

MCAR Consultancy Services Capability Statement

Our Vision

To be the go-to partner for extraordinary outcomes, through the provision of unique multi-disciplinary project services to technology, property and infrastructure assets.

Our Mission

To provide simple, honest and sustainable solutions that yield exceptional value for our clients and shareholders in the technology, property and infrastructure market.

Our Purpose

To collaborate and connect to improve the technology, property and infrastructure landscape for the future.



About us

- Trusted by Tier One Contractors and Clients to deliver
 - Services complementing every phase of the construction lifecycle
- Focussed on high quality and value-adding services
 - Adopting a collaborative and communicative approach
 - Committed to continual improvement, sustainable growth, diversity and inclusion

Project Management

Project Assurance and Design Management

Quantity Surveying & Cost Management

MEP Delivery

Project Planning and Controls

Management Team



Andy Koniotes
Executive



Matt Church
Director



Anthony Reddy
Director

With over 70 years of combined Tier 1 contracting experience, our consultants have delivered complex civil, structural and architectural projects including HS2, Crossrail, Thameslink, London Underground and Kings Cross Regeneration.

Expertise spans design coordination, construction management, programme planning, NEC contracts, multidisciplinary interfaces and high-value tenders, with a proven record of achieving critical milestones and handovers.

The team worked together delivering the complex multi-disciplinary Bond Street Station, successfully bringing the Elizabeth Line station into operation.

Andy Koniotes – Executive



Professional Bio:

- 35+ years' experience delivering major infrastructure and complex civil engineering projects.
- Significant involvement across London Underground station upgrades, Crossrail and Thames Tideway.
- Strong track record managing large budgets and driving major programmes to on-time delivery.
- Skilled in construction management, project leadership and integrated programme planning.
- Extensive experience administering NEC contracts and overseeing full project lifecycles.
- Proven ability to lead high-performing teams across large, multi-site infrastructure schemes.
- Effective coordination of multidisciplinary engineering, delivery and commercial teams.

<https://www.linkedin.com/in/andy-koniotes-1239541b1/>

Matt Church – Director



Professional Bio:

- 15+ years' experience with Tier 1 Main Contractors delivering complex civil engineering projects.
- Major project involvement across Thameslink, Crossrail and HS2.
- Strong background in developing and securing high-value tender submissions.
- Skilled in design management, construction delivery and integrated programme planning.
- Experienced in administering NEC ECC contracts throughout the project lifecycle.
- Proven leadership of high-performing teams delivering multiple infrastructure assets.
- Effective coordination of multi-disciplinary engineering and delivery teams.
- Consistent achievement of incentivised milestones through structured planning and robust delivery oversight.

<https://www.linkedin.com/in/matt-church-08247985/>

Anthony Reddy – Director



Professional Bio:

- 16+ years delivering major UK and international infrastructure projects across rail and complex civils.
- Experience on major programmes including HS2, Crossrail and Kings Cross Regeneration.
- Strong background in design coordination, construction management and programme delivery.
- Skilled in planning, forecasting, commercial control and NEC contract management.
- Led high-performing engineering teams across multiple assets and work fronts.
- Experienced managing multidisciplinary interfaces including tunnelling, civils, MEP and operational stakeholders.
- Proven ability to deliver critical milestones, handover packages and sectional completions.
- Experienced in both delivery and tender development on high-value infrastructure projects.

<https://www.linkedin.com/in/anthony-reddy-64618328/>

Service Offering

Construction Management – Integrated Delivery Team

- Agile, lean, highly experienced team
- Cohesive structure with proven Tier 1 delivery success

Package Management

- End-to-end Civil, Structural & Architectural package management — from design to delivery and handover
- Interface management between disciplines, notably CSA & MEP

Design Management

- Tier 1 design managers with government-level experience
- Full lifecycle design control & in-construction change management

Assurance & Handover

- Major UK infrastructure handover and completion expertise

Programme & Commercial Management

- Short-term, last planner & master planning expertise
- Cl32/Cl60 programme + change management
- QS services: cost planning, estimating, contract admin, change control

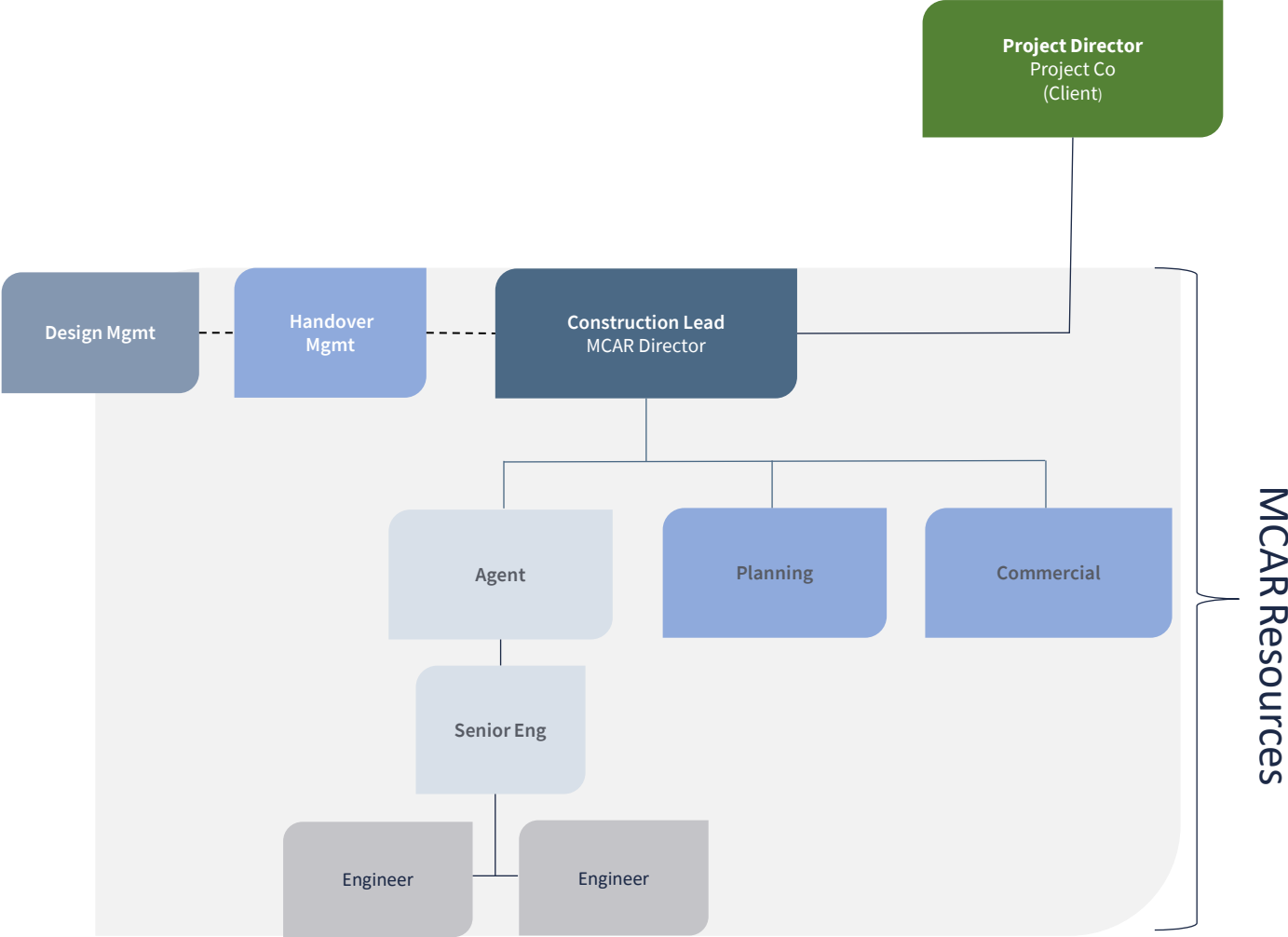
MEP Programme Management

- Full white- and blue-collar MEP design & installation management
- Delivered through a trusted specialist partner

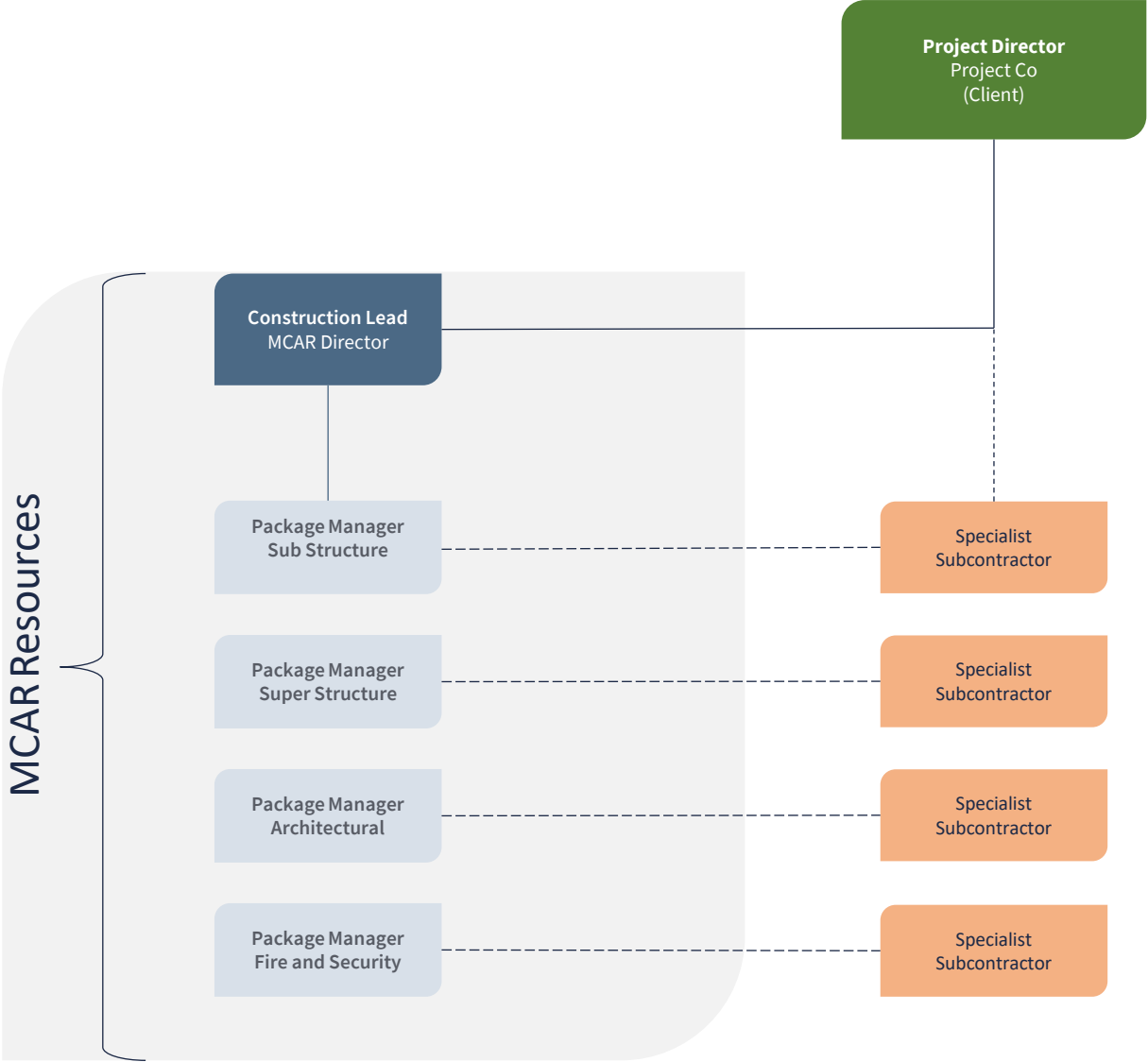
Benefits of Using MCAR Consulting

- Professional Service Agreement Contract – Fixed fee service offering
- Efficient recruitment process
- Zero recruitment fees
- Access to top-quality Tier 1 resources – proven results
- Extensive experience in high-value major construction projects
- Cohesion within a delivery team from day one
- Cost comparability with fully-resourced permanent teams
- Minimal administrative burden thanks to our fixed-fee service
- Flexibility to make short-term resource adjustments as needed
- Full project solutions, design through to handover

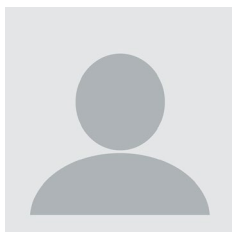
Integrated Delivery Team



Package Management

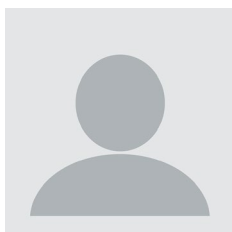


Key Resource Options



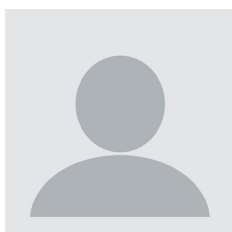
Level: Agent / Associate

- Experience: 11+ Years Tier 1 Contractor
- Vast Rail Experience – Managed Installation of largest single span bridge in the Midlands.
- Self Delivery
- Subcontractor Management
- NEC Contract Management
- Managed high functioning teams
- Major Infrastructure experience



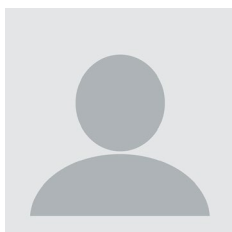
Level: Agent / Associate

- Experience: 10+ Years Tier 1 Contractor and Tier 2 Subcontractor
- Vast Utilities Experience
- Self Delivery
- Subcontractor Management
- NEC Contract Management
- Major Infrastructure experience



Level: Snr Eng / Consultant

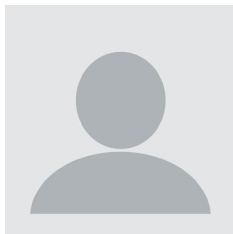
- Experience: 9+ Years Tier 1 Contractor
- Vast Rail Experience
- Self Delivery
- Subcontractor Management
- NEC Contract Management
- Managed teams
- Major Infrastructure experience



Level: Snr Eng / Consultant

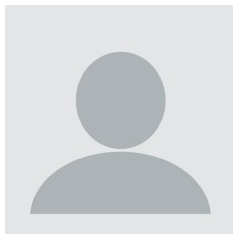
- Experience: 9+ Years Tier 1 Contractor
- Experienced at closing out contract (CRL)
- Self Delivery
- Subcontractor Management
- NEC Contract Management
- Managed teams
- Major Infrastructure experience

Key Resource Options



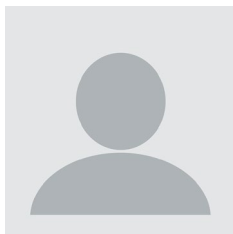
**Level: Eng /
Consultant**

- Experience: 5+ Years Tier 1 & 2 Contractors
- Utilities, Rail, Tunnelling
- Self Delivery
- Subcontractor Management
- Major Infrastructure experience



**Level: Commercial
Mgr / Associate**

- Experience: 11+ Years Tier 1 Contractor
- Rail, Highways, Airport Experience
- Self Delivery
- Subcontractor Management/Procurement
- NEC/JCT Contract Administration
- Managed high functioning teams
- Major Infrastructure experience



**Level: Planner /
Senior Consultant**

- Experience: 7+ Years Tier 1 Contractor
- Self Delivery
- Subcontractor Management
- NEC Contract Administration
- Major Infrastructure experience

Experience / Case Studies

CROSSRAIL – BOND STREET STATION

Client: Costain Skanska JV

Location: London, United Kingdom

Project Value: £600M+

• PROJECT OVERVIEW

- CSJV responsible for the design and construction of the new Bond Street Station on the Elizabeth line.
- Complex top-down construction including two new ticket halls and 260m of platform tunnels.
- Significant interface management with an over-site development (offices, residential, retail).
- MCAR Associates contributed across construction & project management, methodology development, planning, contract management, and design management from RIBA Stage E–F2.

• OUTCOMES & VALUE

- MCAR Associates managed design, construction, programming and assurance of major civil engineering works, including:
 - Top-down construction
 - Heavy structural steelwork
 - Bulk earthworks
 - In-situ and Precast Concrete Structures
 - Superstructure installations
- Oversaw architectural cladding, internal/external fit-out, and MEP integration packages.
- Managed hands-on approach to Handover and Completion
- Project safely delivered and opened to the public in 2022.

• INNOVATION

- MCAR delivered value through advanced short-term planning tools and clash detection, improving communication across subcontractors.
- Implemented multidisciplinary integration programmes using *Last Planner* techniques to optimise linear construction flow.

HS2 – MAJOR CIVIL ENGINEERING PACKAGE

Client: Skanska Costain STRABAG (SCS) JV

Location: London, United Kingdom

Project Value: £5BN

• PROJECT OVERVIEW

- SCSJV contracted to deliver one of HS2's three major civil engineering sections.
- Scope includes 26 miles of high-speed rail infrastructure: bridges, tunnels, embankments, track and all associated temporary works.
- Delivery of a 1km temporary access tunnel, full construction compound, and a tunnel-arising handling facility with rail sidings at Old Oak Common.
- MCAR Associates delivered project management roles across design management, construction management, methodologies, planning and contract management.
- MCAR played a key role in delivering Incentivised Milestones, ensuring positive margin adjustments under the contract model.

• OUTCOMES & VALUE

- Successful management of design, construction and assurance of major early-stage civil works:
 - Site set-up and clearances
 - Heavy Insitu Concrete construction
 - Bulk earthworks
 - Bridge installation
 - Structural substructure and superstructure installations
- Achievement of key contractual milestones, directly contributing to enhanced target margin adjustments.

• INNOVATION

- Use of Synchro 4D for accurate reporting and programme visualisation.
- Value-engineering through ALICE 4D AI construction-planning software.
- Adoption of carbon-reduction materials and techniques:
 - Environmentally Friendly Concrete (EFC)
 - Cement-replacement technologies
 - Basalt reinforcement (in advanced testing)

HS2 – MAJOR CIVIL ENGINEERING PACKAGE

Client: Bouygues, Sir Robert McAlpine, Volker Fitzpatrick - Align JV

Location: London, United Kingdom

Project Value: £1.6BN

• PROJECT OVERVIEW

- Align JV contracted to deliver one of HS2's three major civil engineering sections.
- Scope includes 3.4 Km viaduct, 16km twin bore tunnel, 5Nr. ventilation shafts, bridge structures and associated earthworks/landscaping
- MCAR Associates delivered project management roles across design management, construction management, planning and handover
- MCAR played a key role in developing the **first handover process** ensuring works were handed over 20 weeks after completion. This process has been adopted and shared across all other HS2 projects as the benchmark for successful delivery of future handovers

• OUTCOMES & VALUE

- Successful management of design, construction and assurance of major early-stage civil works:
 - Heavy Insitu Concrete construction
 - Utilised 3million m3 of chalk excavated from the Chiltern Tunnels
 - Delivery of 127 hectares of wildflower and calcareous grasslands
 - Closed out the viaduct construction elements
 - Managed and delivered the structural monitoring requirements for the 3.2km viaduct
- Achievement of key contractual milestones, directly contributing to enhanced target margin adjustments.

• INNOVATION

- Use of **Atmo AI** for accurate weather forecasting to predict future concrete pours and earthworks strategies
- Partnered with **ALICE AI** as part of our long term planning solutions
- Adoption of HVO across all sites

MCAR Consulting IR35 Statement

MCAR recognises the challenges faced by Tier One organisations in the United Kingdom with respect to utilising contractors, in light of the IR35 tax regulations.

As a Small and Medium-sized business, MCAR relieves the IR35 burden from the Main Contractor, providing top-tier Consultants at competitive rates, delivering **true value** to our clients.

MCAR have a robust process in place to undertake assessments to ensure compliance with regulations and alignment with the correct working practices.

