



Building with
We Are Ease

Construction Management

We run our business on referrals...





An Introduction to Construction Management

We Are Ease take pride in our Construction Management services, providing an approach that has been developed over the course of over 10 years of being the South West's leading Construction Management (CM) Consultancy, across multiple unique and challenging projects. We recognise that sometimes the traditional contracting approach exposes clients to significant cost, limited control, and excessive risk.

We Are Ease have crafted our services to ensure that the client is at the forefront and heart of the project, with us helping you to ensure whatever key considerations are most important to you about your project are reflected in our approach to delivering it, advising the design team of value engineering options, and buildability to meet or improve the clients budget expectations.

Our work can be validated by our existing and past clients, or better still, we could arrange for you to visit one of our locations and see for yourself.



We Are Ease managed this challenging job from the drawing board to completion. Working closely with the architects, contractors, and other specialist consultants, they overcame the problems of difficult access, a sloping and rocky terrain, and a demanding design to see the job through to a high standard finish. I recommend We Are Ease as project managers without reservation”.

Private Client

Residential Project, Sennen Cove, Cornwall
(Cover Photo & Left)





How does Construction Management work?

Construction Management is a delivery method of construction, which is becoming increasingly preferred by our clients, both private and commercial, and is now recognised as an excellent alternative to the volatile traditional main contractor, or 'builder' route.

It essentially involves us, your site based construction manager, sitting on your side of the contractual fence, and delivering all aspects of your project for you, commercially and operationally, including, cost planning, programming, procurement, site management, health & safety, and quality.

With CM, we would be appointed to manage your project, on your behalf, and via a process of tendering tailored scopes of works for the different project packages, we'd appoint the contractors (the Trade Contractor packages), such as groundworks, timber frame, mechanical, electrical, roofing, tilers, etc.

Having identified the Trade Contractors via the procurement process, we then manage those packages for you through the entire process - their contractual appointment between yourself and them, their health and safety, their programme, their valuations and payments, and their quality. In a conventional new-build scenario, we would likely manage between 20 to 30 packages of Trade Contractor works for the overall project delivery.





Project: Private House
Client: Private
Location: Salcombe, Devon
Value: £3.6m



Project: Harbour Beach Club Hotel & Spa
Client: Harbour Hotels Group
Location: Salcombe, Devon
Value: £15m



How is Construction Management different to Traditional Building, and what are the advantages...?

- The most common form of building is inviting several main contractors (or builders) to price a project. The client then selects a main contractor (generally the cheapest) to build your project. This is fine in principle, but what can and often happens is main contractors under value the identified scope of works to win the contract, and then progress with a pre-determined aspiration to make back cost shortcomings via a process of charging inflated costs for the variations to the scope of works.
- In scenarios where the project might be challenging and full of risk, main contractors are either choosing not to price the work, or are pricing excessively high to protect themselves from things going wrong. CM prices your project using market tested information, realistic buildable programme, and our project delivery experience – it is based on reality, and not a distorted projection to win work.
- With traditional building, if the main contractor goes bust, the project stops! In CM, the risk of a project stopping due to a company going out of business is almost eliminated, whereby if this unfortunate event happens to one of the Trade Contractors under our management, We Are Ease can identify another supplier and bring them into the delivery framework quickly, minimising impact to the programme.
- From the outset, we work with you and your chosen design team and offer the benefit of our local construction knowledge, our experience and we will provide options for value engineering if required. We market test trade packages alongside the development of the design and produce an open book cost plan to ensure we can place trade contracts on your behalf for the market value, thus realising procurement savings wherever possible for you.
- Unlike the service you'd get from traditional tendering to main contractors, where the project is largely developed into a priceable 'bundle' of design information, with CM there is the option to utilise building experience from a much earlier point in the project, even prior to the design team appointment, in the knowledge that this early valuable input being provided by the We Are Ease team is beneficial to project delivery and end cost.

- Ability to expedite a faster programme via the ability to overlap design, procurement and construction.
- You have increased control through the build process. CM gives added flexibility to change scopes of works without incurring excessive variation cost. We can absorb and adjust these changes within the package procurement phases. This quite often allows the client to willingly add further additional scope into the project, due to savings realised elsewhere, and within the original programme duration where practicable.
- You can make commercial decisions to adjust the timing of procurement to assist cashflow or secure commercial benefits.
- Ability for you to influence the selection of one or more trade contractors if you want them to be involved in your project.
- In a difficult market, where trade contractors are increasingly offering little more than seven days for a quote to remain valid, our progressive approach to procurement throughout the construction programme allows us to get these trade contractors into contract quickly and as required, thus avoiding over inflated costed risk by a main contractor.
- By dealing directly with the trade contractors, and realising their best rates, you are benefiting from the true cost of construction without the inclusion of main contractors' inflation.
- We Are Ease has a proven and effective supply chain of trusted trade contractors across the southwest region, who equally appreciate the benefits of a well-managed and nonconfrontational relationship of working with us, and price competitively to be a part of this CM delivery.
- CM can market test the cost plan prior to commencing the procurement process and placement of trade packages.
- Able to procure trade packages sooner based on early package design information, such as the groundworks enabling works.
- Regular and accurate progress reports issued weekly, with overview of costs and progress. CM openly gives the Client a clear understanding of the overall project status.
- CM can advise the client on design and can also hold them to account with regards to deliverable package release dates to ensure there is no impact on the programme.
- CM has the ability to identify and act upon a poor trade contractor performance, avoiding spill over into the overall management of the project.
- CM focus is on programme, sequencing, buildability, and quality. Not on realising profit.
- CM manages out the risk contingency using our construction experience such that the client benefits from any savings rather than the contractor absorbing the benefit.



Construction Management Fees

Our costs and fees range between 11-15% of the total overall build cost of a project and are generally split out as follows:

1. Project Staff Costs: costs for the construction management professional team required to deliver the scheme, calculated on a time allocation basis and agreed programme length.
2. Construction Management Fee: Our Construction Management fee is calculated as 3% of the total overall Build Cost including Preliminaries.
3. Principal Contractor Insurance Contribution: 0.4% of the overall project Build Cost, for Ease to act as Principal Contractor for the purposes of CDM Regulations.
4. Health & Safety Site Audit Costs: Ease employ an external independent health and safety advisory company to monitor and provide periodic site safety reports to us and our Clients. This is to ensure a continuous excellent standard of health and safety is maintained on all of our sites.
5. JCT Contract Drafting Costs: For contract drafting, Ease utilise the JCT online software across the business by all Commercial Operatives. This is to ensure we are able to provide our Clients robust and detailed Contractual Agreements for each Trade Contract they would enter into on a project.





As selling agents for the development we had a good working relationship with the team on site from We Are Ease. From our perspective on the development, I would certainly be comfortable in recommending the company to developers looking to build residential housing schemes."

James Clarke, Director

Lang Town & Country Land and New Homes

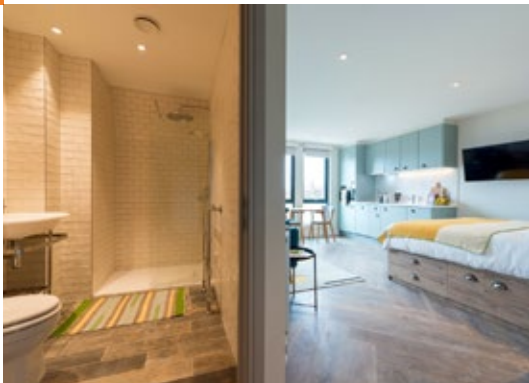




“

We Are Ease were brought in to the project at a point when the main contractor had fallen into administration and we had secured control of the site. We needed a firm with a established reputation who would be able to draw on local connections at short notice. They also needed to have a keen eye for both the commercial and the practical requirements of stepping in to a long and varied list of unfinished sub-contract packages and to lead a team. The scheme opened to incoming students on time and on budget and we did not hesitate to continue the relationship with We Are Ease for the construction of the second phase of the site”

James Kennedy
Investment Manager



Project: The Neighbourhood
Client: Ethos
Location: Exeter, Devon
Value: £15m





Project: Various Schemes
Image: Canopy Walkway, Rainforest Biome
Client: Eden Project
Location: St Austell, Cornwall
Value: £0.5m to £3.5m





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We were really delighted with the whole project both the Walkway and the process that got us there. We Are Ease made the project run with ease and gave us excellent results. Always helpful, always professional, delivering on time and on budget.”

Jo Elworthy, Director of Interpretation
Eden Project, Cornwall



“ We have tried various procurement routes for our projects over the last few years but none have been as successful as working with We Are Ease... that says it all.”

Will Ashworth, CEO

Watergate Bay Hotel and Another Place





Project: The Village
Client: Watergate Bay Hotel
Location: Watergate Bay, Cornwall
Value: £3.7m





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Project: Private House
Client: Private
Location: Wollacombe
Value: £2m