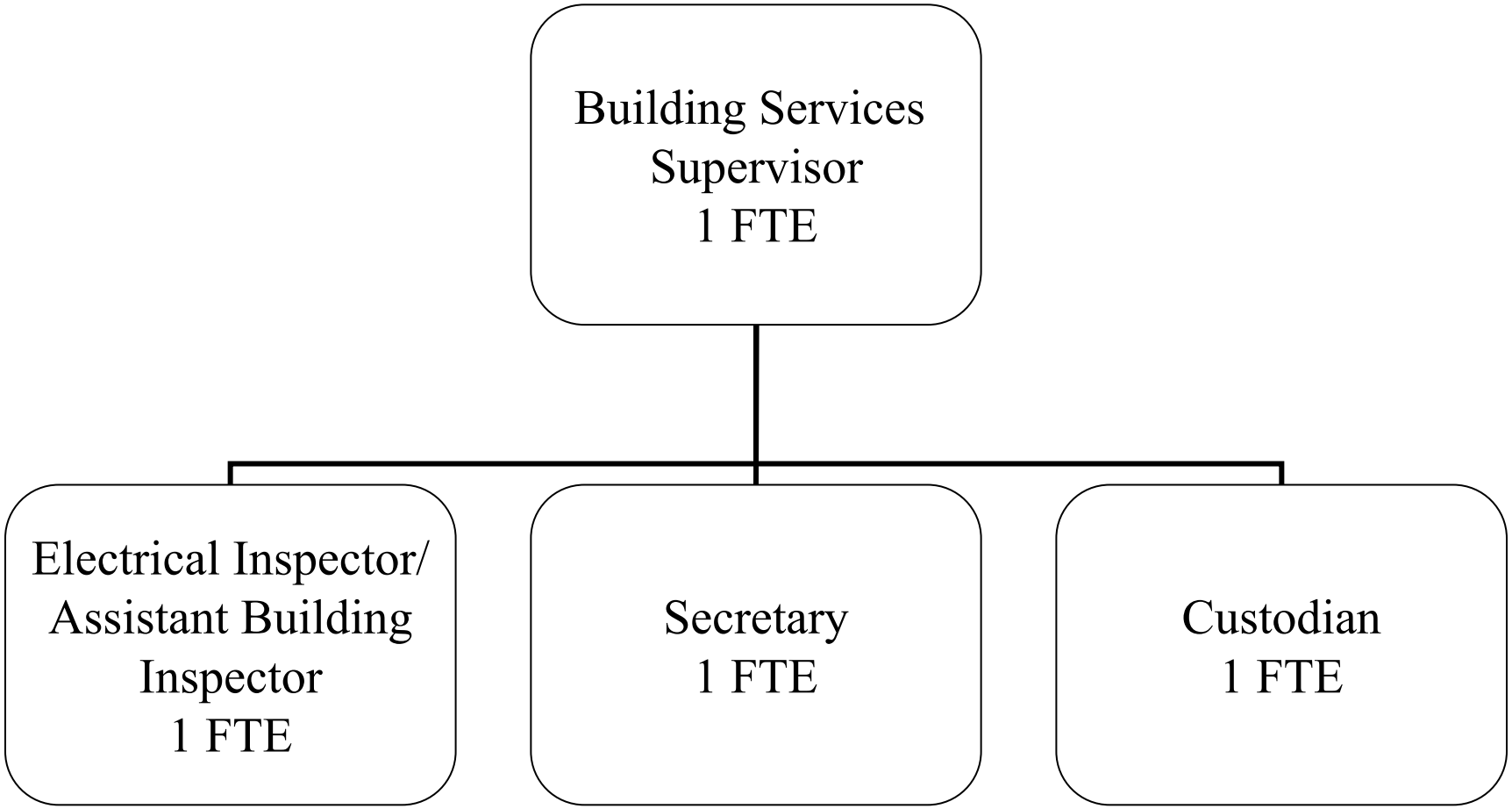Building Services