



# MOOR MODULAR CAPABILITY STATEMENT

Prepared by Rod Short MCIQB Chartered Construction Manager, 2024



**CIQB**

Company Member

Delivering Client Choice & Construction Excellence

**MOOR MODULAR 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.**

”



# CONTENTS

<b>WHY CONSTRUCTION MANAGEMENT AND 'MODULAR' STRUCTURES?</b>	<b>1</b>
<hr/>	
<b>MOOR MODULAR</b>	<b>2</b>
<hr/>	
<b>CONSTRUCTION MANAGEMENT AND 2D 'MODULAR' DELIVERY</b>	<b>3</b>
<hr/>	
<b>WHAT IS CONSTRUCTION MANAGEMENT?</b>	<b>4</b>
<hr/>	
<b>ADVANTAGES OF MOOR MODULAR AND CM</b>	<b>5</b>
<hr/>	
<b>CONSTRUCTION MANAGEMENT COST EFFECTIVE, SUSTAINABILITY AND EFFICIENCIES</b>	<b>6</b>
<hr/>	
<b>OFFERING</b>	<b>7</b>
<hr/>	
<b>CONTACT</b>	<b>8</b>

# WHY CONSTRUCTION MANAGEMENT AND MODULAR STRUCTURES?

Moor Manage (Moor) are a Construction Management company based in Plymouth with over 9-years of trading (predominantly within the Southwest of England) having delivered many residential and commercial projects under the JCT Construction Management 2016 form of Appointment<sup>1</sup>.

Moor offers client centric construction management delivery, avoiding programme delays, contractual issues and inflexibility that comes with a traditionally procured 'race to the bottom' form of procurement. Moor promotes early project involvement (pre and planning stage) allowing us to assist our clients' and their design teams in terms of effective solutions, timely delivery, cost-effective building forms and considered methods of construction delivery.

Moor aims to challenge the conventions of traditional construction by delivering integrated, client-centric project delivery within time, budget and to good standards. We understand the power of early understanding, collaboration and appreciate what can be achieved when all stakeholders set out not just to meet but surpass expectations. The team at Moor offer a unique approach to Construction Management that has a proven track record of attaining great results.

Moor thrives 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.



<sup>1</sup>A standard form of contract used in the UK and overseas.

In the process of construction delivery over the last few years, what has become clear is that the construction sector faces many challenges. Whilst there is a positive response from some aspects of the sector to address the many issues i.e. early contractor involvement and off-site system builds, if not undertaken openly and collaboratively these offerings can be expensive, inflexible and don't always lend themselves to speculative, low to medium volume builds and project delivery timescales. In addition, there are many site-based works and activities that are not addressed by off-site construction such as 3D MMC. These can be disastrous having no clear responsibility for the activities leading up to the installation of a Modular construction on their foundations.

With other market factors such as tighter building control (fire safety), sustainability and carbon reduction (environmental) coupled with other factors of an aging population, low skilled white- and blue-collar workers, inflexible designers (concept architects with low detailing capabilities), the certainty of a project coming within time (programme) and to an acceptable level of cost certainty (budget) is challenging.

We are aware of our clients' desires to seek and deliver their new build assets to a reasonable programme, to a good quality, and within budget. This was the reason why Moor Manage exists providing its clients with a high quality, professional, low-cost, client centric construction delivery.

To improve on the certainty of project outcomes (time, quality, and cost) Moor have explored options in engaging with and offering its clients more certainty in respect of construction specification, envelope choice and delivery. We have teamed up with a 2D frame company to offer our Moor Modular Construction Management services chosen by our clients.





# MOOR MODULAR

Moor Modular is a tailored Construction Management service provision that offers its clients not only the option of a full Construction Management service and the advantages that flow, but with the early involvement of a specialist frame and envelope trade contractor who can realise clients' requirements.

Moor Modular is flexible in that any stage of the construction from the provision of substructures, frame and envelope.

Moor Modular, is a collaboration with a specialist frame and envelope company who can work with the client and its design team to provide an integrated 2D modular frame and envelope solution. These frames currently taking the form of:

- Closed Insulated Panels (CIPS), or
- Structural Insulated Panels (SIPS), or
- Light Gauge Steel Panes (LGS)

The common aspect of the stated systems<sup>2</sup> being that:

- They are designed and manufactured off-site
- They are designed, detailed, and coordinated to suit the client's carbon objective(s)
- They are designed, detailed and coordinated to meet fire safety requirement(s)
- Coupled with the right foundations and sitewide infrastructure, they provide a speedy construction from foundation to 'protected' envelope
- Coupled with the right 'off-site' façades choice(s), they provide a speedy 'weathertight' and complete envelope solution<sup>3</sup>
- Quality is increased with a standardised and unitised approach.

<sup>2</sup>Excluding the RC frame which is an on-site process.

<sup>3</sup>Complete envelope solution being optional to Moor Modular CM delivery.

The advantage of Moor Modular and a 2D Modular offering, is that:

- It resolves building design and detailing interfaces.
- It brings into the project the benefits of off-site construction.
- It is delivered from factory in 2D form, so does not come with the excessive haulage cost of 3D modular construction. i.e. the client is not paying to transport air.
- It provides clients with greater flexibility in respect of building form and has less module size restrictions<sup>4</sup> i.e. not dictated by what will fit on a lorry and/or fit down a narrow lane.
- There are lower up-front costs over a 3D modular offering.
- It provides better options for working in restricted access or tight working spaces.
- It has lower craneage costs, as the 2D panels are lighter and can be manufactured to suit the project and access constraints.
- Reduced on-site Construction Management resources during frame and envelope delivery stages.



<sup>4</sup>When compared with full 3D modular construction.

# CONSTRUCTION MANAGEMENT AND 2D MODULAR DELIVERY

Moor, as an established Construction Manager within the Southwest of England, is excited to offer CM with the integration of a 2D modular specialists giving our clients the advantages of a low carbon, weathered envelope.

We are confident that a combined offering will provide clients with a services solution that:

- 01** Incorporates specialists that offers an efficient Manufacturing Process: Develop streamlined and efficient manufacturing processes to produce 2D panelised components to ensure timely delivery and high-quality products.
- 02** Includes Project Management Excellence: Implement effective project management practices to ensure projects are completed on time, within budget, and to the satisfaction of clients.
- 03** Incorporates a Skilled Workforce: Recruit and retain a skilled workforce with expertise in panelised construction and construction management to deliver high-quality projects.
- 04** Creates Strong Supplier Relationships: Establish strong relationships with reliable suppliers i.e. to ensure a consistent supply of quality materials for panelised components.
- 05** Adds further rigour to meeting Regulatory Compliance: Stay updated on building codes, regulations, and safety standards to ensure compliance and avoid delays or legal issues.



### Competitive Advantages:

- **Cost Efficiency:** Moor Modular is a cost-effective option by incorporating specialists that offer competitive prices for panelised components that are manufactured and installed under quality-controlled conditions working closely with the Construction Management objectives of time, money, quality and safety.
- **Speed of Construction:** Highlight the advantage of using panelised components for faster construction compared to traditional methods, allowing clients to save time and money that our clients can realise under a Construction Management delivery.
- **Customization and Design Flexibility:** Emphasise the ability to offer customizable panelised components to meet the unique design requirements of clients, providing flexibility and creativity.
- **Sustainability and Green Building:** This Differentiates Moor Modular's offering as we promote the use of sustainable materials and an envelope construction that uses energy-efficient designs in panelised construction, appealing to environmentally conscious clients and building control regulations.





# WHAT IS CONSTRUCTION MANAGEMENT?



Construction Management puts the employer firmly in control. The employer appoints the professional team (designers, consultants etc.). The Construction Manager manages the procurement, construction delivery and handover of the project.

The CM does not directly undertake any of the construction work, this is split into packages and carried out by specialists known as 'Trade Contractors'.

With the full support and the works of the Construction Manager, the Employer appoints the trade contractors and pays them directly for the works undertaken.

The Construction Manager manages the procurement and delivery of the works with the employer free to decide on their own personal involvement within the project 'hands on' or more 'hands off'.

Having considered the various trades involved in design, specification, design and construction delivery of a new build asset, overwhelmingly the delivery of a weather-tight envelope is a material factor in meeting project objectives.



This is because the factors and considerations in specifying and designing the substructures, envelope and frame are material and fundamental. In respect of the choice of frame and envelope impacts upon:

- Timescales for delivery: 2D off-site panel system coordinated into the construction programme can radically improve project delivery times.
- Cost implications: 2D off-site panel system coordinated with other trades (ground works, dry lining, MEP etc.) can offer greater efficiency and cost certainty.
- Fire safety measures: These can be addressed and considered as part of the off-site design and fabrication, removing an ambiguity from a bespoke design solution.
- Environmental aspirations: These can be met, by specification and manufacturing measures off-site, improving insulative properties, use of sustainable materials, use of sustainable construction resources and ensuring low air-loss values through specification and high manufacturing standards.

Professional and transparent Construction Management delivery promotes early stage and collaborative engagement, contributes to design solutions, efficiencies, coordination, and respect of client's time, quality, and cost objectives.

Construction Management provides clients with the assurance that all the project parts are delivered but with the early integration of a specialist partner for frame and envelope design and delivery.



# ADVANTAGES OF CM AND MOOR MODULAR

There are many advantages of 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 overlapping design and construction.
  - Ability to closely manage cost during design and procurement.
  - Proactive management of the design and construction process to minimise impact of change and other causes of disruption.
  - Hands-on involvement of the client on the project.
  - Professional team including the construction manager focused on meeting client's 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.
  - One-to-one contractual relationships.
  - 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.

# CONSTRUCTION MANAGEMENT

## -COST EFFECTIVE

### CM CHARGES

Under Construction Management, the Construction Manager is paid for the staff allocated to the project (at a rate to reflect cost). In addition, a construction management fee charged as a percentage of construction costs managed. The construction management fee covers the provision of construction management systems, procedures and know how.

- The construction staff provided are experienced, qualified and are there to ensure the successful delivery of the project.
- The cost of construction staff costs is competitive and transparent. If a member of staff is not working on your scheme, you will not be charged.
- The construction management fee is competitive and will offer clients' savings of between 5 and 10%<sup>5</sup> over traditionally procured projects. This can mean the difference between a scheme being viable or unviable.

### CM EFFICIENCIES

Construction Management provides direct and indirect cost efficiencies over traditionally procured schemes. Through early involvement within the design and procurement stages, the construction manager can work with the client and/or clients design team to drive design and procurement efficiencies. This can manifest in several ways:

- Challenging design and specifications to drive buildability, compliance, and cost effectiveness.
- Working with specialists and promoting better build and programme solutions. This would include our frame and envelope partner.
- Working for clients to address their requirements and managing their risks.

<sup>5</sup> Compared to regional contractor delivery.





## CM – SUSTAINABLE DELIVERY

If you are a client that wishes to develop one or a multiple of projects, construction management offers a sustainable solution.

Construction Management processes, stages of construction, quality assessment, inspection, and sign offs etc. can be standardised to suit our clients' developments and needs.

We can work with clients and help them develop an excellent delivery team to ensure that their project delivery experience is subject to continual improvement and assessment.



## CM – OTHER SERVICES

There are several services Moor can offer its clients. Whilst it is recognised that some clients will have established their design and advisory team, Moor can assist with the provision of:

- Design team selection and appointment.
- Specialist consultant selection and appointment i.e., fire safety, acousticians, audio visual, interior designers, lawyers etc.
- The production of an initial viability programme and cost plan.
- The production of a Project Execution Plan and high-level brief.
- Work with the design team to produce a standard Employer Requirement brief (used for ongoing management, control, and project development).

# OUR OFFERING

This unique offering, where our clients' and their design teams have both the expertise of a construction management services that combines working with specialists providing a client centric, cost effective, sustainable, robust, high quality and programme effective structure / envelope service that benefits our clients. With Construction Management giving clients a professional service that is flexible, your project(s) can be delivered to suit you.



## CONTACT

+44 (0)1752 251241

Rod Short, Director  
Moor Modular  
Unit 11 Cargo  
14 Hobart Street  
Plymouth PL1 3DG



**CIOB**

Company Member

