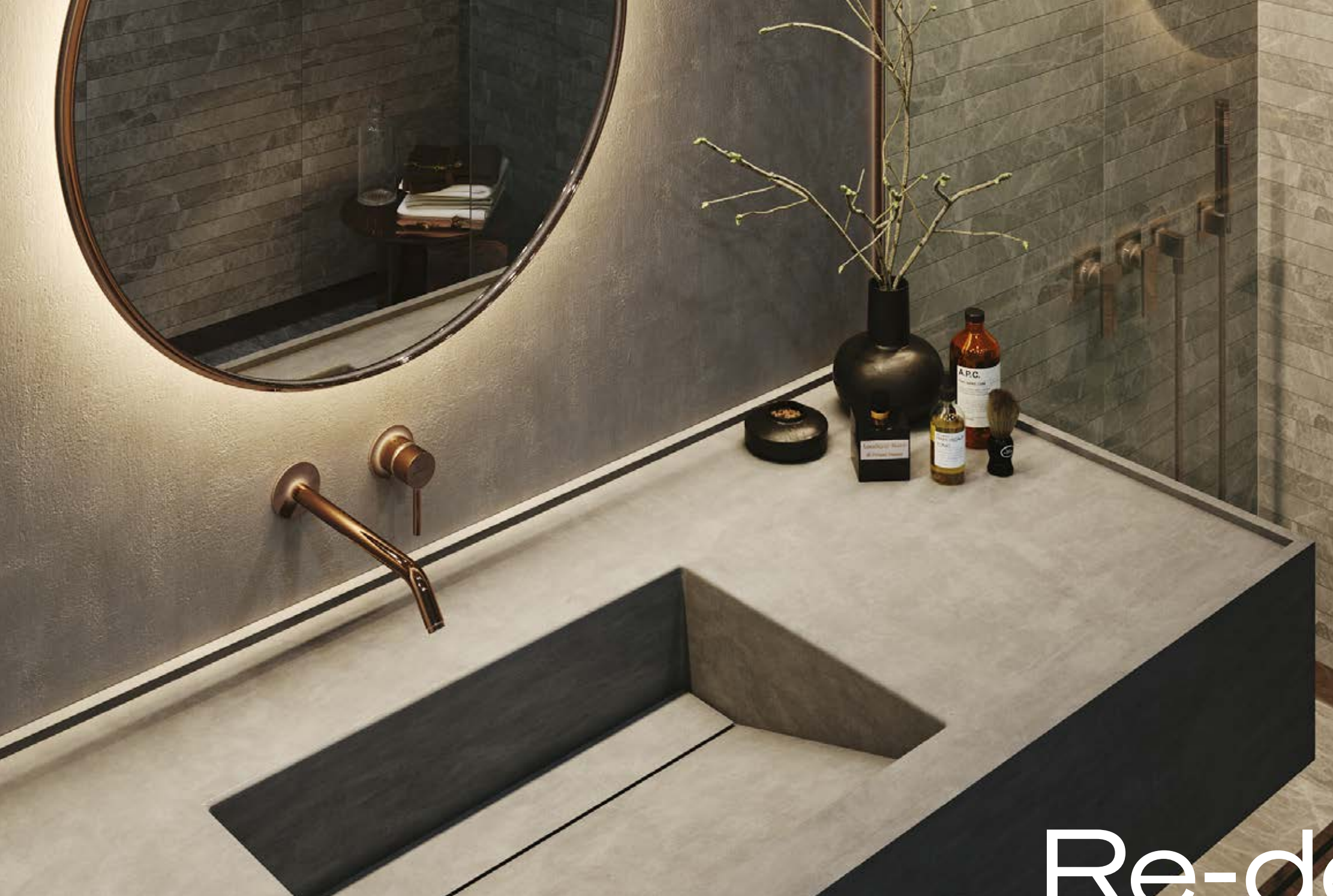




PORTEUS

Bespoke pod solutions



Re-defining pod solutions

Each pod is manufactured to
unique requirements – there is
no limit to your options



Crafted off-site to your unique specifications and installed in a single day, our pods are the perfect solution for any project from five-star hotels to high rise apartment blocks or modern student accommodation.

— GUARANTEED
QUALITY

From the simplest design to the most complex, every pod is made using only the finest craftsmanship. We hold ourselves to the highest standards and strict quality controls ensure that all pods have been tested to perfection before being delivered to you.

— COST
CERTAINTY

The price agreed at tender stage will be the final cost, no surprises. We understand that cost certainty is paramount to our client-supplier relationship and success of the overall project. The streamlined approach to building also eliminates unexpected costs and those associated with programme delays due to defects and snagging.

— PROGRAMME
CERTAINTY

Our pod solutions optimise and derisk construction programmes. Our off-site production and precise scheduling means that you know exactly when each pod will be delivered, giving you the peace of mind that your programme is always on track.

— VALUE

Porteus understand that we have a duty to provide best value to our clients, be that bettering a specification, value engineering or passing on cost savings through our supplier relationships.

Porteus operates out of a dedicated facility in Longford, Ireland

Established in 2017, Porteus currently employs a team of dedicated production staff comprising of skilled tradesmen and operatives. Our management is also highly specialised, bringing over 20 years of combined experience in the design and manufacture of pods and modular systems.



There is really no limit on how many pods we can produce at one time and we also have temporary storage facilities if required for any particular project.

The optimal number of pods we can produce is aligned with our clients project construction schedule. Our processes and production lines are based on an agile manufacturing model.

We have established a very strong network of suppliers and developed the processes, tools and training along with skilled local tradesmen. This enables us to respond quickly to clients needs, deliver bespoke requirements, and adapt to market changes while still controlling costs and, most importantly, quality.

This ensures our strategy to meet customer demands rapidly and effectively. Afterall, a key driver for off-site construction is to de-risk programme and ensure quality.

Our production line is structured according to each project's site requirements for delivery. This is planned and scheduled at design stage, with the number and types of pods completion schedule aligned with your construction programme. Our focus is to optimise the delivery of your project as a collaborative supplier, working within the requirements of your projects from specification, design and quality through to delivery and aftersales services.

The result is our customer getting a fully fitted out mechanically and electrically tested bathroom pod for incorporation into their project during construction. These can be installed and ready to go in just one day – giving you complete control over your programme.

Our commitment to quality is everything, which is why we believe the little details make the big difference.

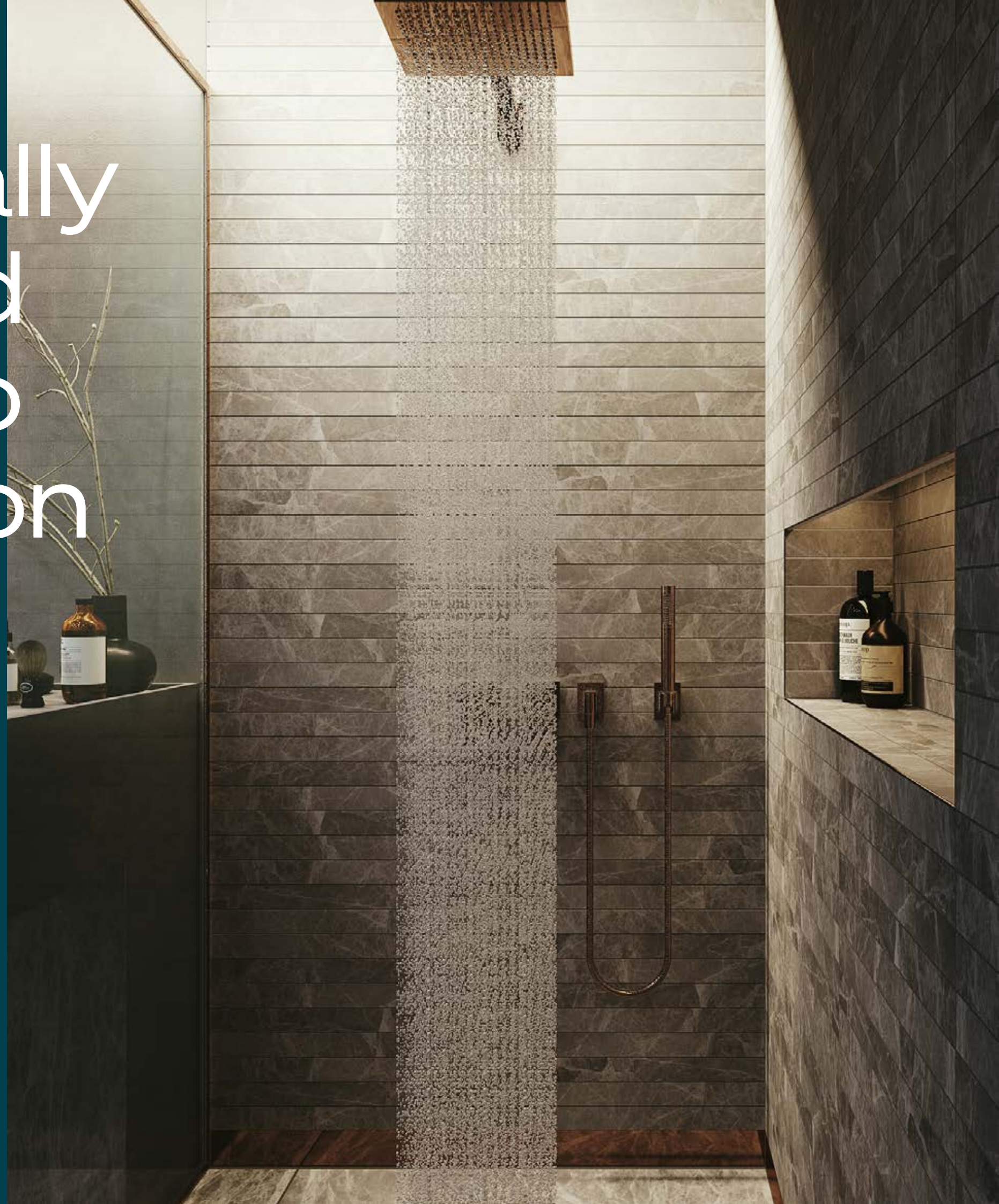


We believe that detail makes the difference and offer a full turnkey solution. All fixtures and fittings required within the bathroom will be supplied and fitted by Porteus in the factory. We also supply an extensive range of tiles, sanitaryware, accessories,

fixtures and fittings from many leading and luxury brands, such as Porcelanosa, Pissano, Altas Concorde, Porcelain, Ideal Standard, Vado, Bagno Design and Grohe.

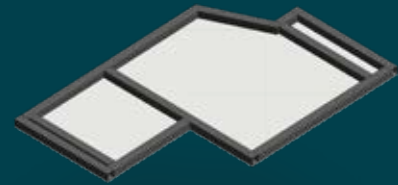
Technically designed & built to perfection

Refined manufacturing
delivers quality you can trust,
with the look and feel of
premium construction.



STANDARD SPECIFICATION

Each pod is bespoke according to your unique requirements, however as a standard specification for each component, our pods comprise of the following:



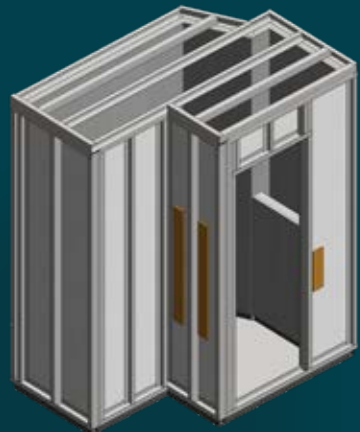
FLOORING

- The pod floor is formed with a 6-8mm steel plate with the floor finish then applied to the plate in the factory
- Depth of the floor can be tailored to accommodate individual project's screed and/or specified insulation
- Pod floor tanked and tested
- Fire rated floor optional if specified
- Our floorless option is proving very popular with contractors and clients, allowing for a seamless finished floor elevation and greater flexibility with the timing of installation



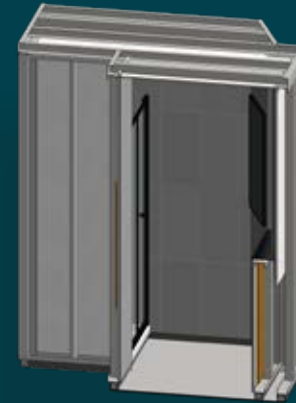
STRUCTURE

- Base frame consists of 60 x 60 x 3mm cold roll steel box frame
- Fully certified by External consultants
- Fabricated by fully qualified technicians in the industry
- Metal studded frame for floor, ceiling and wall tracks 1.2mm x 75mm galvanized studs
- Held together by 32mm Tek screws into the base frame & 26mm screw at wall junctions
- All wall junction joints have a bonding process in conjunction with the screws at the wall making it a more robust structure
- The rigid frame does not deflect in transport or lifting



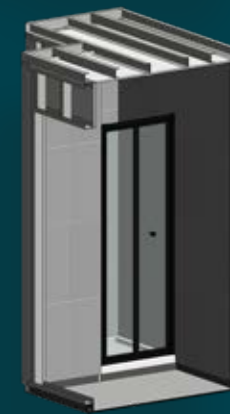
WALLS & CEILINGS

- Can be constructed to any bespoke project specification from plasterboard and moisture resistant panels, to sound board and Fermacell
- Panels are cut on site in a controlled environment to give the best yields possible, reducing waste and cost
- Walls and ceilings can be fire rated as per specification
- Plasterboard is secured to metal studs using a 25mm drywall screw



TANKING

- Shower & bath areas are tanked using a certified waterproof membrane in order to prevent any moisture penetrating through structure
- All tanking through the QC process are tested at each stage of the process

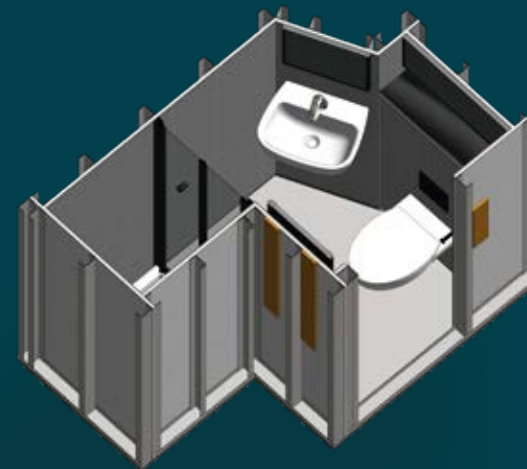


MEP

- Hot & cold 20mm & 16mm insulated pipe to be compatible with every sanitaryware system
- All exterior piping is mechanically fastened to the metal stud using the appropriate plumbing clips
- Fully tested and fully flushed to ensure when client receives the pod they only have the H & C to tie in giving ease of installation
- The system is tested with a 5 bar water pressure and air flushed to ensure a hassle-free 'plug-and-play' solution at installation stage

TOILET FRAME WET WALL

- Wall mounted w\c pan with integrated cistern into bulkhead wet wall and fitted to manufacturers specification
- Custom made toilet frame to ensure that any toilet can be matched to any specification required by client, i.e. height etc.





— TRANSPORTATION & INSTALLATION



When we receive the instruction to deliver the finished pods to site, our operations team liaise closely with the contractor's Project Manager and Logistics Manager to arrange delivery slots for installation.

PROTECTION AND TRANSPORT

- Completed Pods are industrially wrapped with our 'Wraptite' system to ensure pods arrive to site sealed and in the same condition they left the factory floor
- Transported to site on a curtain sided lorry fully protected from the elements

LIFTING

- Pods can be lifted directly from the back of the delivery truck to any position required on site
- Pods can either be lifted from the bottom sub frame or from the top of the pod by crane

MOVING PODS ON SITE

- Pods are easily moved to the next stage of the assembly line by our caster system
- This system is a user friendly on site solution to move the pods easily into position

HOW ARE THE PODS DELIVERED?

Pods are transported to site in a secure curtain sided vehicle, fully protected from the elements. The pod structure allows lifting from the top for faster installation, and our user-friendly Caster System allows quick and efficient moving of pods while on-site.

Pods are programmed to be constructed for just-in-time deliveries. If our programme exceeds that of the contractor's readiness for delivery and installation, any completed pod project is kept protected inside a building prior to being delivered to site.

IS THE INSTALLATION GUIDED ON SITE?

The pods can be installed in one hour using just two operatives and our user-friendly Caster System. Each pod is clearly labelled for your reference and easy installation.

Once craned into the building they can be wheeled and lowered into position with our Caster System. Alternatively, and for quicker placement the pods can be lifted from the top and let down into the final position.

A training session is provided to the Site Managers prior to delivery and our dedicated line manager for your project will be available for remote assistance throughout the installation period. Full Risk Assessments and Method Statements (RAMS) will be made available prior to delivery for Contractors review, approval and implementation at installation.

A custom Porteus lifting frame is available to ensure seamless and safe lifting from the delivery truck to position on site.

Complete bespoke service from end to end

You will be supported at every stage by our expert team. From concept to programming and delivery, our team will ensure your project is optimised with a Porteus Pod solution.





— DELIVERY & PROCESS

Collaborate seamlessly and be supported at every stage of your PORTEUS journey by our expert team.

SERVICE FOCUSED

The quality of our finished pods is paramount in the delivery of our service. Our brand embodies the quality of the product we deliver, and our commitment to the industry and clients for whom we strive to deliver successful projects.

It is of utmost importance to us, to ensure that our clients are satisfied with the service received and can rest assured that placing an order with us will help to ensure the smooth running of your overall project. No matter what the specification, our quality checking comprises of a stringent yet efficient process of sign-offs and approvals as each pod is fabricated.

This process begins at design stage where our in-house design team model the pods in 3D Autodesk Software. By using the technological capabilities of Revit and Navisworks we are able to share data on production capacities, possible service clashes and compliance issues. By sharing this process on a Common Data Environment, we can better iron out any problems prior to commencing construction. We understand that the cost of correcting quality issues increases as the problem moves downstream and this risk is best mitigated for at the earliest possible point in our design and manufacture process.

QUALITY CONTROL

A unique aspect of our service is traceability of completed works. With individual trades signing off their works a culture of pride and ownership is cultivated. We have a full-time Quality Control Manager at our facility who conducts regular audits of completed works and our overall quality management processes. Furthermore, our pod construction's structural integrity has been independently assessed by a third-party structural engineer to provide assurance that the materials used in the pods are fit for purpose.

OPEN DOOR POLICY

We are more than happy to host client and stakeholder visits to our facilities. This transparency allows for inspections of progress and ongoing quality of the product throughout the project's lifecycle.

HANDOVER

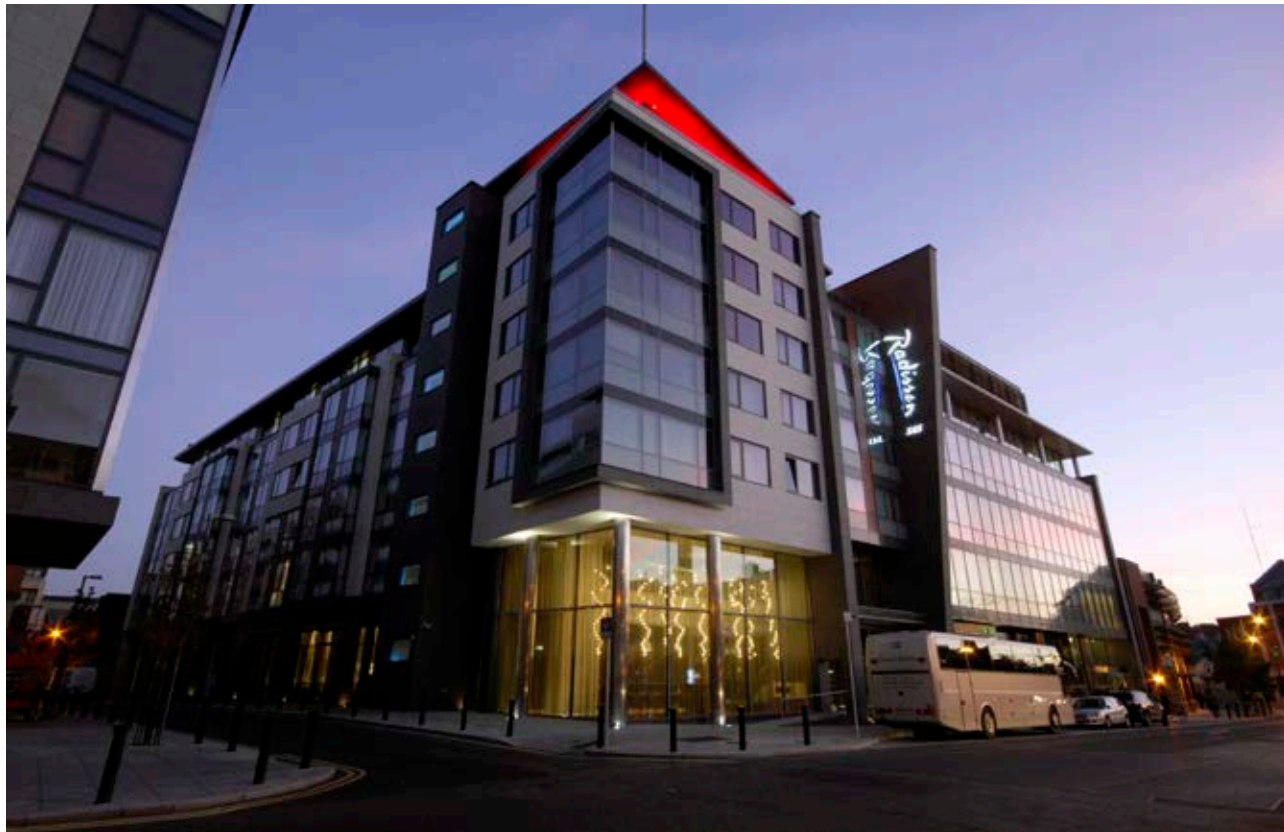
Contractors are provided handover data for each pod in hard copy and digital format upon delivery of the final pod, or as required throughout installation. This pack includes product technical specification, warranty and installation information; Porteus quality sign-off records as well as Mechanical, Electrical and Plumbing certificates.

AFTERSALES SERVICES

Our customer service does not finish once the pods leave our premises. Our Head Office provide a full after-service care. We implement a service hub with details of all completed projects recorded for and available in a few quick clicks.

TRACEABILITY

Traceability is a key feature of our service should any issues arise once the pods leave our factory floor. Our quality assurance checklist produced for each bathroom provides our clients with piece of mind that each pod is treated as an individual project.



— PROJECT
CASE STUDIES



JJ Rhatigan engaged with PORTEUS for the design, supply and delivery of 69no. Pods for the Radisson Hotel Extension, Golden Lane in Dublin 8. I found PORTEUS to be very engaging from both a technical and commercial point of view (including value engineering options).

I found their team to be proactive in liaising directly with ourselves and through our novated design team. The sign-off of the design, which resulted in significant cost saving was seamless throughout. When the Pods arrived to site in early 2019, they were of a very high standard. I would have no hesitation in recommending PORTEUS for future work.

— CHRIS BOOTH, SENIOR QUANTITY SURVEYOR, JJ RHATIGAN

Dublin

Radisson Blu

HOTEL

—
LOCATION

8 Golden Ln, Dublin 8,
D08 VRR7, Ireland

DEVELOPER

Luxor Investments Ltd

ARCHITECT

Reddy Architecture &
Urbanism

HOTEL OPERATOR

Radisson Blu

NO. OF PODS

69

NO. OF BATHROOM
TYPES

1

PORTEUS was engaged to streamline the complex extension works to the fully operational Radisson Blu Royal Hotel Dublin with the production of 69 PORTEUS luxurious bathroom pods.

The project comprised of the construction of 7 new storeys over a 2 storey basement, and the construction of a 5 storey bedroom block over the existing hotel function room.

Designed by Reddy Architecture, an additional 84 stylish and sophisticated hotel bedrooms feature 69 quality PORTEUS bathroom pods. The pods were fully tiled and finished with BagnoDesign sanitaryware, tapware and bathroom accessories in matt black. Special features included the incorporation of in-ceiling speakers and controls, pendant lighting, mirrors with demisters and underlit vanity and towel shelves.

This development was constructed in a live city centre site. Traffic management, deliveries and work hours were carefully coordinated to ensure that there was no disruption to the neighbouring occupied buildings when the pods were delivered and installed on site.



— PROJECT
CASE STUDIES

South Mall, Cork

Maldron Hotel

HOTEL

—
LOCATION

93 S Mall, Street,
Cork, T12 EE72,
Ireland

DEVELOPER

Dalata Hotel Group

ARCHITECT

Reddy Architecture
& Urbanism

HOTEL

OPERATOR

Maldron

NO. OF PODS

112



A new 4-star Maldron Hotel South Mall in Cork opened as the city centre's second largest hotel, with a fast-tracked construction aided by the installation of 112 Porteus bathroom pods.

PORTEUS was awarded a contract to supply 112 bespoke bathroom pods for Dalata Hotel Group's new Maldron Hotel in South Mall Cork.

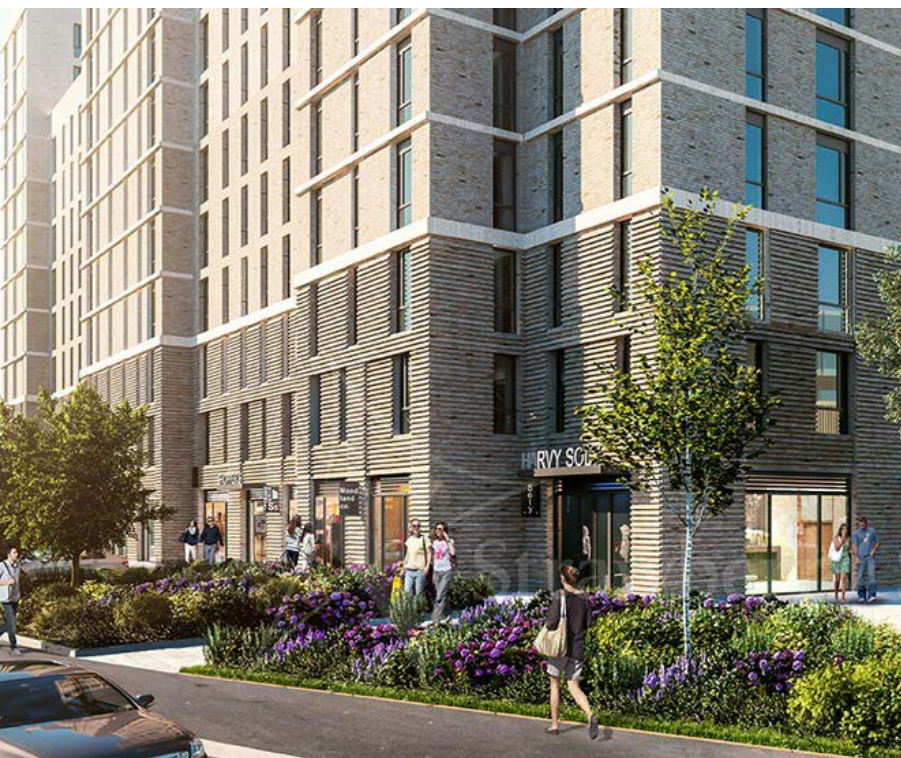
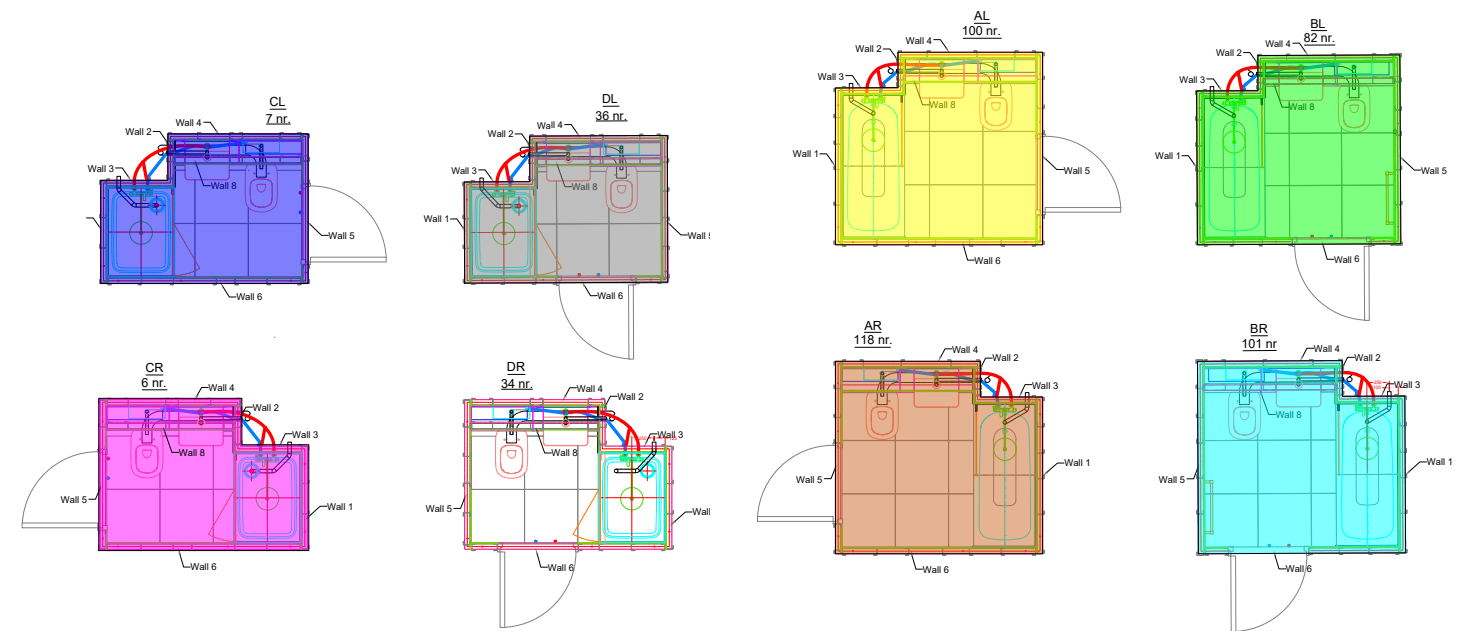
Designed by Reddy Architecture + Urbanism, the new hotel was a complex project involving both new build and the adaptive reuse of existing protected structures – 94 & 95 South Mall and the retention of an existing protected façade to Parnell Place. The new hotel includes 163 bedrooms hotel, bar, restaurant and meeting room facilities.

The incorporation of bathroom pods for the new build portion of the hotel provided programme efficiencies alongside the internal fit-out of the existing shell and core building to help meet the tightest of delivery deadlines.

The project features 112 quality steel-framed PORTEUS bathroom pods, fully tiled and finished with Grohe Luxury fittings and sanitaryware, Waterbury bathroom accessories, TechniStone vanity shelf and mirror with integrated lighting, all matching the traditionally built bathrooms in the project.



— PROJECT
CASE STUDIES



Luton
LU2ON
RESIDENTIAL

LOCATION
Luton Bedfordshire
United Kingdom

DEVELOPER
Strawberry Star Homes

ARCHITECT
Flanagan Lawrence

NO. OF PODS
484

**NO. OF BATHROOM
TYPES**
8

Union at LU2ON by Strawberry Star Homes maiden Luton project incorporates 401 apartments featuring 484 high quality PORTEUS modular bathrooms.

PORTEUS was engaged to assist with delivering an exciting new development in Luton for Strawberry Star Homes. Our engagement ensured programme assurance and efficiencies with early design and production, as well as a high standard of controlled quality required for the ultimate client and end user.

The first phase of this major new build project will include 401 apartments, featuring 484 high-quality PORTEUS bathrooms across 8 different typologies. The bathrooms are finished with porcelain tiled walls, semi-recessed basins, clear glass frameless bath screen / shower enclosures and quality chrome fittings.

PORTEUS

Bespoke pod solutions

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