



Capability Statement.



moor
manage

2020



“

Moor Manage offer construction management services which are driven by Client need.

We have a proven track record of results, cost effectiveness, flexibility, programme, project and quality management.

Navigating the Real Challenges of the Present, as we emerge from an unprecedented Global Pandemic and start to prepare for post Brexit reform, we continue to offer our Clients, great value, flexibility, programme certainty and quality delivery’ ”



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“ We believe that your success is our success and we are passionate about delivering supportive, cost effective, timely, qualitative, client centric construction services.

”

Rod Short



+ What is Construction Management?

Construction management puts the employer firmly in control and is a proven construction delivery method. The employer, as usually the case, appoints the professional team (designers, consultants etc.). Then early in the process (sometime pre-planning) the employer appoints the construction manager to manage the procurement, construction delivery and handover of the Project.

The CM splits the works into packages to be carried out by trade contractors with the full support of the construction manager the employer enters into trade contracts and pays them for works undertaken. The construction manager manages the procurement and delivery of the works with the employer free to decide on their involvement within the project.

The employer benefits from the reduced cost, construction, and programme focus afforded to them.

+ Advantages of Construction Management.

There are huge advantages in selecting Construction Management over a traditional procurement. The main advantages are that it is cheaper, quicker, highly flexible and offers the Client control that traditionally procured contracts do not allow.

Other key advantages of using CM

- Accelerated programme allowing an overlap of design and Construction
- Ability to closely manage cost during design and Procurement stages
- Proactive management of the design and construction process minimising impact of change
- Allows hands-on involvement of the Client
- Focused on meeting Clients needs
- Integration of design and construction skills
- Full control over design including incorporation of design by specialist contractors
- Early appointment of construction advisers and specialist trade contractors
- Ability of client to influence the selection of trade Contractors / suppliers
- One-to-one contractual relationships (no profit on profit)
- Management focus on programme, sequencing and buildability
- Client ownership of tendering and contractual Arrangements
- Opportunity to package the work to suit the capability of the trade contractors and to manage on-site interfaces
- Ability to identify and act upon poor trade contractor performance



+ Our Focus.

Moor Manage aims to challenge the conventions of traditional construction by delivering integrated, client-centric projects to high standards. We understand the power of collaboration and appreciate what can be achieved when all stakeholders set out to meet and surpass the expectations, not just manage them. We offer a unique approach to Construction Management that has a proven track record of attaining great results.

We thrive on offering a friendly, refreshing and a unique approach to construction management. Our extensive experience in the field is the reason we're chosen by our Clients. Whether we're involved as a whole or part, our clients can rely on a consistently impeccable level of service.





+ Our Services.

Residential Sector

We have a strong record in delivering luxury, high quality residential projects across the South West of England and thrive on completing projects that meet every aspiration laid down by our clients. Our experience in tailoring delivery strategies to suit the project ensuring a seamless schedule of works for any residential project, be that a privately financed individual dwelling, development or new garden village.



Commercial Sector

With 30 years of experience in delivering high-end projects to the commercial sector, we are perfectly placed to offer investment companies or privately financed projects our construction management services, whatever the challenges. We are fully committed to supporting the design, build and post-construction life cycle of any commercial project. Our people have experience of a large portfolio of work which includes large residential developments, hotels, car show rooms, offices, retail, leisure developments, restaurants, art studios, crematoria, and agricultural spaces.



Community Sector

Our work in the community sector stands out among our proudest achievements. Involving complex, multifaceted design and succeeding on the collaborative approach of numerous stakeholders, we have delivered stand-out community projects on time and within budget on several high-profile sites. From publicly financed schemes to affordable housing, we have the know-how to add value to multi-layered projects that depend on good construction management.





+ Our People.

It is our experience, approach and ability to deliver a service that meets the Client's requirements that drives us. If your exact needs are not met by our prescribed services, then please feel free to contact us and ask how we may help you.

+ Contact.

We would be delighted to meet with you on a 'no-charge' basis, to discuss how Construction Management may work for you and its benefits. Where we can assist we will promptly submit to you a services proposal clearly setting out the services to be provided, our suggested approach, suggested time scales and fees. We pride ourselves in high quality and effective services meeting your requirements.

+ Details.

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Rod Short
MCIQB, CCM
Director



+ Appendix 1. + Examples of our expertise.



**Pierson House,
Plymouth - £14m**

76 New Build Luxury Apartments

As Construction Manager's and Principal Contractor, Moor are currently progressing the Construction of these six stories, 76-unit residential apartment building in the centre of Plymouth. All apartments are 'for sale' units and to a good specification. The construction is traditional in that it is a RC frame with block and stone façades at low level and paneled rains screen cladding and glass façades at higher levels. Moor have been working closely with the Client's design team looking for cost and time effective options whilst progressing a fast paced programme of works. The project is programmed to complete in July 2020.



**West Carlaze, St
Austell - £60m**

First Phase of 1,500 New build Eco Houses

Started on site early 2020 for the first phase of 300 new energy efficient homes, in the sustainable West Carclaze Garden Village community project near St Austell in Cornwall.



**London Stadium -
£16m**

Representing a specialist Contractor, Moor provided construction, design management, commercial and programme expertise. This to support our Client in meeting their contract obligations. Moor's commission included working with the Client's internal and external solicitors to establish, monitor and deliver a commercial strategy that ensured all contract works were completed and our Client was given adequate contract protection, reliefs and entitlements. This was a £16 million work scope.



**Vauxhall Showroom &
Garage Truro - £2.1m**

A new Vauxhall Motor Dealership and Vehicle Servicing Facility on Plots 1-3, Cornwall Business Park West, Hallenbeagle near Truro for Dales Central Motors Ltd

The works included new showrooms, offices, parts store and a servicing workshop comprising 2 MOT bays and 6 servicing bays. Externally, the project comprised extensive drainage installations, car display parking, customer parking, a secure car storage compound, service yards and car wash bays. There is also a comprehensive landscaping scheme.

+ Appendix 1. + Examples of our expertise.



**Royal Dart Hotel,
Kingswear - £2.45m**

Refurbishment of this Grade II Listed Building into five luxury apartment and commercial space overlooking the River Dart and Dartmouth

The client, Darthaven Marina, together with the project architects (Gillespie Yunnie Architects) involved Moor Manage in the scheme from an early stage. Moor Manage successfully delivered this scheme.



**Ocean Studios,
Royal William Yard,
Plymouth - £4.2m**

Refurbishment of the Grade I* listed building 'Factory Cooperage' into a contemporary space including art gallery, art studios and workshops

The client, a community company, attained grant funding for the scheme in addition to private funds. The design, procurement and delivery in the setting of the historic Royal William Yard had many challenges: location, logistics, high heritage status, tight budget and an absolute programme completion date.



**High-end Residence,
London - £11m**

Moor Manage provided project, contract, cost and commercial management on a high-quality residence for a private client. The project consisted of major alterations and refurbishment of two existing properties and the construction of a 6000-square foot reinforced concrete underground leisure complex containing a bowling alley, cinema, gymnasium and recreational areas. Due to site location/restrictions this was the most challenging and complex aspect of the project, and involved specialist piling works and a 'topdown' method of construction.



+ Appendix 1. + Testimonials.

“ Working with Moor Manage on a complex grade II listed building project, the team at Moor led by Rod, proved excellent to work with offering high quality and well-reasoned advice. Rod and his team have a mass of experience having worked in many complex and contractually demanding situations. They are firmly grounded with current build experience and the expertise they offer is truly pertinent and always Client focused.

I can only say great things of Rod and his team at Moor, they certainly supported me well and I strongly recommend them. ”

Colin Bland, Director

“ We are an international manufacturer and provider of aluminum extrusions and aluminum systems. Due to outside influences in connection with a high profile and multi issue project, we required major project construction and contract advice; this in addition to programme, commercial and operational support. The team at Moor were a major factor in my Company concluding the project efficiently and without material interruption to our day to day operations. The service provided was excellent, prompt and reflective of the years of experience the team at Moor have within the industry.

Moor's Client focus, quick understanding of the issues, preparation and delivery of the agreed strategy, in my opinion is outstanding and second to none.

Yann Beck, SAPA ”

“ The Westerleigh Group are the leading crematoria and cemetery developer / operator within the UK, catering for over 30,000 funerals per year.

During a period of dynamic growth within our crematoria development programme and to ease the pressure on me and my growing development team, I employed the services of Moor. Moor assisted us in taking the later stage developments through their final stages and into build. I found Rod to be excellent, having the knowledge, experience and manner to fully interrogate and help us arrive at the right solutions in terms of programme, price and specification. This in turn gave me the ability to confidently deal with a major growth phase of our business. Working alongside Rod was a real pleasure.

I recommend the Moor team in the strongest terms and thank them for all their valuable help to date. ”

Richard Evans, Managing Director, Westerleigh Group

“ The great thing is that they start from where you are, not from where you ought to be, and they put in place the right team, focused on excellence, to get you where you need to be – on time and on budget. ”

Mathew Thomson, CEO, Fifteen Cornwall



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