

ROOM facilities

Management specialists working within the Hotel, Leisure Industry, Offices, Care Homes and Student Accommodation in either new build or refurbishment, with the flexibility and expertise to offer a wide range of services

ROOM facilities are adaptable and can apply their skills and benefits to a wide range of all types of projects as required.

ROOM facilities offer a tailored solution for operators, developers and contractors providing outsourced procurement and project management of all furniture, fixtures and equipment in a structured and seamless operation for new build and refurbishment projects.

ROOM facilities have achieved a first class reputation with clients, architects, designers, consultants and suppliers as the largest company to offer specialist turnkey packages which combine quality workmanship and competitive pricing with fast track construction and management techniques.

Please refer to [Contract News and Developments](#) for the latest updates and references.



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About ROOM facilities

Incorporated in June 2000, **ROOM facilities** is a Highly Professional Management team able to offer extensive knowledge and experience in all aspects of Fixture, Fittings and Equipment (FF&E) in relation to the Hotel, Leisure Industry, Offices, Care Homes and Student Accommodation. With many projects and developments completed with excellent results in both new build and refurbishments.

The Management Team

All site personnel are fully Health & Safety & CDM aware and have gained CSCS certification at supervisor level. Our MD who encourages and endorses correct procedures on and off site has gained experience of Planning Supervision. At **ROOM facilities** we have a very hands on, proactive approach to every project we undertake and work very closely with the client, design team and main contractor to integrate the F. F. & E. to a final conclusion within the main contractors programme thus assisting the main contractor to deliver a complete and operational project at practical completion.

Bradley Foot, Managing Director

*BSc. (Hons) Degree in Construction Management
Incorporated Chartered Institute of Building
Member of Association for Project Management
Companion Member Royal Institute Naval Architects*

Contact Bradley directly at:
bradley@roomfacilities.co.uk

Ten years development to project manager through technical draughtsman and facilities management in the retail industry before becoming Development Project Manager for Hilton in the international hotel sector, responsibility for their UK expansion programme followed by seven years free-lance project management within the hotel, health and leisure market including three years contract management of the UK operation for EJB bathroom pod manufacturer.

Experience prior to ROOM facilities includes:

- Project management of new Hilton hotels at: Portsmouth, Newbury, Southampton, East Midlands Airport, Coventry and Croydon. Also extensions at Hilton, Manchester Airport, Leeds, Warwick, Newbury and Edinburgh.
- UK Operations manager of EJB bathroom pod manufacturer for a three year period.
- Freelance project management of finishes package of Waterloo International Channel Tunnel rail terminal.
- Refurbishment of group of Health Farms within the UK plus redevelopment of a hotel in Switzerland.
- Various refurbishments and re-branding projects carried out on national, international and private hotels within the UK.

Dave Roberts, Contracts Director

Associated Chartered Institute of Building

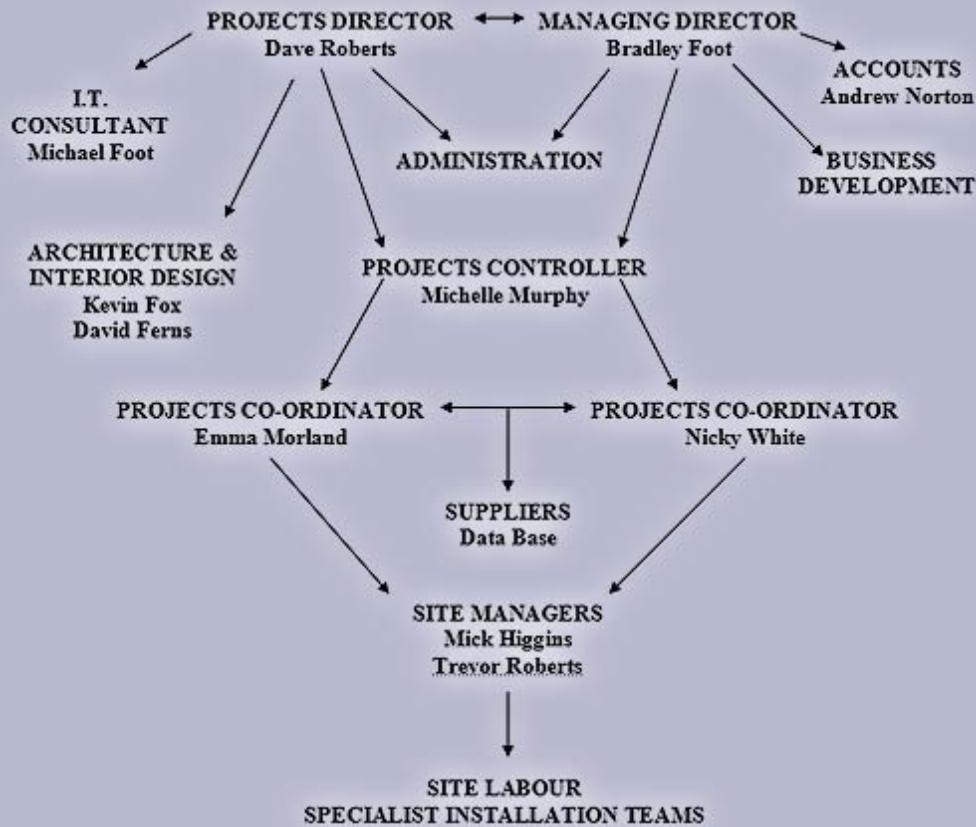
Contact Dave directly at:
dave@roomfacilities.co.uk

Gaining twenty years experience in the retail market establishing a grounding in technical aspects of design development, construction and shop fitting in the new build and refurbishment market followed by five years as a client based project manager for Hilton. Responsible for the refurbishment of international hotels throughout Europe; followed by six years experience as a Contracts Director within the shop fitting and small contracting industry.

Experience prior to ROOM facilities includes:

- Project management of development and refurbishment to national, international and private hotels in UK and Europe.
- Contracts Director for Shop fitting contractor carrying out works in the UK and Europe.
- Contracts management installing, servicing and commissioning bathroom pods into student accommodation, nursing homes and hotels.
- Contracts manager/surveyor for a curtain walling and window systems company.
- Director / owner of small contracting company carrying out selective refurbishment works in the hotel sector.

Company Structure



We have 1,000,000 sq. ft. of warehouse space at our disposal, available for storage, selection and distribution of F. F. & E. items should it be necessary or beneficial to the project.

ROOM facilities Environmental Policy

We will ensure that every aspect of our activities is conducted in accordance with sound environmental practices. We will achieve this by:

- Minimising the consumption of natural resources and energy, whilst consuming material goods in moderation
- Reducing the creation of waste by the adoption of improved operating practices and by the recycling of materials whenever practical
- Ensuring all waste and effluent is disposed of in a safe and responsible manner
- Complying with environmental legislation
- Investing in the development of new products and processes that have an improved performance regarding their impact on the environment

ROOM facilities aims to foster among its staff, suppliers, customers, shareholders and communities local to its operations an understanding of environmental issues in the context of its business. Our collective task is to ensure that we continually improve the environmental impact of our total global activities.

By this policy ROOM facilities recognises its responsibility towards protection of the environment, and issues this statement as a commitment of both management and employees to minimising the environmental impact of its operations.

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Save Time - Save Money

The following process is proven to save the clients time and money:

➔ Expertise

ROOM facilities expertise comes from a hands on approach to project management gained working with many international, national and independent operators with projects that range from simple room redecoration through to new build.

➔ Flexible Approach

Our unique flexible approach to "selective packages" or "total turnkey" service allows our clients to maintain strict control of project budgets and programming whilst having the luxury of a dedicated team of specialists proactively taking ownership of the day to day nitty gritty project details.

At **ROOM facilities** we are able to offer a range of services to suit the clients', consultants', contractors' and suppliers' requirements to ensure that projects are brought in on TIME, COST, and QUALITY. To this end, we can offer services ranging from "single item purchase" through to "total turnkey provider".

➔ Experience

Our vast experience and knowledge of the design, development, refurbishment and fit out process requirements of Hotel, Leisure, Domestic and Commercial projects to provide the best for our clients. Our resourcing capabilities and purchasing power allow us to procure quality products at cost effective prices, which benefit the client's budget.

Having agreed the brief and scope of works, we liaise with the project team to establish programme, site specific and Health and Safety requirements. All items are tendered and costs agreed with the client before production of orders for client signature. Control of paperwork following our ISO9001 quality assured system enables us to monitor delivery programmes in line with site conditions and monitor financial assessment for the client for budget and cash flow forecasting, invoice approval and payment.

➔ Delivery

Liaison with the client and main contractor ensures that delivery and installation of the F. F. and E. is completed either within the main contract programme or to agreed programmes in a seamless, efficient and coordinated manner in order to assist the main contractors progress and operational needs of the hotel. Our flexible approach and awareness of client and contractors needs minimises disruption and eliminate chaos to ensure the project's success.

Trained site management and labour, all CSCS Health and Safety qualified are provided to take delivery of, check contents for quantity and quality, and take to store or final usage place all F. F. and E. items. Documentation is updated daily and fed back to our office where updates for client and site based personnel are produced and sent out.

➔ Solutions

The average value of an F. F. and E. package is 10-15% of the total project value. A package only surpassed by 3 or 4 of the main building packages. These 'building' packages receive the luxury of being controlled and monitored by vast teams of specialists (i.e. Project Managers, Planners, Quantity Surveyors etc.)

When it comes to F. F. and E. which has as much complexity and even more effect on project aesthetics it unfortunately becomes the proverbial lost sheep until the last minute when inconvenience and chaos cause contractual and operational problems.

Unlike purchasing agents, who provide a 'buying' service and arrange delivery to site for others to organise, we pride ourselves on our reputation for full service delivery of the F. F. and E. procurement and site installation. Through constant control and liaison with site activities and in line with the contractors programme and operational requirements we eliminate an 'all hands to the deck' chaos scenario of numerous unscheduled deliveries and logistical nightmares.

Turnkey

- ➔ Experience and knowledge of the complete development process.
- ➔ Experience and knowledge of the limited service product (**Express by Holiday Inn, Ramada, ExCel, Days Inn**).
- ➔ Experience and knowledge of Apartment / Hotel Product.

Process

ROOM facilities

- ➔ 1. Definition of client needs.
- ➔ 2. Established supplier database.
- ➔ 3. Quality vs. price vs. time.
- ➔ 4. Co-ordination vs. needs vs. programme.
- ➔ 5. Tailored systems for clients needs.
- ➔ 6. Attendance at all levels meetings.
- ➔ 7. Prudent, cost effective, established discount structure.
- ➔ 8. Schedule, specify and save through value engineering and market evaluation.

Client and Team

- ➔ 1. Save time - release operational staff.
- ➔ 2. Experience of interface process.
- ➔ 3. Efficiency management.
- ➔ 4. Outsourced development department.
- ➔ 5. Understanding all parties needs
 - Architect - Q.S.
 - Interior Design
 - Main Contractor
 - Client
- ➔ 6. Seamless interface.
- ➔ 7. Complete delivery and fit out within the main contractors programme.
- ➔ 8. Cost effective co-ordination.

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References and Testimonials

BDL Management Ltd

"During the past two years you have surpassed all expectations with the complete project management and full installation of all fixtures, fittings and electrical items to our four "Express by Holiday Inn" hotels at Hammersmith, East Midlands Airport, London Luton Airport and Swindon and our Holiday Inn at London Heathrow."

"You and your team have provided a very professional service under very stressful and hectic site conditions, along with time constraints. The efficiency and helpfulness of your workers has to be commended."

Louis P Woodcock, Managing Director
BDL Hotels
Clyde House, Govan Road Glasgow
0141 419 3500 / 0141 419 3501



BDL Management Ltd

Elphinstone Group

"**ROOM facilities** are at present working on three projects with a value in excess of £2 million for the F.F. and E. packages and have brought an effective professional approach to all aspects of these projects, simplifying the procurement documentation process."

"I have been very impressed with you and your team, plus the professional service that you provide."

Kenneth L Tough - Chairman

ELPHINSTONE

Elphinstone Group

Eastlake Hospitality Ltd

"I am very impressed with the efficiency and excellence of the **ROOM facilities** team and wish you continued success."

L G Evans, Operations Director
Eastlake Hospitality (Express by Holiday Inn)
Eastlake Park, Milton Keynes
01908 681000 / 01908 609429



Eastlake Hospitality

Mango Hotels (Gypsy Corner)

"I have no hesitation in recommending **ROOM facilities** to any potential customers you may be taking on."

Nigel Lax



Mango Hotels (Gypsy Corner)

BDL HOTELS

Clyde House, Govan Road, Glasgow

Tel: 0044 (0) 141 419 3500

Fax: 0044 (0) 141 419 3500

Reference Given By:

Mr. L. Woodcock
Managing Director

EASTLAKE HOSPITALITY

Eastlake Park, Milton Keynes

Tel: 0044 (0) 1908 681 000

Fax: 0044 (0) 1902 609 429

Reference Given By:

Mr L. Evans
Operations Director

RAMADA HOTELS

Bowater House, Kensington, London

Tel: 0044 (0) 207 591 1459

Fax: -----

Reference Given By:

Ms. Khirsty Miles
Vice President

MARSTON HOTELS

The Mews, Princes Paradem Hythe, Kent

Tel: 0044 (0) 1303 269 900

Fax: -----

Reference Given By:

Mr. C. Scragg
Chairman & Managing Director

CITY INN

3rd Floor Millbank Tower, Westminster, London

Tel: 0044 (0) 207 901 1606

Fax: -----

Reference Given By:

Mr. A. Vickers
Development Director

Partners in development

- Development and evaluation of hotel suites with various operators.
- Development and evaluation of student accommodation with property developers.

