



Delivering quality in  
construction and fit-out

LUXURY FIT OUT & INTERIORS

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COMMERCIAL

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INDUSTRIAL

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DESIGN & BUILD

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RETAIL

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HEALTHCARE

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FITNESS & LEISURE

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RESIDENTIAL

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Qualis is a construction and fit-out company with a proven track record of delivering high quality, value for money projects within programme and budget.

The company's portfolio of projects and client references are a testimony to the can-do attitude which is key to delivering a seamless, end-to-end experience for clients on projects which vary in scale and scope.



WITH BASES IN NORTHERN IRELAND AND ENGLAND, QUALIS IS CAPABLE OF TACKLING ANY TYPE OF PROJECT IN VALUE OR SCOPE AND IS WELL POSITIONED TO COMPLETE THEM ANYWHERE IN THE UK OR IRELAND.



The company has also worked further afield in Europe. Qualis has the health, safety and welfare of its clients, employees, members of the public and all other stakeholders at the core of its values and this is at the forefront of all operations and processes from board level to site level.

Quality of finish and a history of delivering projects under the tightest of programmes and site parameters, (for example working hours and site access restrictions), are a part of the reason Qualis engages in a lot of work which is negotiated. Repeat business is over 60%.

This allows the company to really get to know what makes the client tick, and what the key values of their business are.

In the past, Qualis have been able to provide cost and programme savings by knowing what the client wants through changes in materials used or the methodology. The directors of the company take a hands-on approach to the day-to-day running of the business and have a working relationship with all current and past clients, ensuring accountability and full commitment of all teams, both on-site and in the office.

We provide an end to end service. Right from predesign stage, our experienced team work alongside the designers and consultants to help our clients' space realise its full potential whilst maximising the return on their investment.

## LUXURY FIT OUT & INTERIORS

QUALIS ARE SPECIALISTS IN DELIVERING HIGH END AND LUXURIOUS INTERIOR CONVERSIONS AND FIT OUTS TO RESIDENTIAL, COMMERCIAL AND HOSPITALITY PROPERTIES. WE HAVE A REPUTATION FOR DELIVERING HIGH QUALITY INTERIORS ON TIME AND WITHIN BUDGET.



QUALIS PEOPLE ARE THE BEST IN THE BUSINESS. OUR PEOPLE ARE A TEAM OF HELPFUL, FRIENDLY AND DISCRETE, OUT OF THE BOX THINKERS WHO HAVE THE CUSTOMER EXPERIENCE AT THE CENTRE OF EVERYTHING THEY DO.

Our senior management team have decades of experience in delivering projects at the top level and are on hand to make recommendations on finishes, construction details and logistics to ensure the final product is delivered seamlessly and to an unrivalled level of quality and detail.

The Qualis site teams are made up of time served, highly skilled craftspeople and proactive, health and safety conscious managers. We pride ourselves on being customer facing with an important emphasis on personal and site presentation, tidiness and vista.

The Qualis team have been entrusted by clients with their valuable property assets to convert, adapt and create industry leading spaces. 60-70% of our business is from repeat customers, demonstrating that we deliver peace of mind as well as beautiful fitouts.

LUXURY FIT OUT  
& INTERIORS



OUR SENIOR MANAGEMENT AND QUALITY TRADESPEOPLE HAVE DELIVERED PROJECTS FOR MANY HIGH NET WORTH INDIVIDUALS, WITH QUALITY AND A METICULOUS EYE FOR DETAIL AT THE CENTRE OF EVERYTHING WE DO. WE UNDERSTAND WHAT IT TAKES TO DELIVER PREMIUM FINISHES THAT ARE BUILT TO LAST.

LUXURY FIT OUT  
& INTERIORS

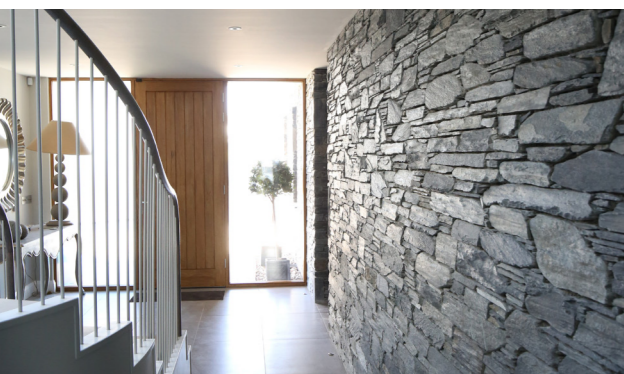


QUALIS HAVE BUILT UP A BLACK BOOK OF BEST IN CLASS SUPPLIERS AND SUB CONTRACTORS OVER YEARS OF DELIVERING HIGH END PROJECTS.

The following are some of the bespoke suppliers and we can incorporate into our projects:

- Polished/Venetian plaster
- Luxury marble and natural stone installation
- Bespoke and exclusive kitchens and appliances
- Home automation
- Tailored luxury fitted joinery and built in furniture
- Specialist finishes
- Fine finish decoration
- Premium audio visual and multimedia solutions

## LUXURY FIT OUT & INTERIORS



## PROJECTS



### PALACE COURT

Type: Penthouse apartment renovation

Location: Kensington, London

Value: Confidential

### BREAMS BUILDINGS

Type: Conversion of office building to 9 high end apartments

Location: Chancery Lane, London

Value: £2.7M

### LORAIN ROAD, ISLINGTON

Type: Renovation of four storey family home

Location: Loraine Road, London

Value: £700K

### BETHNAL GREEN

Type: House renovation

Location: Bethnal Green, London

Value: £200K

### GROSVENOR SQUARE

Type: Apartment Renovation

Location: Mayfair, London

Value: £1.3M

### LANCELOT PLACE

Type: Exclusive House renovation

Location: Knightsbridge, London

Value: Confidential

### SEAPORT AVENUE

Type: Construction and fit out of Luxury Holiday Home

Location: Portballintrae, Northern Ireland

Value: Confidential

### BAYHEAD ROAD

Type: Construction and fit out of Luxury Holiday Home

Location: Portballintrae, Northern Ireland

Value: Confidential

### DRUMAVOLEY ROAD

Type: Construction and fit out of sprawling luxury home

Location: Ballycastle, Northern Ireland

Value: Confidential

### ROYAL PORTRUSH GOLF CLUB

Type: Bar, Pro shop and Dining room fitout

Location: Portrush, Northern Ireland

Value: Confidential

DESIGN & BUILD

QUALIS IS A COMPETENT DESIGN AND BUILD CONTRACTOR AND HAS EXPERIENCE WORKING IN THIS FORM OF PROCUREMENT IN A VARIETY OF SECTORS.





Recently the Qualis team have undertaken social housing, mixed use (retail and commercial) and large-scale commercial projects using a design and build contract. Qualis recognise that one of the most important pieces of any project puzzle is the design team and contractor relationship.



This relationship is pivotal to ensuring a smooth delivery alongside a design which is both functional and meets the client's design intent. Qualis have great relationships with the following designers and can engage with them to provide a one point of contact project for clients.

**Mechanical Consultants**

**Electrical Consultants**

**M & E Coordinators**

**Architects**

**Planning Consultants**

**Structural Engineers**

**Civil Engineers**

**Interior Designers**

**Acousticians**

**Railways Consultants**

**Highways Consultants**



THE QUALIS TEAM HAVE STRONG RETAIL ROOTS SPANNING MORE THAN 10 YEARS. THE TEAM HAS EXTENSIVE EXPERIENCE IN DELIVERING FAST, HIGH QUALITY, HIGH VALUE FIT-OUT SOLUTIONS FOR THE BIGGEST RETAILERS IN THE UK.

RETAIL





Within the retail sector, the Qualis team have undertaken a wide variety of different types of project from:

REFRESH

NEW BUILD

DEVELOPER SHELL

DEVELOPER SHELL FIT-OUT

REFURBISH & FIT-OUT

NEW STORE FIT-OUT

CLOSURE PERIODS

Retail clients include:

ASDA



TESCO



Vets4Pets



LEISURE

OUR PROJECTS HAVE RANGED IN VALUE AND SCOPE FROM NEW BUILD CONSTRUCTION AND FIT-OUT, TO REFURBISHMENT OF A LISTED BUILDING INTO AN ULTRA-MODERN HIGH-END FITNESS FACILITY.





**Psycle Spin & Yoga Studio Fit-Out**  
London

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**Psycle Barre & HIIT Studio Fit-Out**  
London

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**Coronation Street Set**  
Manchester

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**George Northwood Hair Salon**  
London

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**Belfast Welcome Centre**  
Belfast

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**Bisham Abbey National Sports Centre**  
Marlow

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**Battersea Arts Centre**  
London

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**Avoneil Leisure Centre**  
Belfast

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**Davitts GAC Changing Facilities**  
Belfast

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**Falls Park Changing Facilities**  
Belfast

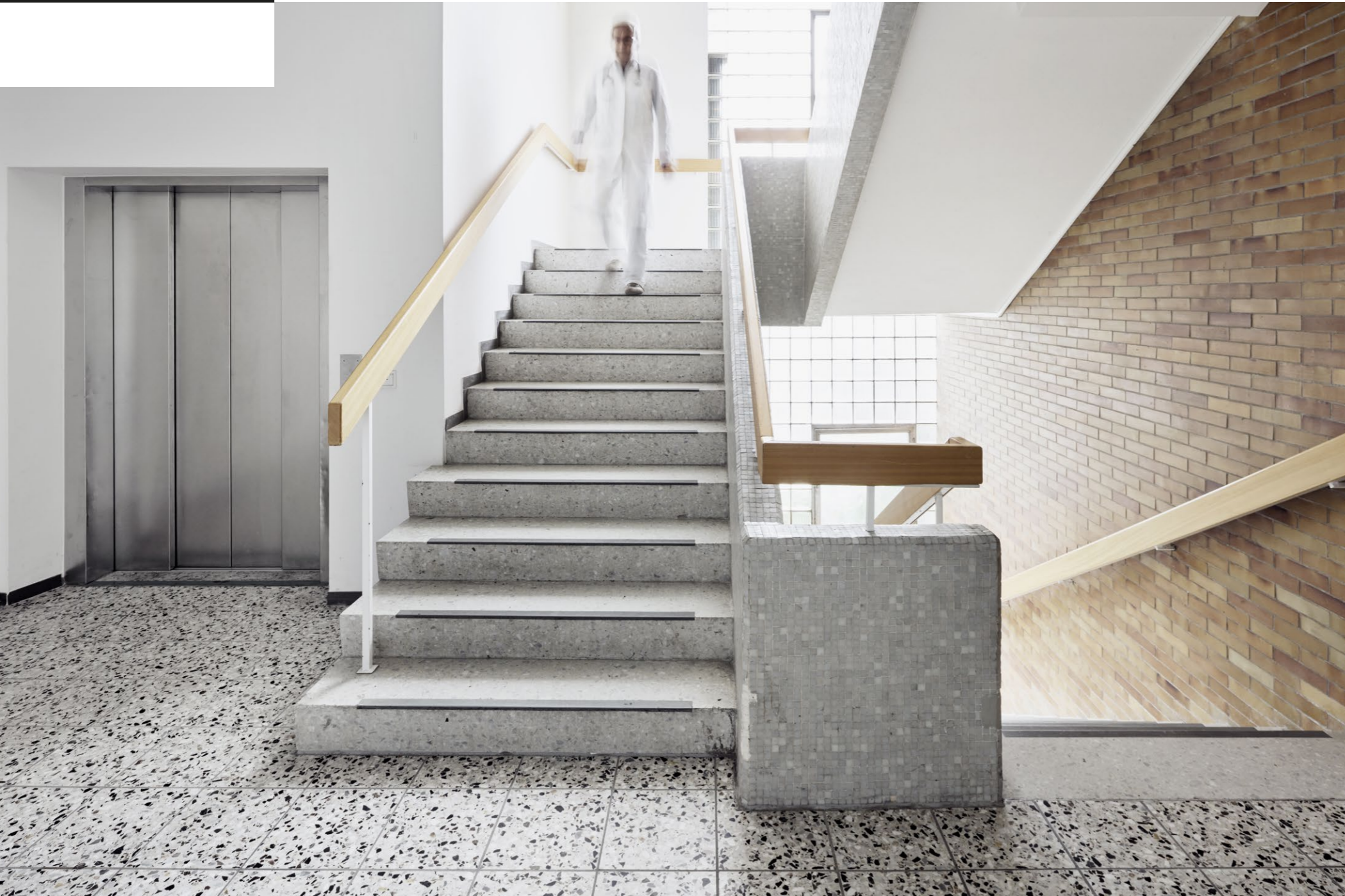
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**Woodlands Park Changing Facilities**  
Belfast

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OUR CONSTRUCTION AND FIT-OUT OPERATIONS WORK AT THE UTMOST LEVELS OF PROFESSIONALISM, TRACEABILITY, RISK ASSESSMENT AND CONSIDERATION.

## HEALTHCARE



Some examples of healthcare projects undertaken by the Qualis team include the full fit-out of a new x-ray and ultrasound department at Kingsbridge Private Hospital, Belfast, a complete refurbishment and full fit-out of the macular care and outpatient centre at the Mater Hospital, Belfast, and a fit-out of a developer's shell for the Centre for Dentistry in Craigavon.

The Qualis team were also involved in the redevelopment of the Northern Ireland Hospice in Belfast, completely refurbishing Somerton House, the original building which was retained as part of a new £12m state-of-the-art facility.

WITH A TEAM OF DIRECT OPERATIVES AND SUBCONTRACTORS SPECIALISING IN HIGH-END, FAST-PACED FIT-OUT, IT'S NO SURPRISE WE'VE BEEN INVOLVED IN PRESTIGIOUS HOSPITALITY PROJECTS LIKE THE WELLINGTON PARK HOTEL.

## HOSPITALITY



Qualis recognise that time is money to restaurant owners, hoteliers and publicans, and have a team dedicated to ensuring all hospitality projects are programmed effectively and efficiently to ensure the end user has minimum downtime and can maximise sales and trade. Successful projects have included work at hotels, bars, restaurants and nightclubs.



WE HAVE A DEDICATED RESIDENTIAL DIVISION, MADE UP OF EXPERIENCED HOUSING PERSONNEL AND OPERATIVES. THIS DIVISION IS LED BY A PROJECT MANAGER, QUANTITY SURVEYOR AND TEAM OF HOUSING SITE MANAGERS.

RESIDENTIAL



This model ensures the best knowledge and expertise is available to housing clients (one-off or multi-dwelling developments) to ensure ease of project planning from suggesting value engineering proposals, through to customer selections, snagging and handover.

Recent Housing Projects:

**BREAMS BUILDINGS / London**

Conversion of Offices into 9 high-end Turnkey Apartments

**OAKFIELD PARK / Jordanstown**

Construction of 31 high-end Turnkey Dwellings

**ILFORD PARK / Belfast**

Construction of 32 Turnkey Dwellings

**ANDREWS SHOREFIELD / Groomsport**

Construction of 4 high-end Dwellings

**BELFAST ROAD / Bangor**

Construction of 24 Social Housing Apartments for Radius Housing Association

**BALLYMACONAGHY ROAD / Belfast**

Construction of 6 New Build detached Turnkey Dwellings





BEGGS AND PARTNERS AND AIKER SOLUTIONS, ABERDEEN ARE AMONGST SOME OF OUR INDUSTRIAL CLIENTS.



## INDUSTRIAL



A long-standing relationship with Northern Ireland's largest independent bathroom and plumbing supplier, Beggs and Partners, has seen the two companies align on various projects. Qualis has delivered several large-scale industrial units for the bathroom supplier which has bolstered both companies' market growth.

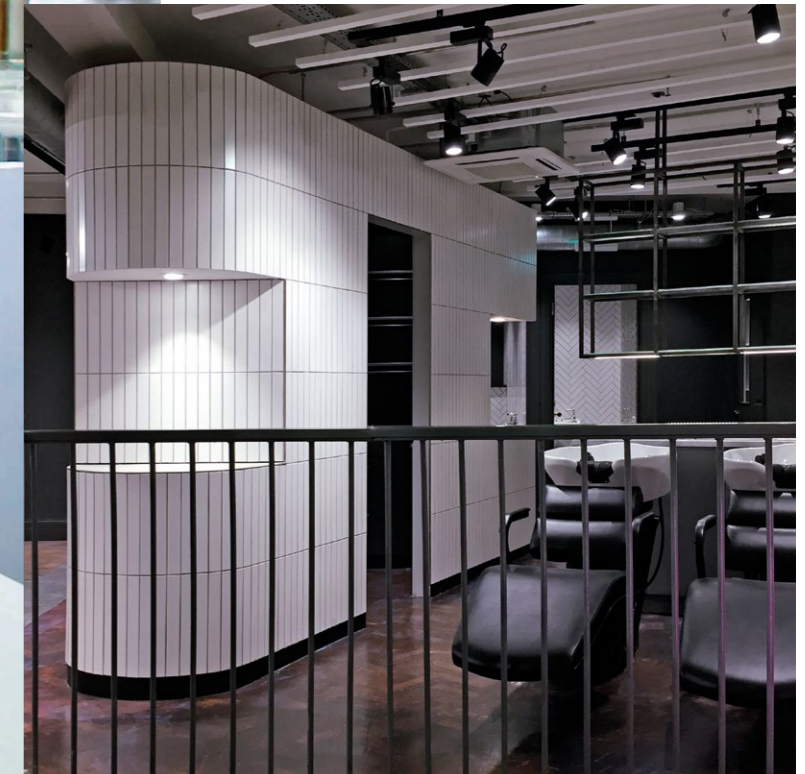
The flexibility of Qualis' geographical capability saw the company undertake substantial works at oil giant Aker Solutions' new state-of-the-art office in Aberdeen.

AS PART OF OUR FIT-OUT OPERATIONS, CONTRACTS ARE UNDERTAKEN FOR A VARIETY OF BUSINESSES SUCH AS SOLICITORS, HIGH STREET CLOTHING STORES AND BOUTIQUE JEWELLERS.

COMMERCIAL

Clients have included Pinsent Masons, Harvey Nichols, Van Cleef & Arpels, Nationwide Building Society, Warehouse and Harris + Hoole.

Qualis understand that trading is the prime focus of every commercial business and that a construction and/or fit-out phase, is a means to that end. Therefore, Qualis tailors every project programme to the customer's needs, ensuring that interruption to trading is avoided or kept to an absolute minimum, depending on the nature of the project.



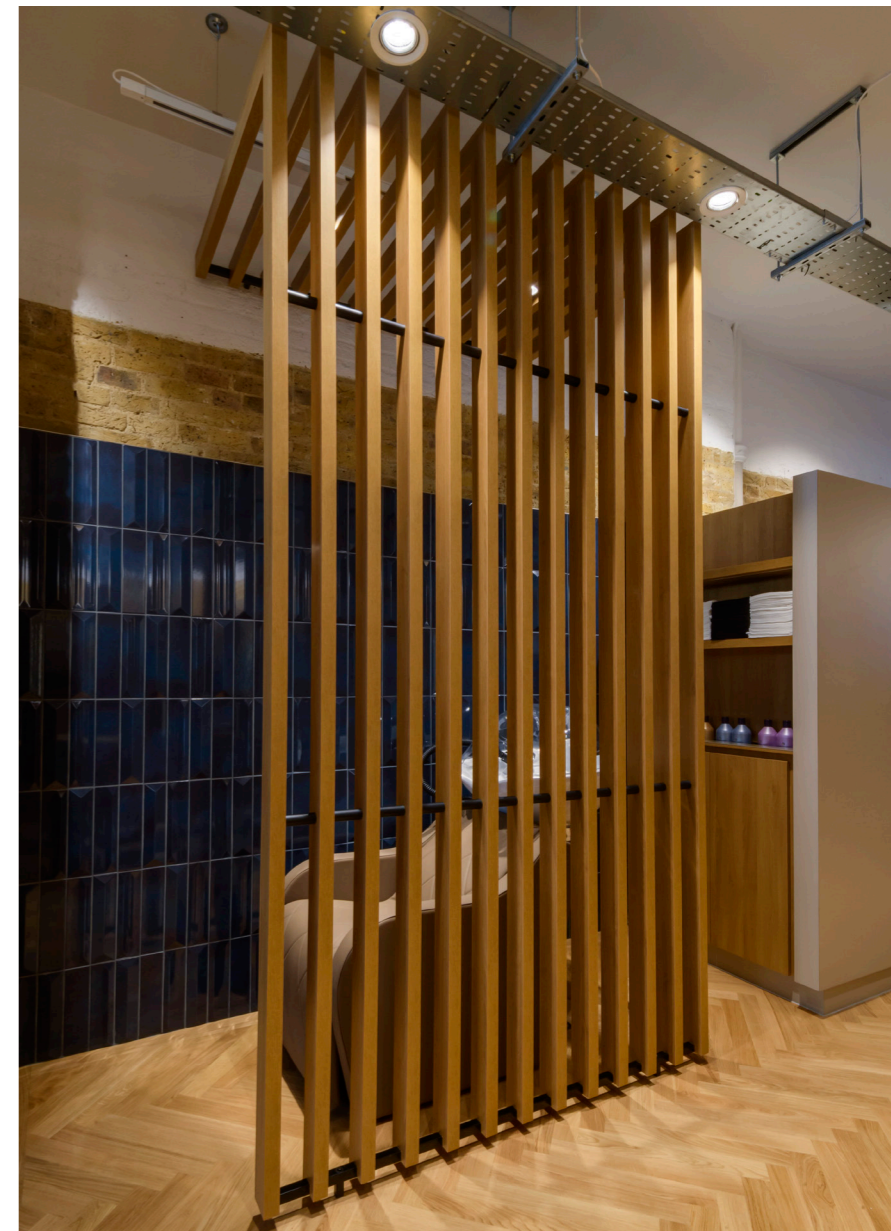
QUALIS WERE SELECTED BY NEIL MOODIE STUDIOS TO PROVIDE A FULL TURNKEY SALON FIT OUT FOR THEIR FLAGSHIP SALON AT THE ICONIC SPITALFIELDS MARKET IN CENTRAL LONDON.

FITNESS & LEISURE



All elements of the fit out were procured and executed by the Qualis fit out team, including a full Mechanical, Electrical and Air conditioning install complete with all finishes, and specialist lighting install. Qualis also managed the design, manufacture and install of all retail and fitted furniture.





QUALIS HAS BEEN INVOLVED IN PROJECTS IN THE EDUCATION SECTOR, FROM PRIMARY AND SECONDARY SCHOOLS TO UNIVERSITIES.



## EDUCATION



These have been all-encompassing and have seen the company deliver extensions, refurbishments and energy efficiency upgrade frameworks – replacing full window and heating systems to erecting modular prefabricated new-build schools in England.

The skills and expertise required to work in live retail environments are easily transferred to this line of business – working around live schools. This sector has seen Qualis work in special needs schools which require extreme consideration due to the sensitivities that come with working close to children with special needs and vulnerable adults.

One large school project carried out by Qualis was the full refurbishment of the swimming pool and associated staff and children's changing rooms at Fleming Fulton School in Belfast, along with a large new-build car park and street lighting scheme.

### Recent Education Projects

#### **STRANDTOWN PRIMARY SCHOOL**

Extension and Fit-Out  
Belfast

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#### **ST. PATRICK'S PRIMARY SCHOOL**

Extension  
Hilltown

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#### **QUEEN'S UNIVERSITY**

Psychology Department Refurbishment  
Belfast

## TESTIMONIAL

### STARBOARD PM LTD.

Tom Green / Director

At Starboard PM we have had the pleasure of working with the Qualis team over many years. We have worked on a variety of schemes together and have always been impressed by the quality, whether it be a shopfitting project or a new house building scheme. Qualis has always been able to work to a tight cost and understands that for most of our clients, programme is equally important. The Qualis team's structure means we have always had one of their directors oversee the scheme. A really personal service.

### NEIL MOODIE

Owner Neil Moodie Studio, Spitalfields London

"Qualis came highly recommended as the shopfitters for my salon. They met us on site before the build began on numerous occasions, going through all the interior designs with us thoroughly to make sure we were all completely clear on the work to be done. David and his amazing team proceeded to start work on the start date and gave us a 6 weeks deadline.

Whenever they came up against any obstacles, they would find possible solutions before contacting us which was fantastic as it saved a lot of time. The attention to detail and care from David and his team is second to none and their desire to achieve the best results instils the utmost confidence.

I am super happy with the results of the build of my salon, it looks incredible. I would most definitely use Qualis again in the future."

### PEACHES ENTERPRISES

Lewis Waterworth / Director

We embarked on a challenging project to almost completely demolish our pub, "Ocean Drive" and transform it into a modern bar & restaurant, "Harbour and Company". We chose Qualis as our main contractor and from day one we were delighted to have made this appointment. The foremen and project managers were informative, approachable and a pleasure to deal with throughout the project and all aspects of the job were completed with speed and precision by what was evidently a highly skilled team. The results speak for themselves. We are extremely proud of our new bar & restaurant and the quality of the build is a credit to Qualis.

The most pleasing aspect of the project was the level of customer focus and approachability that the entire workforce maintained throughout the build. Being from the service industry ourselves we really appreciated this helpful and can-do attitude. We would have no hesitation in recommending Qualis to anyone considering a building project and we hope to use them again ourselves if we get the opportunity to expand our business further.

### GEORGE NORTHWOOD HAIR SALON

George Northwood / London

I found the Qualis team to be a very pleasant company to work with. The work was completed to a high standard and on time. I have no hesitation in recommending them further.





# SUSTAINABILITY

Our ethos is to create spaces which are as sustainable as they are eye catching. We work with designers and consultants who share our sustainable approach in delivering projects which are unique and bespoke, as well as kind to the planet. Some of the initiatives we use to reduce our carbon footprint are as follows:

- Sustainably sourced materials
- Use of recycled materials (recycled aggregates,
- Use of FSC and PEFC timber products
- Selecting products with low VOC content and emissions
- Use of HVO fuel in plant and machinery
- Use of hybrid vehicles in the company fleet and encourage supply chain to use electric vehicles when possible

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