

NORTHVALE construction

Capability Statement





Uxbridge High School | Education Development

Northvale Construction provides **specialist construction skills** for all forms of refurbishment, structural alterations, new build and interiors.

ABOUT US

Founded in 2008, Northvale Construction has strategically grown and consistently delivered high quality projects across the commercial, residential, educational and retail sectors.

We work closely with our clients and design consultants to achieve unique, innovative and cost effective solutions.

We pride ourselves on delivering outstanding results on time, on budget and with the highest degree of professionalism. Our goal is to exceed the client's needs and expectations.



First Street Chelsea | Residential Development

With pride in their work, our people have the drive to make your project a success.



Our People

Our success depends on the skill, knowledge, integrity and commitment of our staff. Our employees represent the company's most important asset and their development is a top priority.

We attract, develop and promote the best people in order to provide a high quality service to our clients and customers. We provide a working environment that makes people proud and happy at work, enabling them to give their best. We make sure that they have the training required to help us progress and remain industry leaders in our market place. We are committed to helping them achieve their full potential.

Setting Standards

We are committed to setting standards for excellence and striving to surpass these standards, in order to provide best value for our clients.

Our Goals

To ensure we meet our goals of quality service and client satisfaction, we endeavour to gain a total understanding of our client's requirements and we undertake to keep these requirements as our prime consideration.

Quality, Safety and Environment

High standards of quality, safety and environmental management are key elements in a successful business. Our aim is to provide a quality service to our clients, and this cannot be achieved without effective management of the risks to the health and safety of employees and others who might be affected by our works.

We have adopted the ethos of safety management based on risk assessment and control, and spread this message throughout all of our activities.



Foxtons Retail Development

WHY US?

We build on strong relationships

We strive to give our clients the benefit of our construction expertise from the earliest stages of design, providing valuable insight into current market trends, pricing and build-ability.

By working closely with clients, Northvale Construction is able to develop comprehensive construction solutions for each project and include important construction advice such as opportunities for cost savings, while still maintaining the integrity of the design intent.

We'll facilitate brilliant project collaboration

The best minds working together towards a single purpose. Northvale Construction work with the most amazing clients. We bring out the best in each other.

We'll deliver on time and on budget

With our extensive expertise and experience, we deliver innovative and value engineered solutions for our clients, leading to the successful construction of even the most logistically challenging and complex projects.

We keep our promises and act with integrity. We'll create an environment that promotes well-being and protects the reputation of your brand.

Right first time

We are committed to quality; this is a vital concept that runs throughout our company. Adhering to our programme whilst maintaining high quality is achieved through our individual project tailored programme system.

In 2015 Northvale Construction was recognised at number 95 in the 'The Sunday Times Virgin Fast Track 100' league table, which ranks Britain's top one hundred private companies with the fastest-growing sales over their latest three years.

THE SUNDAY TIMES

**FAST
TRACK**

100

2015

Virgin

Safety on site

We have access to competent Health & Safety advice on an on-going basis. We demonstrate our knowledge and understanding by having competent, qualified and experienced professionals. We provide technical knowledge relevant to the project and ensure each project has the correct people with the skills to manage and co-ordinate the pre-construction phase through to completion.

Our best team for your project

Hand-picked specifically for your projects, our team members are highly skilled, hugely motivated and inspired to produce an outstanding project.

Supply Chain and Procurement

We have a tried and trusted supply chain for the core trade packages on our projects, built up from relationships over many years. Our supply chain is of vital importance to our safe delivery of the project. We treat our supply chain with respect, recognising the key importance of specialist sub-contractors to achieve project success.

Direct Labour

We have access to direct labour ensuring continuity of operational personnel from project to project. This brings benefit to our projects for time, cost and quality. The value we place on a direct workforce allows us to be flexible and adaptable to react to client's needs and helps us to deliver to industry best practice.



OPERATIONAL CAPABILITIES

Structural refurbishment specialist

We have developed a reputation for delivering complex structural refurbishment projects.

We excel in our method related construction techniques offering build-ability advice from the outset.

With our extensive expertise and experience, we deliver innovative and value engineered solutions for our clients, leading to the successful construction of even the most logistically challenging and complex projects.

Our capabilities and expertise include:

- ▶ Underpinning
- ▶ Basements
- ▶ Structural Alterations
- ▶ Temporary Works
- ▶ Façade Retention
- ▶ Ground-works and Concrete works
- ▶ Adding additional floors on top of existing buildings
- ▶ Working in 'live and occupied' buildings
- ▶ Heritage buildings

We have the willingness, flexibility and broad project experience to work alongside clients and property owners in producing outcomes that are beneficial to all involved. Our highly experienced team is committed to delivering high quality outcomes on every project, often within tight time frames.

We take pride in our completed projects and aim to deliver buildings of the highest standard.



OUR JOURNEY

2008

- ▶ In August, Stephen Morrow founds Northvale Construction.

2009

- ▶ Northvale specialise in structural builders work packages.
- ▶ Kennedy Beaton appointed as Contracts Manager.

2010

- ▶ Sub-Contract Division expands with more complex and logistically challenging schemes delivered.
- ▶ Client list includes MITIE, OD Group, Elev8 Interiors, Skanska Rashleigh Weatherfoil and Edmont.

2011

- ▶ Northvale secure first £1m builders work package.
- ▶ Buildings worked in include end user clients such as Global Switch, Bank of England, Goldman Sachs & Barclays Capital.

2012

- ▶ Kennedy Beaton appointed as Construction Director for Sub-Contract Division.
- ▶ Strategic decision taken to set up a Main Contract Division to focus on residential, education, commercial and retail sectors.

2013

- ▶ David Brett appointed to lead our Main Contract Division.
- ▶ First Main Contract residential project secured.
- ▶ First Education project secured.
- ▶ First retail fit out project secured for client Foxtons.
- ▶ Sub-Contract Division expands client list to include Structuretone, Galliford Try and Watkin Jones.

2014

- ▶ More Retail fit out projects secured for Foxtons.
- ▶ Commercial fit out project secured with Legal & General.
- ▶ First Commercial Design & Build project secured for law firm Russell Cooke Solicitors.
- ▶ 6,500 sq/ft residential structural refurbishment and fit out project secured.
- ▶ Retail motorway service station extension project secured.

2015

- ▶ Relationship with Foxtons continue with 3 additional projects secured.
- ▶ 3nr Design & Build Education projects secured.
- ▶ 3nr high end residential projects secured.
- ▶ Consultants include Deloitte, Potter Raper Partnership, ICEWIT, Scott Brownrigg, PH+, BTP Group, AND Architects, Wrenbridge, Mott Macdonald, Bond Davidson & Price & Myers.

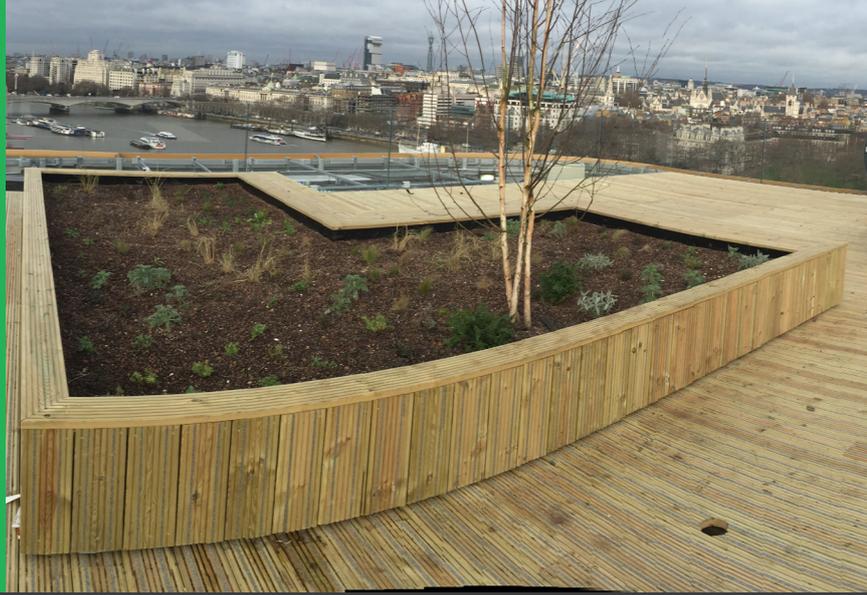
- ▶ Chetan Versani appointed as Managing Quantity Surveyor
- ▶ Kevin Geraghty appointed as Contracts Manager for our Main Contract division
- ▶ Retail service station projects expanded with 2nr Starbucks Drive-Thru projects completed.
- ▶ Northvale purchase head office - a new 13,500 sq/ft office and warehouse facility to facilitate growth.
- ▶ Northvale named nr 95 in the 'Sunday Times Virgin Fast Track 100' - list of Britain's top 100 private companies with the fastest -growing sales over their lastest three years.

2016

- ▶ David Brett appointed as Construction & Technical Director for our Main Contract Division.
- ▶ McClaren Construction added as a new client for our Sub-Contract Division.
- ▶ Three high end residential projects secured with Grainger PLC.
- ▶ 19nr unit design & build apartment scheme secured for Onkar International Ltd.
- ▶ Turnover reached for year end March 2016 at £10m in line with business plan.
- ▶ September 2016, £10m of work secured for financial year end to March 2017.
- ▶ Forecast record turnover of £15m.
- ▶ Structured growth achieved with no bank borrowings and no external funding.
- ▶ Major projects division set up to target projects at £5m +

Great things in business are never done by one person. They're done by a team of people.

- Steve Jobs



THE MANAGEMENT TEAM

Stephen Morrow - Managing Director

With over 15 years of experience in the construction industry, Stephen has developed a remarkable array of technical skills and experience.

Stephen set up Northvale Construction in 2008 and manages the pre-construction side of the business, from pre-qualification through to successful negotiation of contracts. He is involved in the operational activities and decision making process of all our projects, assuring that the best outcome has been properly assessed prior to our proposition being submitted on any project we are involved in.



David Brett - Construction & Technical Director

With an engineering background and over 20 years' experience, David has held prominent positions across various construction sectors and disciplines including civil engineering, refurbishment, fit out, new build, high rise reinforced concrete frames and basement construction.

With an excellent understanding of construction technology, David uses his experience to plan and co-ordinate the project team to bring the key elements of the project together. He pro-actively works to achieve a smooth co-ordination between the key interfaces to ensure we achieve a seamless construction build on time and to budget.

David has a passion for delivering high quality projects and is continually focused on achieving results that meets and exceed his clients' expectations.



Sea Containers House | Commercial Development



Kennedy Beaton - Construction Director
Subcontract Division

Kennedy has over 20 years of experience in the construction and refurbishment of existing buildings. In his role as a director he manages the operational delivery of our sub-contract division. He has been involved in all aspects of projects from conception to completion. His experience generated from his exposure to key projects is invaluable.

Kennedy is committed to understanding the client's requirements and applying the correct management principles and processes that provide a proactive and personal approach to delivering projects.



Chetan Varsani- Managing Quantity Surveyor

Chetan is a highly experienced quantity surveyor coming from a strong main contracting and high end residential background. He manages our quantity surveying team and provides professional, procurement and contractual advice to deliver projects on time.

He possesses a non-confrontational approach to finding solutions to ensure that all project stakeholders work together to achieve the end goal.



Kevin Geraghty - Senior Contracts Manager

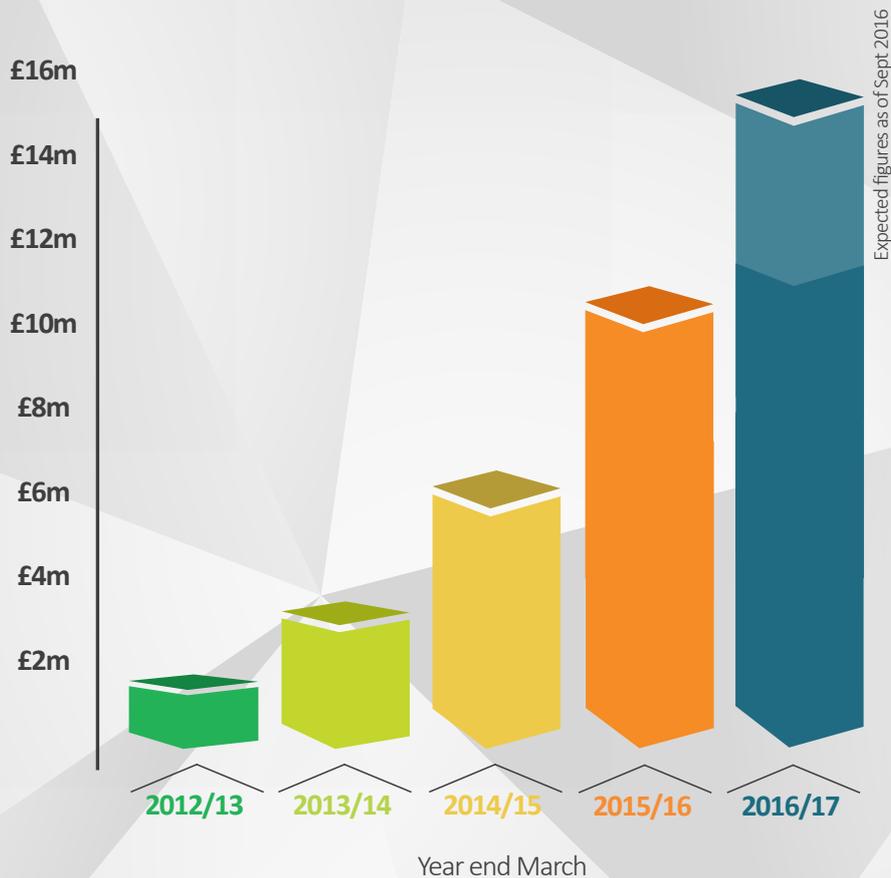
Kevin has over 20 years' experience within the construction industry. He has successfully Project Managed several high end residential developments for private developers.

Kevin is a highly motivated and enthusiastic manager and uses his skills to ensure the projects run cohesively, adhering to programme whilst maintaining a high level of quality. He is an excellent communicator and uses his wide variety of experience to foresee and overcome problems whilst developing and maintaining a good relationship with clients.



Uxbridge High School Education Development

COMPANY TURNOVER

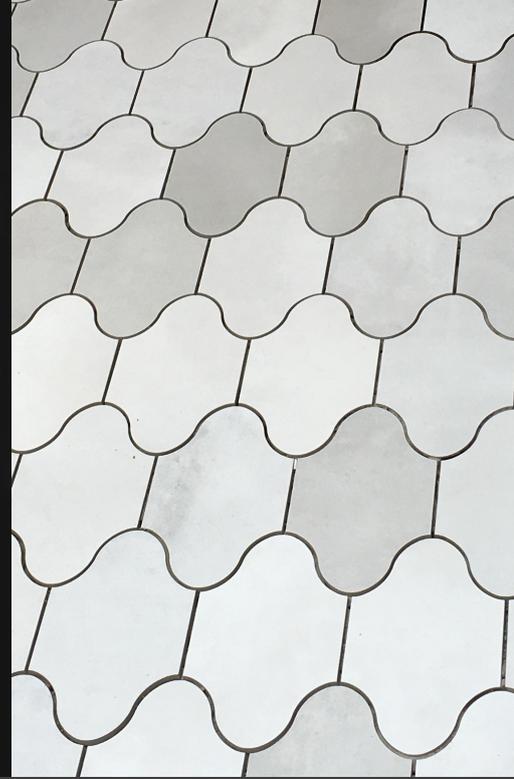


Northvale now operates 3 divisions within the company:

- » Sub-Contract Division
- » Main Contract - project values up to £5m
- » Main Contract - project values over £5m+

Year end March 2018 turnover forecast at £25m

Successful projects are about achieving the best cost and programme outcomes, using the most innovative solutions - that's where Northvale Construction's skills come to the fore.



WHAT OUR CLIENTS SAY

At Northvale Construction we take great pride in what our clients say about our work. We strive to leave each job site with a fully satisfied client. Here is what our clients are saying about some of the construction projects we've completed.

'You all have been very professional throughout the whole project and it has been a joy.'

Cosmo Laing, Galliford Try, Quantity Surveyor for Crawford Primary School



'Northvale are an all round building company, very well managed and with a very good health and safety record, workmanship is of the highest quality.'

Graham Baird, Structure Tone Ltd, Senior Project Manager for Sea Containers House



'Realistically the project wouldn't have gone the way it did if you hadn't worked with us the way you did.'

Scott Bannon, Collins Construction, Project Manager for Elsinore



PROJECT SHOWCASE | EDUCATION DEVELOPMENT



Uxbridge High School Education Development

Client: Uxbridge High School
Location: Uxbridge
Programme: 40 weeks

We were appointed to undertake the new build Drama & Music Hall to create a new 9,000 sq/ft facility. Works were completed under a Design & Build Contract and took place in a live school environment and completed on time in July 2016.



Acland Burghley School Education Development

Client: Miller Construction
Location: Tufnell Park
Programme: 24 weeks

Appointed as a principal contractor for the refurbishment and fit of a live school. Works included demolition and structural alternations to create new class rooms, a ground floor extension and installation of curtain walling and trespa cladding to external façade.



Robert Napier School Education Development

Client: Fort Pitt Academy
Location: Kent
Programme: 24 weeks

The works involved the construction of a new dining hall extension, refurbishment of existing toilet blocks, replacement of the curtain walling to the science block and associated site and external works. All works took place in a live and occupied school environment.



Sudbury Primary School Nursery Education Development

Client: Sudbury Primary School
Location: Sudbury
Programme: 22 weeks

Extension to form training room, nursery and toilet accommodation together with 1st floor extension staffroom at Sudbury Primary School complete with all associated services and adaptations to existing accommodation.



Sudbury Primary School Drama Hall Education Development

Client: Sudbury Primary School
Location: Sudbury
Programme: 30 weeks

Constructed a new mezzanine floor across the entire main-building including a new roof structure and covering. Extension to form new crèche, 1st floor office and additional ground floor drama rooms.



Crawford Primary School Education Development

Client: Galliford Try
Location: Crawford
Programme: 40 weeks

School refurbishment, extension and fit out of the main building to provide usable classroom spaces, new secure entrance reception and a enhanced dining area. All works completed in a live school environment.

PROJECT SHOWCASE | RESIDENTIAL DEVELOPMENT



59-61 Borough High Street Residential Development

Client: Libertarian Partnership
Location: Borough High Street
Programme: 36 weeks

Our works involved converting 3 office floors into fully refurbished residential apartments and installing 2 new floor's on the roof to provide a penthouse duplex apartment. The works took place on a busy high street with restricted access for deliveries and waste away and above live retail premises.



Chartfield Avenue Residential Development

Client: Private
Location: Putney
Programme: 48 weeks

Refurbishment and extension of a 4,000sq/ft house. Works included a new basement, new roof finishes, structural glazing and a full high end fit out, creating a 6,500 sq/ft home.



St. Leonards Terrace Residential Development

Client: Private
Location: Chelsea
Programme: 42 weeks

We have been appointed to undertake the structural refurbishment and high end fit out of this prestige 3,200 sq/ft property in Chelsea. Works are currently on site with completion in November 2016.



First Street Chelsea Residential Development

Client: Private
Location: Chelsea
Programme: 24 weeks

Refurbishment and extension to an existing 4 storey dwelling creating spacious residential quarters with a high end fit out in Chelsea.



Anchor Brewer House Residential Development

Client: Private
Location: Tower Bridge
Programme: 10 weeks

High end residential project included structural alterations, glazed staircase, poggendorff kitchen and bulustrading.



Honor Oak Road Residential Development

Client: Private
Location:
Programme:

Refurbishment and extension to an existing 2800 sq/ft house. Works involved partial demolition, structural alterations, new basement construction, steel windows, new timber sash windows, full fit out including M&E, interior finishes and joinery to create a 4,200 sq/ft family home.

PROJECT SHOWCASE | COMMERCIAL & RETAIL DEVELOPMENT



Russell Cooke Commercial Office Development

Client: Russell Cooke
Location: Putney
Programme: 24 weeks

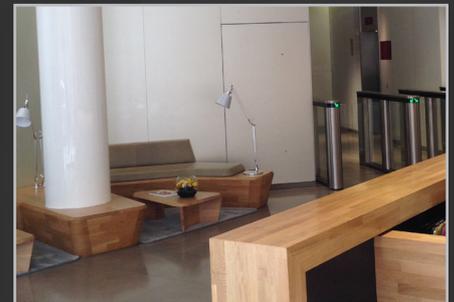
A design and build project linking two adjacent Russell Cooke properties into one at ground floor level. Works involved extensive structural alterations for the formation of a new ground floor area and remodelling of the existing offices to provide additional meeting rooms and open plan areas. The offices were live and occupied during the works.



Sea Containers House Commercial Development

Client: Structuretone
Location: Blackfrairs Bridge
Programme: 30 weeks

We were appointed to install a new steel frame structure on to the existing roof to create a new terrace sky deck. Structural openings were formed through the roof with temporary and permanent waterproofing measures installed. All works took place successfully with a hotel operating with no disruption on the lower levels.



Agar Street Commercial Development

Client: Legal & General
Location: Central London
Programme: 6 weeks

Reception enhancement works and 3rd floor strip out back to CAT A. Office was live and occupied during all works.



Starbucks South Mimms Retail Development

Client: ThreeMet Shopfitters
Location: South Mimms
Programme: 12 weeks

New build drive through included groundwork, steel frame installation, kingspan cladding, curtain walling, single ply membrane roof and external works. Works took place in a busy live service station.



Fleet Welcome Break Retail Development

Client: ThreeMet Shopfitters
Location: Fleet
Programme: 12 weeks

Extension to an existing live service station and seating area.



Foxtons Bromley Retail Development

Client: Foxtons
Location: Bromley
Programme: 12 weeks

Refurbishment of existing estate agents. Works included full strip out, installation of a new staircase, new floor finishes, skylights, suspended ceilings, glazed screens, new plasterboard partitioning, new comms room, new staff room, new toilet facility, M&E installations and bespoke joinery.

Quality means doing it right when no one is looking.

- Henry Ford



PROJECT PARTNERS AND CLIENTS

Legal & General
 ARTEMIS INTERIORS
 BOND DAVIDSON
 BW WORKPLACE EXPERTS
 FLETCHER CRANE ARCHITECTS
 COLLINS
 BTP
 PH PIERCEHILL
 PH+
 STRUCTURETONE
 SKANSKA
 SCOTT BROWNRIGG
 WRENBRIDGE
 WELLING
 acign
 burghley
 UXBRIDGE HIGH SCHOOL
 mitie
 GallifordTry
 Mott MacDonald
 HMV
 crowford Primary School
 CNM ESTATES
 WATKIN JONES GROUP
 PRICE & MYERS
 POTTER RAPER PARTNERSHIP
 Robert Napier School
 McLAREN
 Deloitte.
 THREE-MET SHOPFITTERS SPECIALIST CONTRACTORS AND ARCHITECTURAL JOINERS
 smerinarchitects
 CosmeSurge® look and feel your best®
 E+H ESHER CHURCH of ENGLAND HIGH SCHOOL
 F Foxtons
 Pringuer-James Consulting Engineers
 BOCCA CONSULTING
 RUSSELL-COOKE SOLICITORS

NORTHVALE
construction

Northvale Construction

Stephen Morrow, Managing Director

Northvale House, Unit 1, Chancerygate Business Centre,
Stonefield Way, Ruislip, HA4 0JA

Tel: 020 3457 5444

Web: www.northvaleconstruction.co.uk