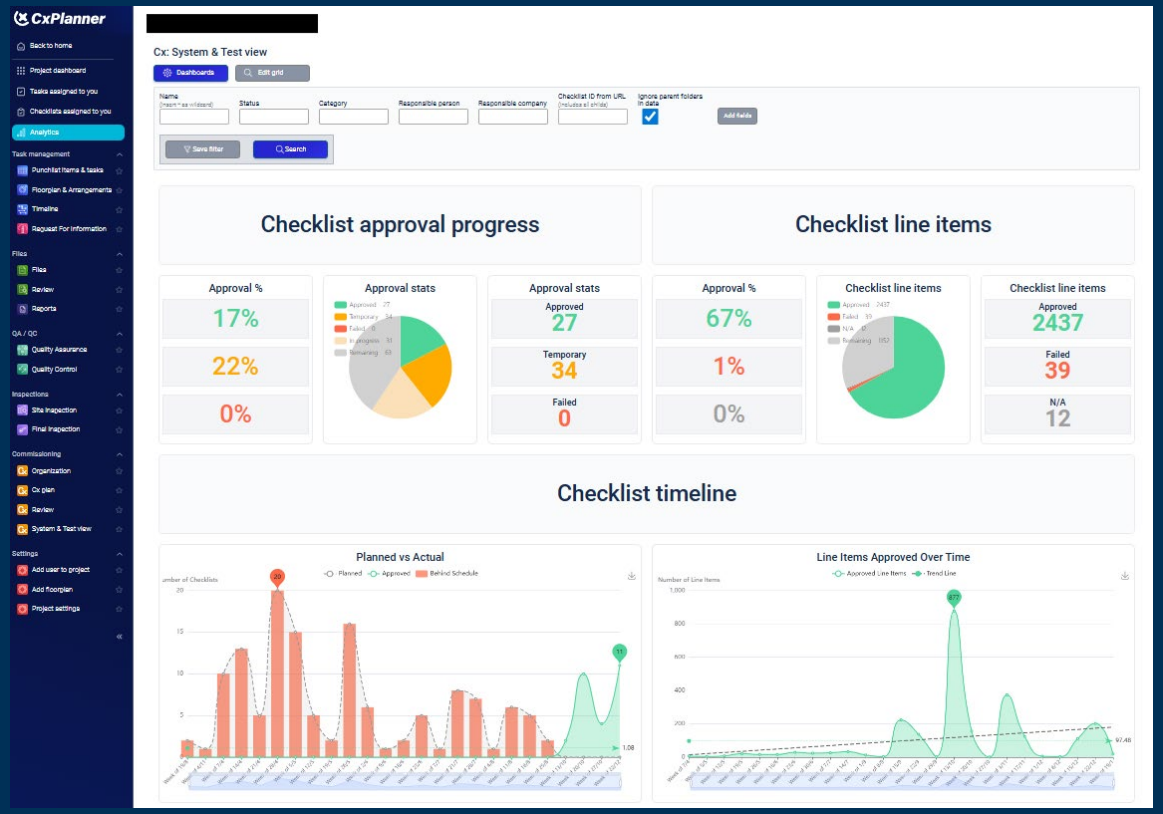
- Cx Planner is an MEP management software application, custom-built for each of our clients' projects. It provides comprehensive MEP reporting, documentation control, commissioning management, and detailed project summaries, accessible via both desktop and mobile devices.

- Each platform is tailored specifically to the project by our dedicated RSS team, working collaboratively with clients to align with their unique project requirements.

- RED Specialist Service has successfully implemented Cx Planner across a wide range of sectors for our trusted clients. The software is adaptable and can be refined as needed to support the wider project team and accommodate project changes or amendments.

- Real-time reporting dashboards provide instant visibility of project progress. With tiered access levels, all stakeholders can input and review data as appropriate, ensuring transparency and accurate tracking throughout the project lifecycle.

- We strongly recommend engaging Cx Planner at the early stages of a project, enabling seamless tracking from pre-construction through to completion and final handover.



CONFIDENTIAL DATA CENTRE CLIENT

Services
CxA Services

Sector
Data Centres

About
RED have been appointed as the Commissioning Authority (CxA) for a new-build 40MW data centre in Milan, delivered across six phases, working as an integral part of the client team. Our role encompasses the delivery of full commissioning management services, including comprehensive technical reviews of all design documentation, detailed review of Level 1 to Level 3 commissioning scripts, and the development and production of all Level 4 and Level 5 scripts.

In addition, RED will attend and witness all relevant factory acceptance tests, provide on-site management and coordination, and lead the planning, execution, and close-out of all testing and commissioning activities through to successful project completion.

REGIONAL DISTRIBUTION CENTER

AVONMOUTH, UK

SERVICES
MEP Design Consultant

SECTOR
Building & Logistics

ABOUT
RED provided full MEP design consultancy for a new 52,000m2 retail Regional Distribution Centre (RDC) located in West of England comprising a large open racking area, cold rooms, freezer compartments and a two-storey administration area.

To utilise as much of the refrigeration waste as possible, RED designed a system to re-use the excess waste heat from the refrigeration and distribute it to an underfloor heating system through a set of 650kw back up boilers for instances when the refrigeration could not meet the demand.

The refrigeration heating and cooling was utilised to supply an anti-condensation ventilation system above the cold rooms areas to prevent the area from condensing.

A 3MVA generator was incorporated to provide full standby power in the event of a power failure which on power return would synchronise with the electrical grid to incorporate a no-break return.

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IQL S4 STRATFORD CROSS – LONDON

Services
MEP Verification Services

Sector
Commercial

Value
£98,850.00

Contract Form

Period
June 2023 to August 2024

About
RED were appointed by the client as the verification engineers on a 22-floor commercial shell & core/Cat A fit-out project with retail spaces and cinema. Our role included carrying out reviews of on-site testing and commissioning protocols, QA compliance checks on the MEP installation, weekly progress reporting, providing guidance on the flushing and water treatment process, including the project water management plan, reviewing all testing and commissioning documentation for completeness and compliance, carrying out witnessing and verification of all MEP systems, review of the client training plan, review and comment on O&M manuals and final documentation.

RECOGNISED BY THE INDUSTRY

RED's success can be measured by the repeat business from blue chip organisations and having won awards for our sustainable engineering and innovation, often beating off long-established competitors in the process.

IN 2024

GOLD AWARD RECOGNITION: WORKPLACE WELLBEING, MIND Index 2023/24

WINNER: YOUNG CONSULTING ENGINEER OF THE YEAR (MECHANICAL), Syeh Hafiz, ACES Awards 2024

WINNER: TOP 50 WOMEN IN ENGINEERING, Maira Bana, WE50 Awards 2024

HIGHLY COMMENDED: ELECTRICAL ENGINEER OF THE YEAR, Sarah Hussain Zahidi, Middle East MEP Awards 2024

WINNER: SIR AWARD FOR OUTSTANDING CONTRIBUTION TO STEM EDUCATION NE, Diana Kenny, STEM Hub 2024

WINNER: MOST INSPIRATIONAL NORTH EAST ENGINEERING EMPLOYER, RED Engineering Design, STEM Hub 2024

WINNER: MEP YOUNG ENGINEER OF THE YEAR, Takwa Dawdi, CIBSE UAE 2024

WINNER: MANUFACTURING ENGINEERING PROJECT OF THE YEAR, RED Ireland, Engineering Excellence Awards 2024

WINNER: MECHANICAL ENGINEER OF THE YEAR, Esteban Castro, CIBSE UAE Awards 2023

WINNER: ELECTRICAL ENGINEER OF THE YEAR, Sarah Hussain Zahidi, CIBSE Awards 2023

WINNER: HIGHLY RECOMMENDED AWARD, Roshan Patel, CIBSE Awards 2023

WINNER: YOUNG MISSION CRITICAL ENGINEER OF THE YEAR, Alex Doey, DCD Awards 2023

WINNER: EMPLOYEE WELLNESS INITIATIVE OF THE YEAR, Middle East MEP Awards 2023

WINNER: YOUNG ENGINEER OF THE YEAR, Takwa Dawdi, Middle East MEP Awards 2023

WINNER: RISING STAR AWARD, Taya Williams, Women into Construction CIC 2023

AND MORE!

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KEEP IN TOUCH

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