



emc^s

engineering . management. construction



Welcome to emc^s...professionals in building

If you are looking to build your ultimate dream home in your own piece of paradise, emc^s Caribbean Ltd ("emc^s") can not only make it a reality, but can do it in a way that is seamless and specifically tailored for you and your needs. emc^s covers all aspects of the building process, from conceptual project planning and design, through to completion and everything in between. Specialising in creating luxurious private residences throughout the Caribbean, emc^s has built an enviable portfolio of breathtaking villas and opulent homes for extremely satisfied clientele.



emc^s caters to clients who are not able to be present for the duration of their project and therefore require building professionals to represent their best interests. From the beginning of the process, our services will help you understand in detail how we get to the end product with the agreed original parameters.



Our team consists largely of British and American personnel with support from local communities and consists of Project Managers, Chartered Builders, Civil and Structural Engineers, Chartered Quantity Surveyors, Estimators and Qualified Electrical & Mechanical Engineers.



emc^s have an unparalleled network of professional service providers available for any nature of high-end development, having partnered with a diverse range of premium project design teams, architects, engineers and specialist trade contractors. Due to these long and established relationship, emc^s is able to provide clients the greatest choice of resources, mobilise at short notice and ensure superior client delivery every time.



Project Inception Report

emc^s partner intrinsically with the design team through the design and planning phase to ensure that all parameters of the project are clearly defined, understood and adhered to giving clients comfort and peace of mind from the outset.

Design Review

Upon completion of the construction documents, emc^s strategically review all drawings and specifications with any inefficiencies or irregularities reported to the client before this documentation is submitted to local planning authorities for building approval.



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Cost Planning, Budgeting & Value Engineering

emc^s can undertake vital cost analysis on the client's behalf and budgets are meticulously prepared based on the agreed scope of works.

Upon evaluation of the budget, emc^s undertakes a 'value engineering' exercise where alternate material selections, construction methodologies and project scheduling are adjusted to manage the ultimate cost of the project, without compromising on quality and service delivery.



Construction Development

Performing in the capacity of main building contractor or management contractor, emc^s subcontractors and suppliers are selected and awarded contracts through our highly refined, in-house tendering process. emc^s partners with not only the leading companies in their respective industries, but just as importantly, the most competent and suitable companies for a specific project. Through this approach, emc^s proactively manages agreed costs and avoids unforeseen claims throughout the project lifecycle.

Materials Procurement

emc^s source only the very finest quality materials at the most efficient price points to preserve the original design and add value for the client. Our highly experienced and knowledgeable logistics team will ensure carefree delivery to site in a safe and timely manner, every time.

The Building Process

emc^s methodically directs and co-ordinates the entire building process on-site with senior project management accessible and visible at all times to guarantee that all design standards, timelines and budgets are met or improved.



Commissioning & Handover

emc^s commits to deliver each project only when all internal finalisation checklists and procedures have been achieved to the highest standard. This includes, but is not limited to, thoroughly commissioning and testing every installation to ensure a 'move-in ready' Caribbean dream home is proudly presented to the client at handover.

Management Team



Craig is a member of the Chartered Institute of Building and has an Engineering and Construction Management background with over fourteen years of both new build and renovation experience from sizeable, private residences to significant development projects throughout the United Kingdom and the Caribbean.

Craig has represented both contractor and client on several projects and is recognised industry wide as being able to successfully lead highly technical and complex projects to its desired outcome, whilst maintaining superior client/contractor relations and best in class service time and time again. Craig has a keen eye for detail and embraces new technologies, remaining hands on with his management approach.

Degree certified in Civil Engineering, Craig is a professional builder who possesses deep and detailed knowledge in the areas of estimating, budgeting, scheduling, procurement and project management. As Co-Founder and Director, Craig brings a holistic and dynamic perspective to the emc^s team.

Murray studied Civil Engineering at Heriot-Watt University in Edinburgh, earning a BEng (Hons) degree, then a MSc in Construction Management from the University of Dundee. Upon leaving university Murray started his 'real education' as a site engineer working for a large contractor in deepest, darkest Glasgow before being head-hunted for his first overseas posting to work on the construction of the prestigious Hilton Hotel, Barbados.

For several years through to 2014, Murray worked exclusively for Royal Westmoreland, an exclusive five-star residential & golfing resort on the west coast of Barbados, as their Construction Project Manager. Murray was responsible for the delivery of civil works and infrastructure projects to a substantial number of ultra-luxurious condominiums and high-end golf course villas for the rich & famous.

Murray joined emc^s in 2015 as Contracts Manager and is also the Senior Project Manager leading emc^s operations at Moskito Island. Murray has quickly become recognised as a impressive leader with a proven ability to simplify complex issues with ease.





Adam joined emc^s in 2015 as Commercial Manager and has been tasked with managing emc^s commercial operations. With a background in global financial markets, banking, private equity and property, Adam's practical experience has seen him gain invaluable knowledge in key financial markets across the globe from Europe to the Americas and Asia. Adam is involved with all financial and commercial aspects of emc^s project portfolio and is an invaluable member of emc^s management and procurement teams.



As a qualified Chartered Accountant, Adam has a unique skillset and wealth of experience in operational and financial management.

Through his previous roles with two of the 'Big Four' global accounting and financial advisory firms, Adam has been intrinsically involved with the acquisition, divestment and management of substantial construction and property development projects throughout the Caribbean, Europe and Australia.



Jack possess over eleven years of construction experience throughout the USA, Canada, Europe and the Caribbean. Jack has rapidly evolved from an all-round finishes contractor to a successful and established Project Manager, completing a succession of opulent residences on time and under budget.

Jack has been with emc^s since inception and has been an instrumental figure in developing our unrivaled personal service to both the clients, their design team and other advisors.

Rupert has over twenty years' experience in the construction industry and, having obtained a degree in Project Management (BSc), went on to specialise in large, bespoke residential projects in the south-east of England.



Rupert joined emc^s in 2013 as a Project Manager and has been an integral member of the team ever since, bringing with him significant experience in client liaison, workforce management, scheduling and quality control. With a motivated and practical approach to construction, Rupert consistently exceeds project deliverables and maintains an unwavering commitment to emc^s high standards for our clients.

Devin is a highly regarded member of the emc^s team and was first introduced to the Caribbean as a live aboard cruiser. After a ten-year hiatus, he returned to the British Virgin Islands with some twenty years of luxury, custom, residential building experience.



Starting out as a Carpenter in the industry, Devin soon progressed to overseeing projects in all phases of construction, from foundation works through to luxury finishes. His deep building knowledge and experience has seen him thrive and Devin is recognised by clients as always willing to go above and beyond to ensure total satisfaction. As Project Manager, Devin is always ready to assist as and when needed and is the embodiment of the emc^s work ethic.



Ramon has some twenty years' experience within the building sector, and has been with emc^s since it's founding. Beginning as a Carpenter, Ramon has deservedly progressed into an outstanding, forward-thinking Construction Manager, having been involved with almost every emc^s project to date.



Ramon has the intelligence and capabilities to work closely with the project management team to ensure seamless co-ordination and management on-site. Ramon confidently commands the admiration and respect of his workforce enabling him to deliver any project from foundations through to the final coat of paint. Ramon continues to deliver exceptional quality and is a vital member of the emc^s management team.

With over thirty-five years in the construction industry, Ray has an immeasurable level of practical experience that is vital to the emc^s team. Ray earned his stripes by working his way up through the ranks from Site Mason to Project Manager on high-end, residential projects.



Ray's has an intimate knowledge of an array of different construction processes and deep understanding of what it takes to achieve the required project deliverables. His tireless work ethic and warm demeanor enables him to efficiently manage large site teams with ease and ensure all are working towards the successful completion of project targets.

Moskito Island



emc^s already have works or have completed works on Moskito Island that include the staff housing, the formation of the new access haul road and the entry driveways into the privately owned lots.

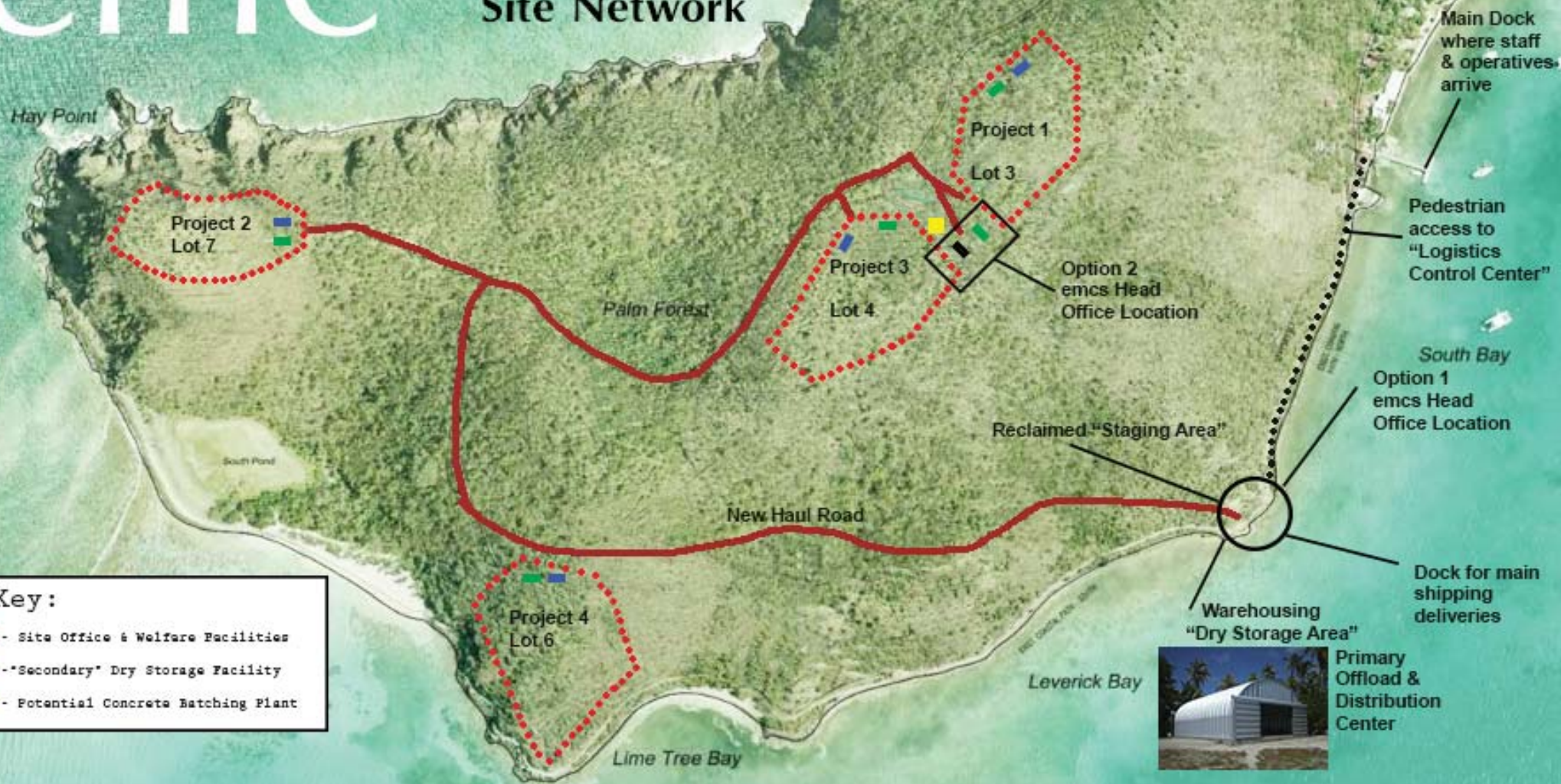
These contracts were awarded to emc^s after the successful completion of the South Bay Services Building which was handed over to Split Holdings Ltd on time, on budget and to the required finish quality.

Moskito Island

Island Site Network Establishment

- The construction of four projects simultaneously on Moskito Island presents many logistical challenges that must be identified and catered for in our holistic Project Plan.
- Through the construction of the Haul Road from the south bay dock we will generate suitable material to reclaim an extended 'laydown' area around the dock. This space will then be used as the main 'Staging Area' for the off-loading and sorting of imported materials delivered by barge.
- We plan to build a warehouse in this area to suit items that require dry storage. From this point the materials will be sorted and distributed, under the control of our appointed warehouse manager, to the appropriate project construction sites where there will be further dry storage facilities.
- Each project will also be appointed with a site office and welfare facilities to cater for the needs of site management and site operatives.
- Throughout all stages of the project all emc^s planning will take into account the principle safety and environmental hazards inherent on-island. Risk Assessments and Method Statements will be produced to assist in the mitigation & control of identified hazards.

emc^s Moskito Island Site Network



Moskito Island

Project Resourcing

- emc^s currently have approximately 100 operatives available, either directly employed or through local sub-contractors. We are currently in the process of identifying a further 80 operatives, in key trades, as we look to mobilise for the construction phase of the Moskito Island Projects.
- We envisage there being up to 30 directly employed operatives on each project at one time. With integration from specialist, outsourced suppliers and installers, that would increase total numbers per project to approximately 50.
- It is the part of emc^s philosophy to keep numbers down to a manageable level to avoid any conflict or clashes between trades, to make best use of the available working space, as well as storage, to ensure that all works carried out are to the required specification and highest standard.

Traffic Management

- Transportation vehicles will be located at south dock to take all project operatives & management to their designated project site office; and back to the dock at the end of the day.
- Separate flat-bed trucks will be used for material distribution throughout the projects.
- All vehicular movements throughout the island will be directed & controlled by our appointed Transportation Manager.

Moskito Island

Design Integration

There are several advantages that would come from the early appointment of emc^s. Clients would be able to benefit from the depth of knowledge in construction methodology and material specification that senior management can offer.

Craig Noblett & Murray Dow are available to meet with design teams to review drawings and specification documents, with the aim of streamlining the efficiency of the construction of each project whilst maintaining the integrity of the client and architect's vision. emc^s have an established and trusted relationship with Civil Structural & Engineering Ltd ("CSE") and would be able to liaise directly with CSE to resolve any structural design concerns.

emc^s has generated strong working relationships with a large number of specialist suppliers with the necessary experience & knowledge to be able to advise on what works in this aggressive, tropical environment. emc^s have the ability to generate cost comparisons from numerous suppliers to assist architects with material specifications and may be able to negotiate savings for our clients if the same materials or suppliers are appointed for multiple projects.

Moskito Island

Cost Benefits to Moskito Clients



emc^s have a sizeable management team currently working within the territory on various projects located in the North Sound Area and Virgin Gorda.

Our existing management team are extremely versatile and are able to manage multiple projects, subject to size and scope. This allows us to maximise the services we can provide and have the ability to pass such cost savings onto the client, where possible. The “Key components” to the preliminary packages are the time related items such as:

- Local trucking
- Barging / Shipping
- Plant / Machinery costs
- Management / Supervision
- Waste / Materials handling
- Transportation via boat and trucking

Moskito Island

With emc^s ability to manage multiple projects concurrently, we are able to maximize the key components.

- Where possible, emc^s will share resources for these multiple projects. For example, Our Site Engineering services can easily be shared over multiple projects rather than limiting one engineer to one project. There will always be a dedicated Site Engineering Service available to every project that requires it.
- Engineering services will be supported by our Project / Construction Managers and Supervisors.
- Where possible, these personnel will support multiple areas on multiple projects and will be allocated subject to their “key areas” of expertise ranging from:
 - Earthworks
 - Concrete works
 - Roofing Works
 - Finishing works
 - Civils / Drainage
 - MEP

Moskito Island

It is our belief the a 'jack of all trades' is a 'master of none" and emc^s intention is to position our 'Master Team' exclusively on these Moskito Island projects to ensure the best service is provided for each of those “key areas” and managed diligently.

Having a large range of personnel on-site all working for the same team, albeit for different clients, offers each client the added strength and depth to successfully solve problems as they arise, and manage logistics, resources, budgeting and scheduling; ultimately, delivering project completion objectives simultaneously with minimal disruption.



Where possible emc^s will seek to mobilise this streamlined team and will be able to proportion the costs involved over multiple projects, potentially offering significant cost savings to each client respectively.

Moskito Island

Transportation via boat and trucking

emc^s currently has a fleet of boats and trucks that provide an unrivalled transportation service for its workers and subcontractors to our projects within the Territory.

emc^s aims to utilise boat sharing journeys between multiple projects thus offering potential savings to each client. Transportation to and from outer island projects is a key issue to manage proactively if timelines are to be adhered to. Transportation does come with a commensurate service cost due to 'wear & tear', fuel and ongoing maintenance.

Interaction with Client Management Team

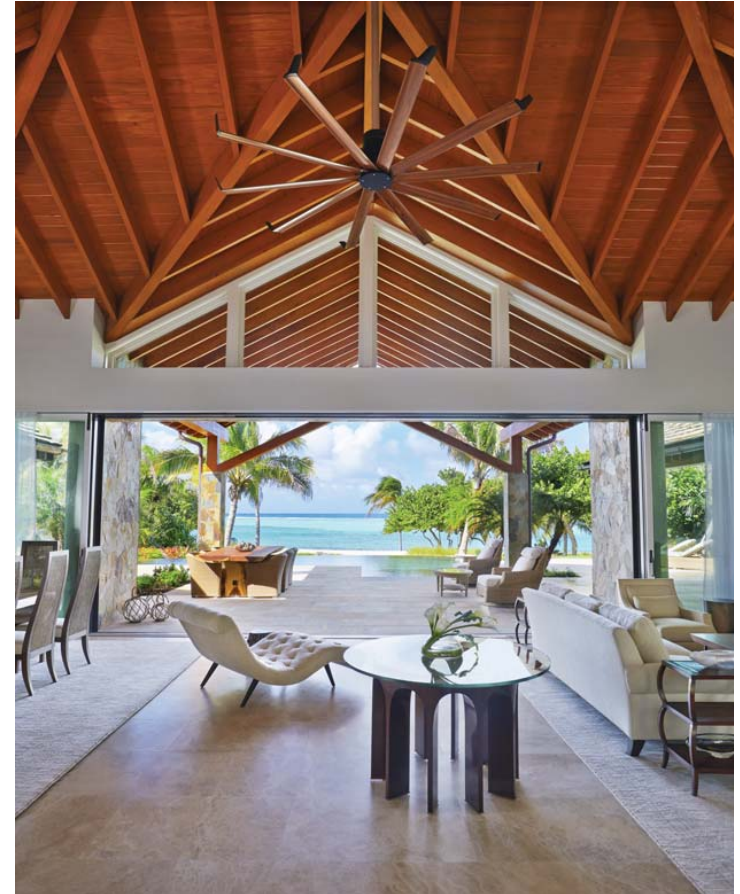
emc^s has a strong, proven history of working with client management teams and their appointed cost control management. This has often lead to repeat work as illustrated by the numerous projects at Oil Nut Bay that have been negotiated and awarded to emc^s.

Transparency is key to the success of these projects. Previous project knowledge and experience, as well as established rates for cost control, will help ensure that the client gets value for money from conception right through to project completion.

Moskito Island

Additional Benefits

- emc^s' ability to co-ordinate material deliveries between four projects given there is only one access point for barges and all island distribution will be carried out on the newly formed haul road.
- Sharing of storage space for multiple projects is vital at the designated island staging area given the limited space available. This would not be possible between multiple main contractors.
- emc^s will have the ability to outsource multiple packages to specialist suppliers and installers which will help us to negotiate substantial cost savings that would ultimately be passed on to the client, where possible.



Moskito Island

emc^s are the most established and sophisticated contractor working within the British Virgin Islands. Our personnel are familiar with what it takes to successfully manage these ultra high-end projects. emc^s have an immediate team who can mobilise for the initial projects at short notice.

emc^s have an established network of management and specialist supervisors available to recruit subject to agreed start dates, design development and contracts.

The personnel we aim to recruit to complete our teams are handpicked previous colleagues that we have lived, laughed and worked with over the past fifteen years, tailored specifically for these projects on Moskito Island. emc^s have been actively recruiting these persons over the past year in preparation for these future projects. This will ensure there will be no 'unfamiliar' involved. Once construction commencement dates are agreed, we will be able to formalise our personnel appointments.

Moskito Island

emc^s subcontractors and suppliers are prepared for these projects and most are working on existing emc^s projects, many exclusively for emc^s. This allows us to spread them around our projects and maintain continuity of work, guaranteeing their commitment to the Moskito Island projects and providing them with the incentive to perform.

The successful delivery of outer island projects to programme, budget and the requisite, high-quality finish has helped establish emc^s as the trusted, 'go-to' professionals for high-end, luxury residences in the British Virgin Islands.



