



MOOR MANAGE CAPABILITY STATEMENT

Prepared by Rod Short MCIOB Chartered Construction Manager, 2024

Delivering Client Choice & Construction Excellence

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**MOOR MANAGE OFFER
CONSTRUCTION MANAGEMENT
SERVICES WHICH ARE DRIVEN
BY OUR CLIENT'S NEEDS. WE
HAVE A PROVEN TRACK RECORD
OF RESULTS, FLEXIBILITY, COST
EFFECTIVENESS, PROGRAMME,
PROJECT AND QUALITY
MANAGEMENT.**



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**WE BELIEVE THAT YOUR SUCCESS
IS OUR SUCCESS AND WE ARE
PASSIONATE ABOUT DELIVERY,
OFFERING SUPPORTIVE, COST
EFFECTIVE, TIMELY, QUALITATIVE,
CLIENT CENTRIC CONSTRUCTION
SERVICES.**

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Rod Short



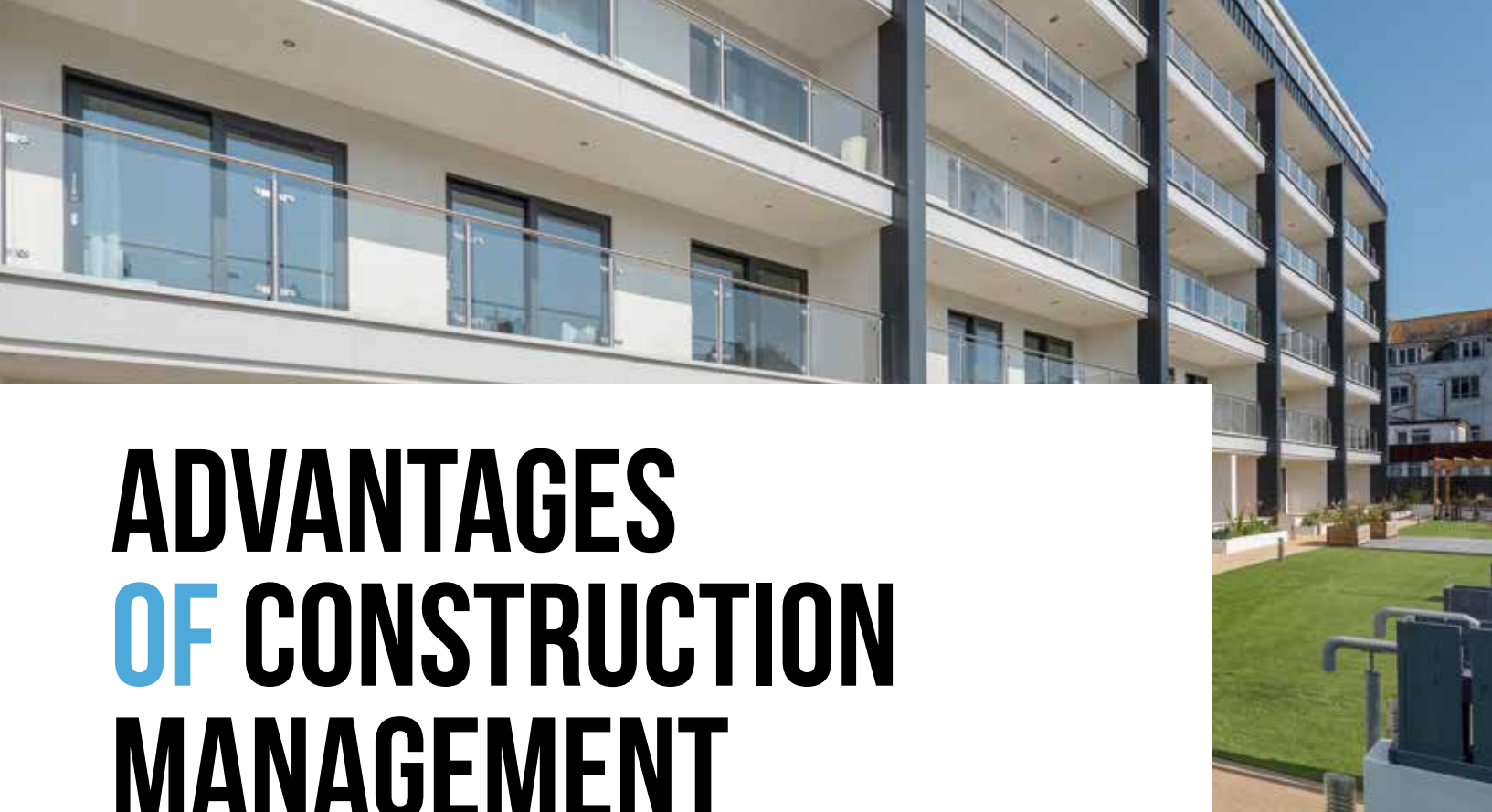
WHAT IS CONSTRUCTION MANAGEMENT?

Construction Management puts our Clients firmly in control and is a proven construction delivery method. The Client, as usually the case, appoints the professional team (designers, consultants etc). Then early in the process (sometimes pre-planning) the Client appoints the Construction Manager to manage the procurement, construction delivery and handover of the project.

After careful consideration, the works are split into trade packages. Full support of the Construction Manager allows the Client to enter into trade contracts. The Construction Manager manages the procurement and delivery of the works with the employer free to decide on the level of their involvement within the project.

The Client benefits from the reduced cost of construction and programme focus afforded to them. It also provides the Client greater flexibility, reduced risks involved with contractual risk adverse and financially weak contractors.





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 the needs of the Client
 - Integration of design and construction skills
 - Full control over design including incorporation of design by specialist contractors
- Ability of the 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
 - Focussed on offering a professional construction delivery.

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 are chosen by our Clients. Where we are involved as a whole or part service, 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 is 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 larger scale 'for sale' or 'for rent' development.

MOOR MODULAR: STREAMLINED CONSTRUCTION MANAGEMENT

Moor Modular pioneers a client-centric approach to construction management, with over 9 years of expertise in residential and commercial projects across Southwest England. By challenging traditional procurement methods, we offer early project involvement, ensuring efficient solutions and timely delivery. We advocate for integrated, client-focused project delivery, surpassing expectations through collaboration.

Recognising industry challenges, Moor Modular partners with specialists to offer a tailored 2D modular construction service. This collaboration ensures cost-effective, sustainable solutions, meeting building regulations. Through construction management, we empower clients with greater control, managing procurement, construction, and handover processes.

Advantages include cost efficiency, speed, customisation, and sustainability. Moor Modular's transparent pricing offers savings of 5-10% compared to traditional methods. Our streamlined processes drive design efficiencies and sustainable project delivery.

Moor Modular's integrated approach combines construction management expertise with specialist partnerships to deliver high-quality, cost-effective, and sustainable solutions, tailored to your needs.





HARBOUR ARCH QUAY - 14 NEW BUILD LUXURY APARTMENTS

As Construction Manager and Principal Contractor for the first phase of this harbourside development for Sutton Harbour Group. The new build nine storey building has commercial space on the ground floor with 12 luxury apartments across eight floors above including 2 penthouses.

Location: Plymouth

Value: £8m

Completed: 2023



PEIRSON HOUSE - 76 NEW BUILD LUXURY APARTMENTS

As Construction Manager and Principal Contractor, Moor completed the construction of this six storey, 76-unit residential apartment building in the centre of Plymouth. The construction was traditional in that it is an RC frame with block and stone façades at low level and paneled rain screen cladding and glass façades at higher levels. Moor worked closely with the Client's design team looking for cost and time effective options whilst progressing a fast paced programme of works.

Location: Plymouth

Value: £12m

Completed: 2022



CARRICK VIEW - STUDENT ACCOMMODATION

As Construction Manager and Principal Contractor, Moor completed the construction of this seven storey building comprising 109 en-suite rooms arranged in 16 clusters as well as 9 studio flats with undercroft parking and an amenity deck. Moor worked closely with the Client's design team looking for cost and time effective options whilst progressing a fast-paced programme of works.

Location: Falmouth

Value: £12.5m

Completed: 2021



PIPPINS - LUXURY 3 BEDROOM HOME

Following difficulties with a previous contractor, Moor were employed by this Private Client as Construction Manager to complete the new build construction of this luxurious 3 bedroom detached property in the prestigious Constantine Bay.

Location: Constantine Bay

Value: £0.6m

Completed: 2018



ROYAL DART HOTEL- 5 LUXURY APARTMENTS AND COMMERCIAL SPACE

Refurbishment of Grade II Listed Building into 5 luxury apartments with commercial space overlooking the River Dart. The scheme involved the careful refurbishment, protection and restoration of the building's listed features.

Location: Dartmouth

Value: £3m

Completed: 2015



WEST CARCLAZE - GARDEN VILLAGE

The first phase of this impressive scheme for Eco Bos, where their new 'Garden Village' created 297 eco-friendly homes within a former China clay pit. This involved extensive ground and engineering works, infrastructure and low carbon (CATA) houses.

Location: St Austell

Value: £50m

Completed: 2022



HIGH RISE RESIDENTIAL - PRE-PLANNING / CONSTRUCTION

Moor Manage are assisting the developer /operator on the appraisal, logistics and submissions of various residential projects in Plymouth.



OUR SERVICES

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 hotels, car showrooms, offices, retail, leisure developments, restaurants, art studios, crematoria, and agricultural spaces.



CREMATORIUMS - PRE-PLANNING / CONSTRUCTION

Moor Manage are assisting the developer / operator on the appraisal, logistics and submission of various crematoriums throughout England and Wales.



MALDON CREMATORIUM - ON SITE NEW BUILD CREMATORIUM

The new build two-storey crematorium building will have a ceremonial hall and memorial garden. The crematorium has been sensitively designed to match the local character with the use of timber cladding, red brick and a plain tiled roof.

Location: Maldon

Value: £4.2m



OLD FISH MARKET - RETAIL UNIT REFURBISHMENT

The works included the refurbishment and internal refit of the former Old Fish Market on The Barbican to transform one large retail unit into three new units. The largest unit has been repurposed to form a new restaurant "Loungers" which provides a bar, kitchen, toilet area and small mezzanine area.

Location: Plymouth

Value: £0.8m



DALES VAUXHALL - CAR SHOWROOM

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

Location: Truro

Value: £2.1m

Completed: 2017



VERTICAL FARM

The project comprised the construction of a structural steel framed building 31m x 16.5 x 12m. The insulated and clad building houses a fifteen-rack high semi-automated hydroponics growing system known as 'Vertical Farming' which uses an energy-efficient, LED-based lighting system to harvest crops via a highly-automated process. The facility comprises a growing area, cold storeroom with vacuum chiller and a bio-secure and non-bio-secure reception interface.

Location: Staffordshire

Value: £2.4m

Completed: 2019



NKUKU - LIFESTYLE STORE AND CAFÉ

The Brockhill Barns project located in Harbertonford near Totnes was previously used as agricultural barns. After being approached by Nkuku, we embarked on an exciting project to strip out and demolish whilst providing structural repairs to the roof, masonry and structural steelwork.

Location: Totnes

Value: £0.4m

Completed: 2016



OCEAN STUDIOS - ART GALLERY AND WORKSHOPS

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.

Location: Plymouth

Value: £4.2m

Completed: 2015

OUR OFFERING

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.

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.



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