MG PROJECT MANAGEMENT LTD

PORTFOLIO

A brief history

Chartered Building Surveyor James Griffiths established MG Project Management back in 2001, having been appointed by retail giant Inditex to project manage their first UK store in Regent Street, London. For the following decade, MGPM travelled all over the UK and Ireland project managing Inditex stores ZARA, Massimo Dutti, Bershka, Pull & Bear, and Stradivarius, whilst picking-up many new clients along the way.

Of course, James could not do this on his own, so assembled a small but dedicated team, including fellow surveyors, brothers Duncan and Ross Holland, and Matthew Taylor, all of which remain to this day.

Working from an office near Chelmsford Essex, MGPM continue to manage projects of all sizes for an expanding list of national and international clients, all over the UK. Over the years James resisted the temptation to expand the company too far, instead taking the ‘small but perfectly formed’ approach, and ensuring none of the traits our clients had grown to expect of us was diluted; the single point of contact, attention to detail, ability to adapt and ‘think outside the box’, plus the overall understanding of our chosen field which only experience can bring.

For the past 20 years our office has been expertly managed, and team kept functioning, by Teresa Webb, a former colleague of both James and Duncan, and No.1 choice for the role when the need arose.

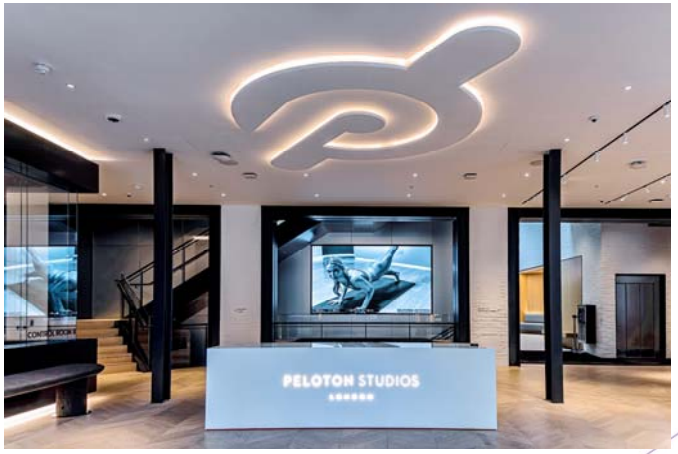
Whilst all the team are proficient in using AutoCAD, we were joined in 2017 by David Ison who brought with him his experience using Autodesk Revit, a 3D modelling software now commonly used within the sector. David also added to our in-house design capability, and has been involved with store design, including our role-out of Smiggle stationery stores.

Peloton Super Studio

MGPM were first appointed as project managers to Peloton when they broke into the UK fitness market by establishing a network of six retail stores.

Due to their huge success, MGPM were subsequently appointed to perform the same role for their UK ‘Super Studio’ in Floral Street, Covent Garden. This enormous project involved lifting the whole of the first floor by one metre to create head room for three broadcasting studios, together with production offices, and participant amenity areas.

The initial works took 18 months to complete, and continued through Covid, at a total budget excess of £20m.

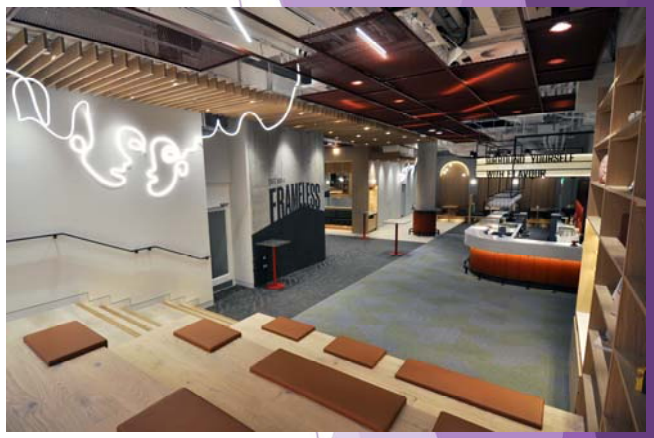


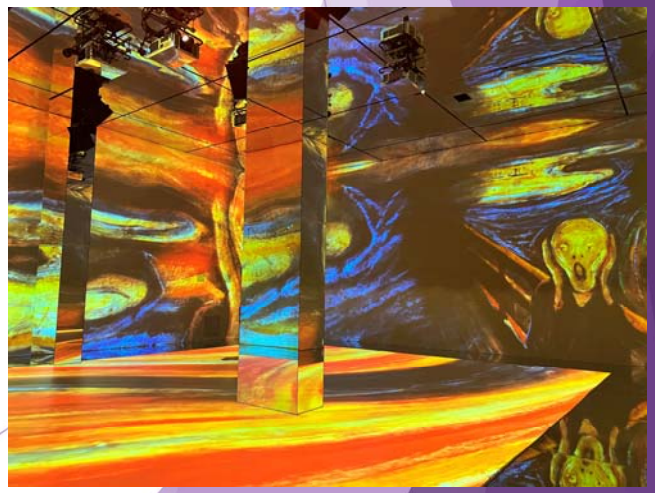
Frameless Immersive Art Gallery

In 2021 MGPM were appointed by Frameless to project manage their ground-breaking immersive art gallery, situated just off Marble Arch in central London.

The works entailed extensive structural alterations to a part-finished cinema shell and complete fit-out, to create five galleries, where the visitor can enjoy Old Masters to Surrealists accompanied by music.

The works lasted nine months on site with a total budget of just over £10m.





CANALI

1934

When Italian menswear brand Canali decided to relocate their flagship New Bond Street store, they appointed MGPM to act as their project manager.

MGPM provided a comprehensive list of our services, which included:

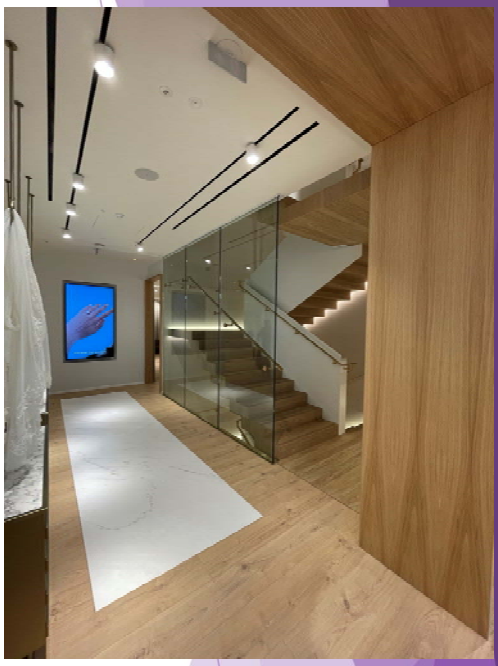
- Advising on professional team appointments
- Applying for statutory & landlord consents
- Producing budget costs
- Writing Specifications for the works
- Tendering to fit-out contractors
- Overseeing the works on site
- Taking responsibility for quality & cost control
- Acting as Principal Designer under the Construction (Design & Management) Regulations 2015

The 3-storey store is one of two projects completed within the new Great Portland Estate development and opened on time and on budget.

PRONOVIAS

Having been appointed way back in 2007 by luxury Spanish bridal wear designer Pronovias to project manage their flagship New Bond Street store, we were excited to be re-appointed in 2021 for the store relocation further down the road.

Working with their in-house design team, MGPM provided our full list of services to successfully open the new 3-storey boutique on time and is now enjoyed by many excited ‘brides to be’ as they prepare for their special day.



benetton

When iconic Italian brand Benetton needed to relocate their famous Oxford Circus store, they appointed MGPM to act as project manager.

Working with their in-house design team, MGPM provided our full list of services including:

- Advising on professional team appointments
- Applying for statutory & landlord consents
- Producing budget costs
- Writing Specifications for the works
- Tendering to fit-out contractors
- Overseeing the works on site
- Taking responsibility for quality & cost control
- Acting as Principal Designer under the Construction (Design & Management) Regulations 2015

The innovative storefront design required the installation of bespoke LED screens creating the appearance of 2-storey archways. Their size was a first on Oxford Street and required careful liaison with the local planning department.

Berluti
Paris

Founded in 1895, French leather maker Berluti manufactures menswear which includes the finishing of kangaroo leather and alligator skin in its production of shoes and boots.

Berluti approached MGPM to project manage their new London flagship in affluent Belgravia.

The works consisted of two phases, with the first phase involving shell preparation works on behalf of the landlord, and secondly, the fit-out work itself to create the impressive store which is truly reflective of a high-end brand.

Selective Marketplace

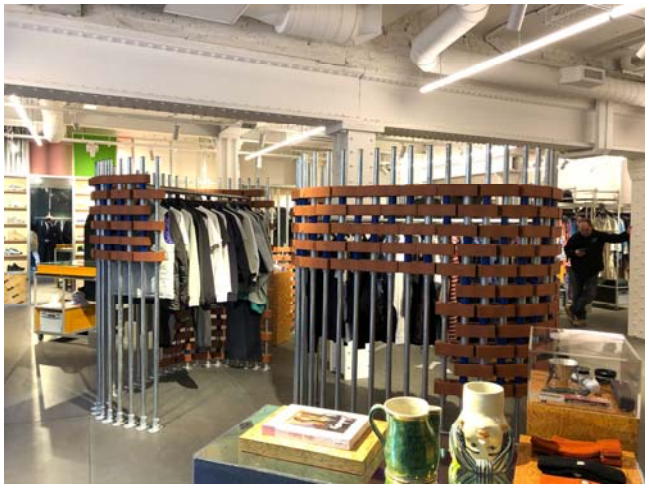
MGPM have been the project manager of choice for Selective Marketplace for several years.

During that period, our projects have included Poetry boutiques in Marylebone High Street and Symons Street, plus a Wrap boutique in Westbourne Grove.

Not content with keeping our services to the High Street, we also project managed their 6,000 sq ft distribution warehouse in Rothley AND their design studios in Fulham.

MGPM approach each project with a mental checklist and are constantly considering ways a client can get the most ‘bang for their buck’. This includes early identification of landlord repair works prior to lease commencement, through to value engineering a design to reduce fit-out costs.

WOOD WOOD



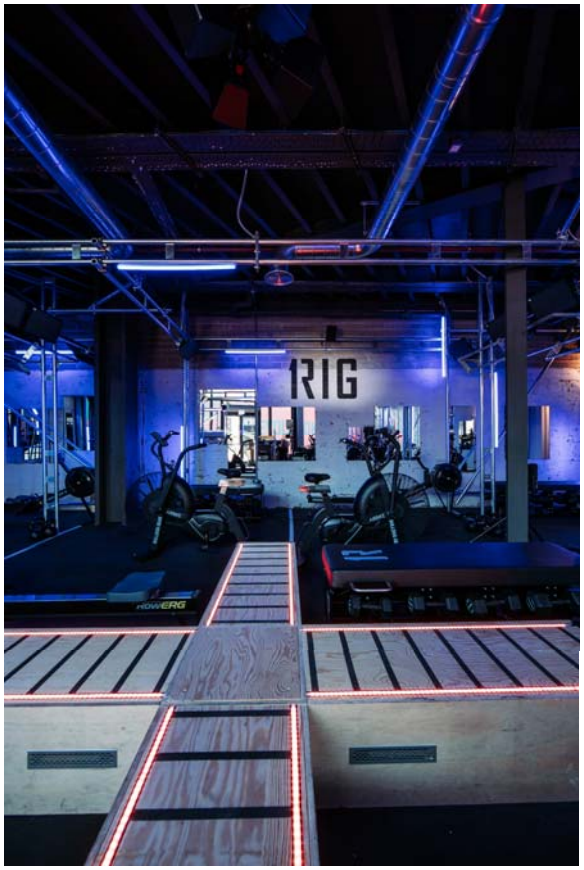
When Danish contemporary fashion and lifestyle brand Wood Wood opted to open a London outlet in Soho, MGPM were on hand to act as project manager for the 2-storey unit.

Like for many of our clients, MGPM undertook an initial condition survey to identify any potential issues with the unit which include:

- Building defects which may cost money to resolve.
- Means of escape problems which may restrict the use of a site.
- The size and location of incoming services including capacity.
- The condition of an existing fit-out and the possibility of re-using items including services installations.
- Any other item which may adversely affect the fit-out budget or could be used to increase a rent-free period or landlord's capital contribution.

In this case, defects identified during the survey required landlord remedial works prior to lease commencement, an important factor when entering an FRI lease to avoid liability.

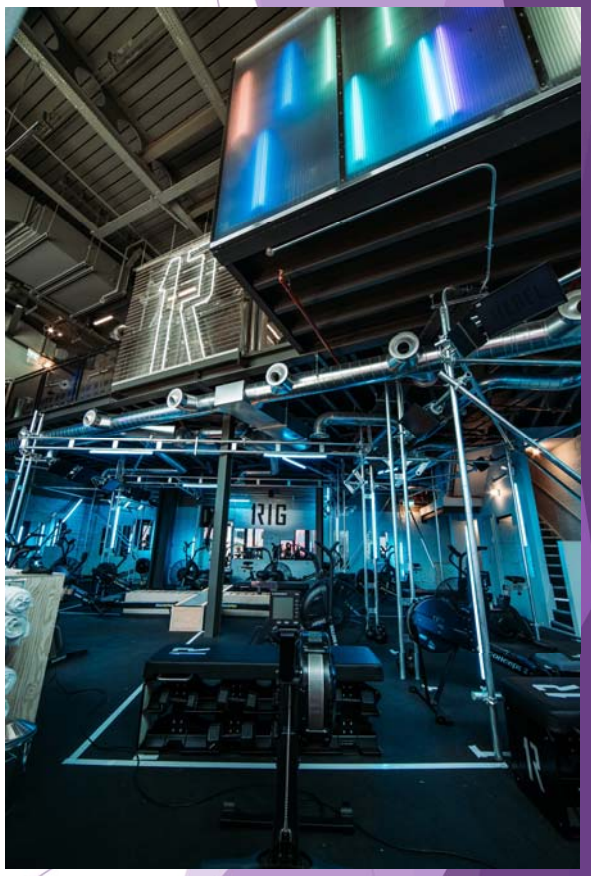
1REBEL



MGPM have worked within the vastly expanding gym sector with the likes of Orangetheory Fitness, and 1Rebel.

Like nightclubs and other entertainment venues, acoustic mitigation works are an important consideration when loud music or vibration forms part of a proposed use. We therefore work alongside acoustic engineers to ensure associated costs are included within our budget costings at feasibility stage.

MGPM project managed the 1 Rebel sites in both Hammersmith and Victoria, and four sites for Orangetheory Fitness, including Fulham and Bromley, which we also designed in-house.



KAYU BAKEHOUSE

When Dubai based artisan pastries and desserts boutique KAYU Bakehouse decided to open a store in London's Mayfair, they appointed MGPM as project manager.

With an interior designed by Soho design practice APA, the fit-out contract was awarded via negotiated tender, with bespoke furniture and finishes manufactured in the UK.

The project included the creation of a basement bakery kitchen, which itself required considerable co-ordination to ensure the available space was fully maximised in terms of both services and equipment.

When Australia's Just Group began their expansion into the UK market, they appointed MGPM to project manage their roll-out of Smiggle stationery stores.

To date, we have opened almost 100 stores all over the UK and continue to do so as new sites are identified.

MGPM design the stores in-house and manage the RD1 (concept design) and RD2 (detailed design) with the landlord's design consultants.

With any rollout, the key is to develop systems to streamline processes throughout the project. From initial site surveys, obtaining approvals, client reporting, tendering, issuing Purchase Orders, through to snagging, each element is carefully considered.

MGPM have been project managing for TK-Maxx and Homesense since 2007, during which time we have completed more than 100 projects for each brand all over the UK.

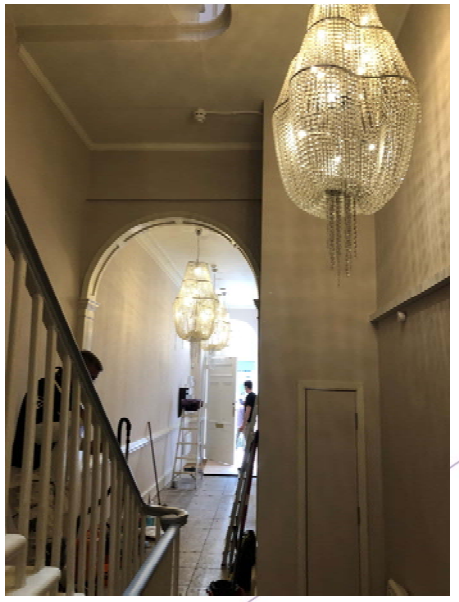
We regularly undertake work on out-of-town retail parks and have been involved in ‘ground up’ new build schemes on behalf of landlords, as well as the fitting-out of the units themselves.

Residential

Bath Flats

Whilst a large portion of MGPM's core work is retail based, we have undertaken numerous residential projects utilising our transferable skill set to assist clients. We have the capability to produce drawings in-house, whilst appointing, and working alongside specialist professionals, such as structural engineers, as required.

This example in the centre of historic Bath involved converting previous retail space above a trading store into four flats and included the construction on an extension to the rear.



Thank you for viewing. For further information, please visit our website

www.mgpm.com

Should you have a project you wish to discuss, we can be contacted at:

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