



Management Contracting

Four Build specialize in delivering innovative and tailored management contracting services. There are various project delivery methods, in our experience our clients who wish retain control of their brief and mitigate project risks.

With a commitment to excellence, our experienced team provides advice and expertise, in relation to construction delivery and, to positively influence the design and project outcomes.

What is Management Contracting?

Management Contracting is a form of procurement where the Client employs various Subcontractors directly. The Client has a Main Contractor (the Management Contractor) who is responsible for facilitating the works and managing the Subcontractors, but the Management Contractor is not in contract with them directly.

On these projects, typically the client requires an Architect to undertake the design and remain in control throughout. However, with our Design and Build experience we often lead and co-ordinate the Design stage of the project.

With evolving project risks, a management contractor is a preferred route for our clients as they look to mitigate design and quality risks at, they have input into the selection of sub-contractors within the supply chain.

Given that a traditional Main Contracting procurement route means the Contractor has to include for risks, which would heavily inflate the price, Management Contracting is an intelligent way to avoid this. Also, because the Client is able to pursue each Subcontract Works package individually, they can ensure the best suitable trade contractor is selected for each package of work.



Our Capabilities

We approach all projects as a partnership, providing a providing a single point of contact throughout the project delivery. We are large enough to service and deliver most projects. With an emphasis and focus on delivering your vision on time, within budget, and to the highest quality finish.

With a history of delivering complex projects, our team challenges traditional thinking. We consistently push for smarter, more efficient, and more affordable ways to deliver quality construction faster, while always working with integrity to uphold our ethical and environmental standards across all of our projects.

Our Approach

Our approach integrates our experience and expertise as a developer, contractor and consultant which provides our clients with an unrivalled service.

As construction professionals and design specialists we get to the root of your project requirements from the outset to help understand project deliverables that reflect both current and long-term requirements.

Client-Centric Focus

Your requirements are our priority. We work closely with you to understand your project requirements, providing a single point of contact throughout the delivery of your project.

Collaborative Teamwork

Our multidisciplinary team collaborates seamlessly, providing creativity and innovation throughout the entire design and build process.

Transparency and Communication

We believe this is a key requirement in delivering a successful project, to provide transparent and clear communication, keeping you informed at every stage of the project. Our personal approach and clear communication mean we mitigate risks as proactive problem solvers.



The process

Appointment

We begin by understanding your project and building requirements in detail, ensuring a solid foundation for the entire process.

Design Development

We collaborate and lead the process of the design. We do not hold responsibility for the design, but we actively involved to ensure the client requirements are met.

Construction

With the stewardship of our skilled management team the construction starts. We are responsible for managing the various Subcontractors and ensuring that they meet the programme, specification, and budgetary restrictions included within their Contracts with the Client.

We report periodically to the client team on the progress and provide delivery updates regarding the project.

Final Account and Handover

As a management contractor will oversee the snagging and handover stage of the works and the Final Accounts with each trade contractor, the Management Contractor will support the Client in the conclusion of commercial discussions and undertake most of the negotiations.