



Elliott



GROUP

FIT OUT | DIVISION



Darragh is a graduate of the Limerick Institute of Technology holding a Bachelor of Science in Construction Economics.

In the past, Darragh held the role of Director of UK operations with P. Elliott & Co Ltd. He has comprehensive experience in a broad variety of project types, including Residential, Healthcare, Educational, Commercial, Leisure, Retail & Civil Engineering Works.

Darragh's professional and hands-on approach has ensured that all projects have been delivered to the highest standards and on target with an exemplary safety standard and safety record that has been delivered time and time again.

**Darragh Elliott** | Managing Director ROI



Noel has over 20 years of experience in the construction industry in Ireland and the UK and has a reputation for delivering for clients and design teams requirements on each and every project he is involved in.

The ethos that Noel has adopted and instilled in his team is reputation driven and the company, its clients and by extension, the project is always put first.

Noel's core role is to lead the company from initial business development to estimating, commercial management and to oversee the execution at the steering level on all projects.

**Noel Elliott** | Managing Director UK

*Construction is a tradition in the Elliott Family which dates back to 1927. Three generations later our people pride themselves on delivering a first class service to ensure the highest standards are achieved on your Project. Experience, loyalty and commitment are the key ingredients for our success. Whilst never forgetting our roots, we embrace new technologies to drive value, efficiency and quality for our Clients.*





## COMPANY DIRECTORS



**Darragh Elliott**  
Managing Director ROI



**Noel Elliott**  
Managing Director UK



**Ray Fallon**  
Group Finance Director



**Gary O'Sullivan**  
Construction Director ROI



**Eddie Sheridan**  
Commercial Director ROI



**Matthew O'Dowd**  
Group HSEQ & Sustainability  
Director



**Will Leahy**  
Regional Director Munster



**Gareth Cooney**  
Regional Director  
London and South UK



**Eddie Campion**  
Regional Director  
Midlands and North UK

## A Tradition in Construction

“The Elliott Group is a hands-on, third generation construction company, dedicated to improving the built environment. We achieve this through our experienced, dedicated, tried and trusted team; using innovative technologies; adopting strong and supportive bonds; ensuring the sustainability of our business for our people, our partners and our clients.”

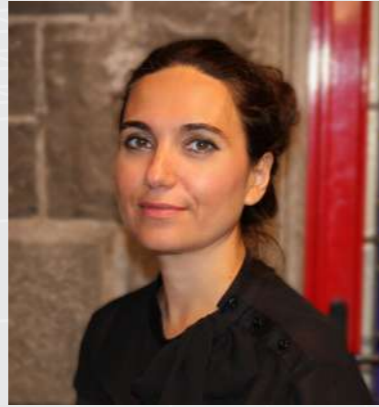
Construction is in our **DNA**



# FIT OUT | DIVISION



**David O'Kelly**  
Contracts Manager, Fit Out



**Marta Carroll**  
Senior Interior Architect,  
Fit Out



**Cathal Smith**  
Group Technical Services  
Manager



**Daniel Shanley**  
Technical Services Manager,  
Fit Out



**Kevin Regan**  
Quantity Surveyor, Fit Out



**Pat Masterson**  
Commercial Manager



**Gerry McCaffrey**  
Purchasing & Plant Manager



**Eric Leonard**  
Preconstruction & Planning  
Manager



**Alexis von Hardenberg**  
Group BIM & Design Manager



**Tracey Mackie**  
Accounts Manager



**Derek McConnon**  
I.T. & Systems Manager



**Laura McCooley**  
HSEQ Manager



**Claire Galligan**  
Marketing Manager



# FIT OUT | DIVISION. GARY O'SULLIVAN. PERSONAL PORTFOLIO



**Gary O'Sullivan. BSc, MCIQB**  
Construction Director

**Qualifications:**

- + BSc Construction Management (Hons), MCIQB
- + CIOB Construction Manager of the Year 2019, Silver Award Winner

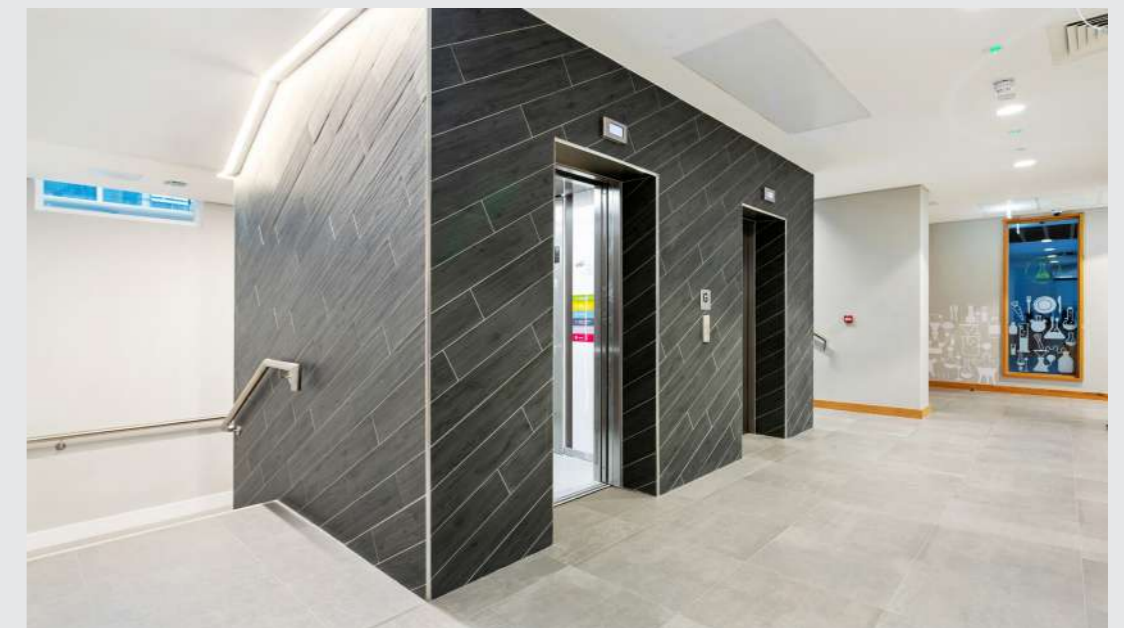
In a 23 year long career Gary has significant experience in delivering high specification fit out projects in both Ireland and the UK with successes in very high ratings for LEED certification.

He has worked his way through all construction delivery roles for leading construction organisations which awards him a thorough knowledge and has developed his hands-on approach.

Ensuring each project team is comprised of professional managers based on their individual and collective experience for each individual project is a priority for Gary. He successfully fosters excellent working relationships with Clients and Professional Teams alike and prides himself on repeat business.



Vhi 360 Health Care, Carrickmines. Five floor fit out over basement carpark.





# FIT OUT | DIVISION. GARY O'SULLIVAN. PERSONAL PORTFOLIO



The Atrium Building, Sandyford Cat A fit out. LEED Gold Certified



Aercap HQ in St. Stephen's Green, Dublin



The Great Hall Swansea University Cat B Design & Build fit out of the university's auditorium (NR 16 acoustic rated)



# FIT OUT | DIVISION. DAVID O'KELLY. PERSONAL PORTFOLIO



**David O'Kelly. MCIQB**  
Contracts Manager, Fit Out

- Qualifications:
- + CIF/CIOB Site Management
  - + Carpenter/Joiner Certificate, DIT Bolton St.
  - + Roof and Wall Cladding Certification
  - + ESA safety education & training - safety rep

With over 18 years experience in the Construction and Fit Out industry, David has a diverse range of skills in managing new build, refurbishment, and fast track fit-out projects. Throughout his career, he has gained a broad range of experience in building construction and building fit-outs.

His excellent communication, leadership, and interpersonal skills enable him to bring any design concept to life and ensure complete client satisfaction. His careful consideration and attention to standards has proven effective in achieving LEED certification. He has been involved in construction, both in contracting and management since 1999. His experience is rooted in pharmaceutical, modular, commercial, and government development.

He has extensive first-hand experience with modular solutions that include hospital installations and fit-outs for Mater, Crumlin, Cappagh, Vincents, and Holles St.

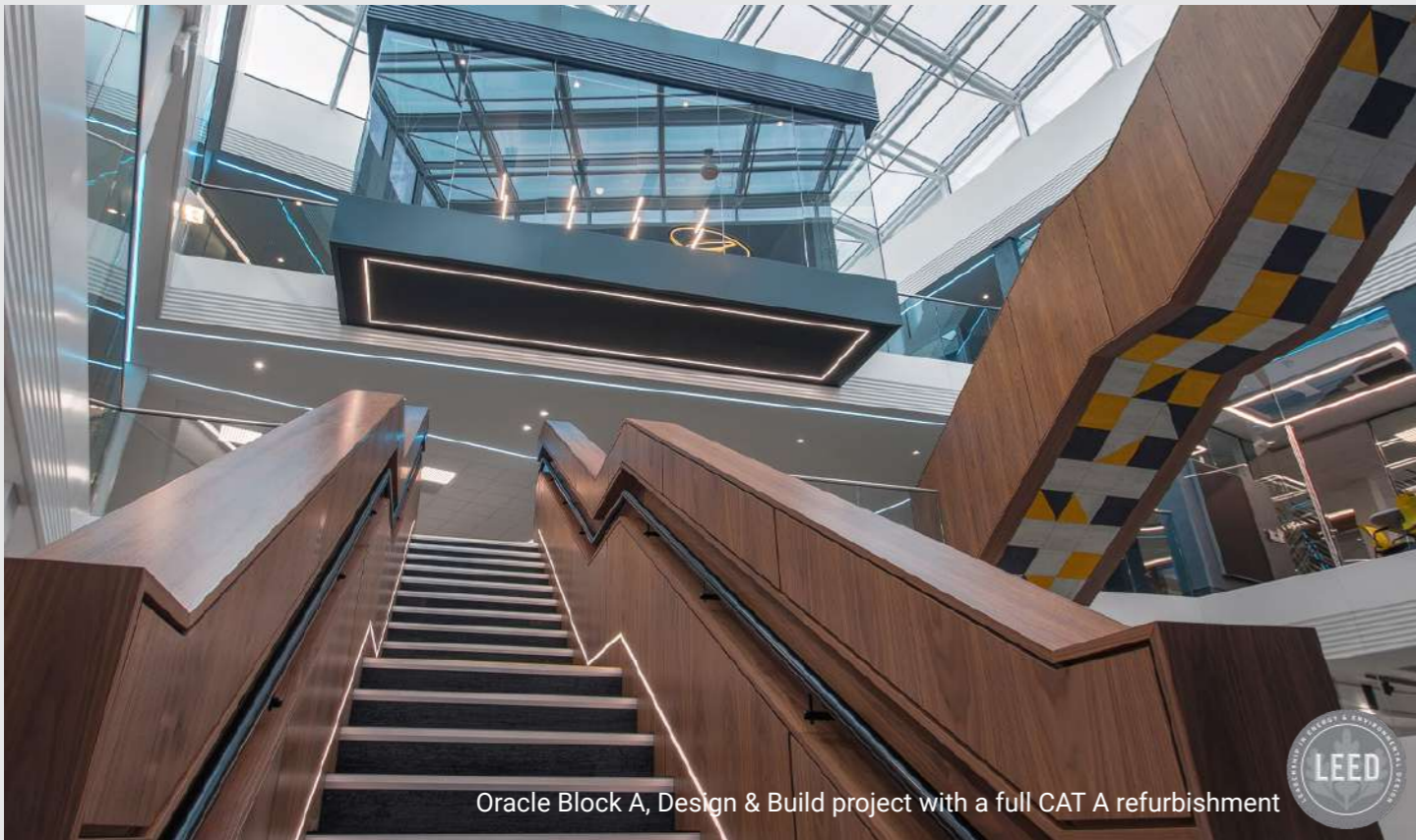


CAT A & B, 18,300 sq. ft. fit out for APC, Dublin





# FIT OUT | DIVISION. DAVID O'KELLY. PERSONAL PORTFOLIO







# FIT OUT | DIVISION. MARTA CARROLL. PERSONAL PORTFOLIO



**Marta Carroll. BA IndDes**  
Senior Interior Architect, Fit Out

**Qualifications:**

- + Interior Design Degree, Istituto Europeo di Design, Milan, Italy
- + Quantity Surveying and Technical Drawing Diploma, ITP College, Parma, Italy

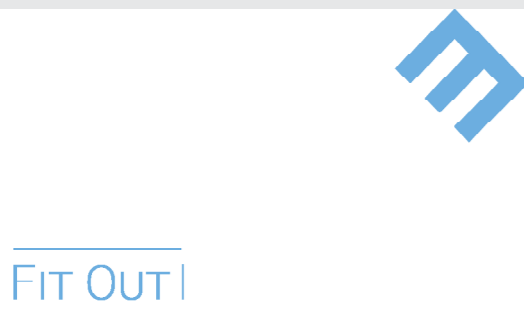
Marta is an extremely passionate and skilled interior designer with over 14 years experience in the industry. She first developed her creative skills working in the residential and hospitality sectors. Over the past 10 years she worked exclusively in commercial interior design, acting as design lead for over 200 office design and fit-out projects across London and Dublin.

Marta has a keen ability to see potential in all spaces; from big to small, new build to historic, conventional to unorthodox, and to develop unique and captivating workplaces that engage and delight the end user.

With excellent attention to detail, a strong work ethic, and a positive attitude towards collaborative design, team work and client care, her work has also seen great consideration and practice in the development of sustainable projects and repurposing.

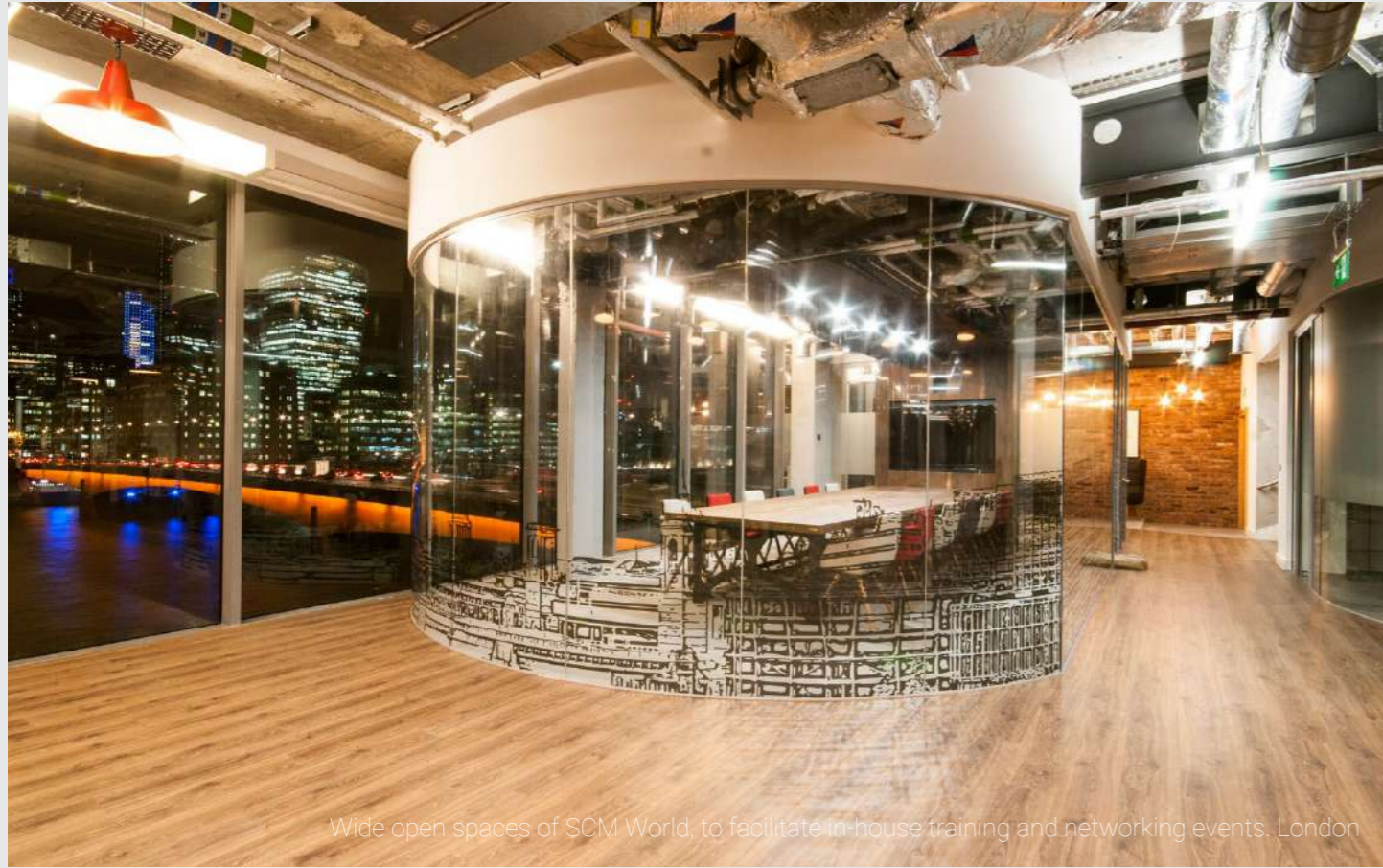


Crisp, smart aesthetic for the Everlight Radiology office re-design, London.





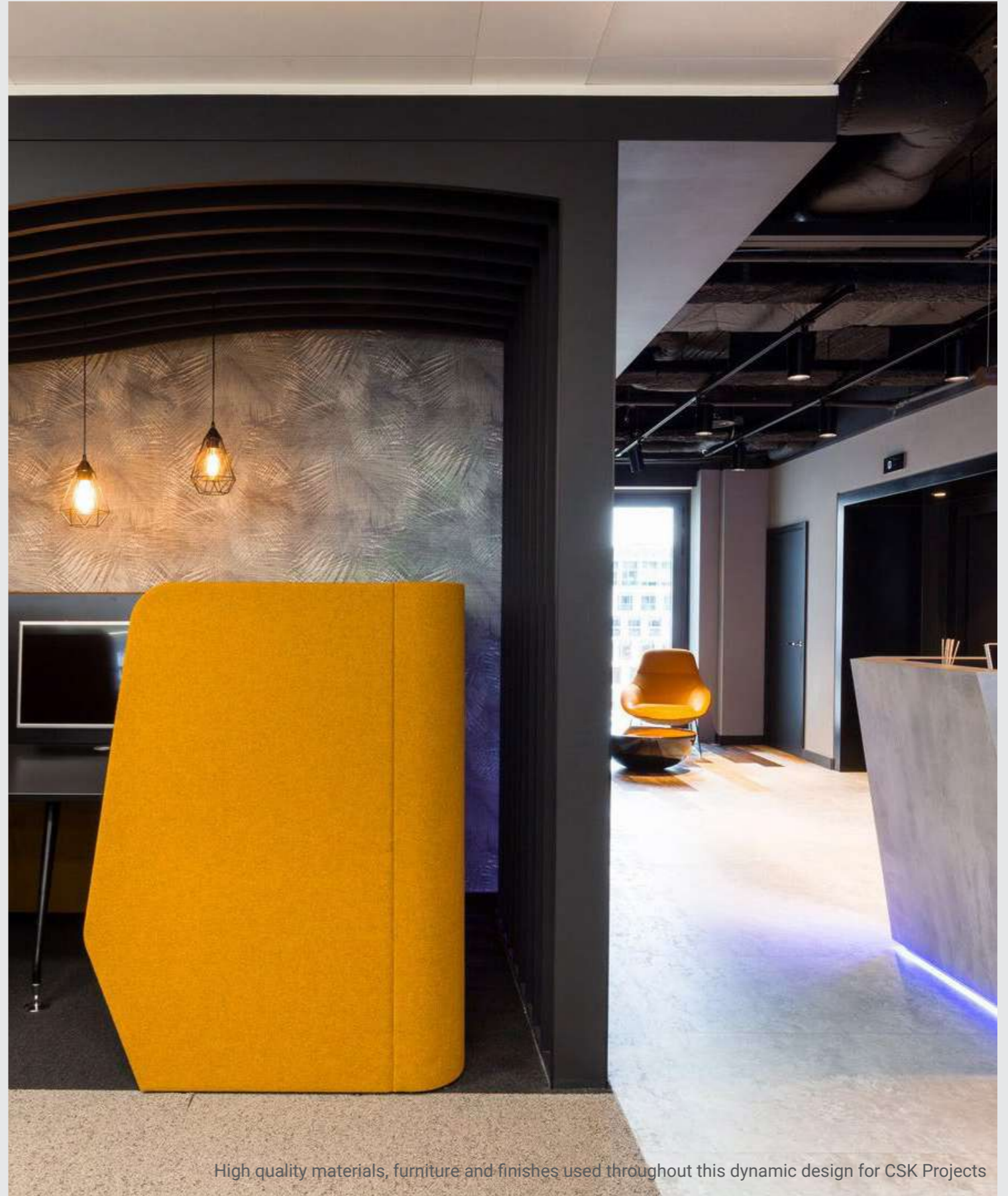
# FIT OUT | DIVISION. MARTA CARROLL. PERSONAL PORTFOLIO



Wide open spaces of SCM World, to facilitate in-house training and networking events. London



Complete office redesign for Acrisure with extension to existing building.



High quality materials, furniture and finishes used throughout this dynamic design for CSK Projects



**Cathal Smith. BEng**  
Group Technical Services Manager

Qualifications:

- + B Eng Electrical Services Engineering, DIT
- + Cert Electrical Services Engineering, DIT
- + National Craft Certificate Electrician with Merit
- + CSCS Location of Underground Services

Environmental Health & Safety Training

- + RECI Installation Testing / Certification Course
- + Managing Safely in Construction
- + Secure Power System Infrastructure

Having successfully completed both trade and academic training and completing qualifications in the building services field, Cathal has garnered a balanced appreciation for design standards, statutory regulations and also for the practicality of project delivery and onsite installation methods. Along with project delivery Cathal's key strength is ensuring the right specialist subcontractors are selected for appointment ensuring projects are delivered within budget and when necessary providing the client with suitable value engineering options.



Premier Inn, Dublin City Centre. 100 Bed Hotel with retail units on street level. €16.5 million

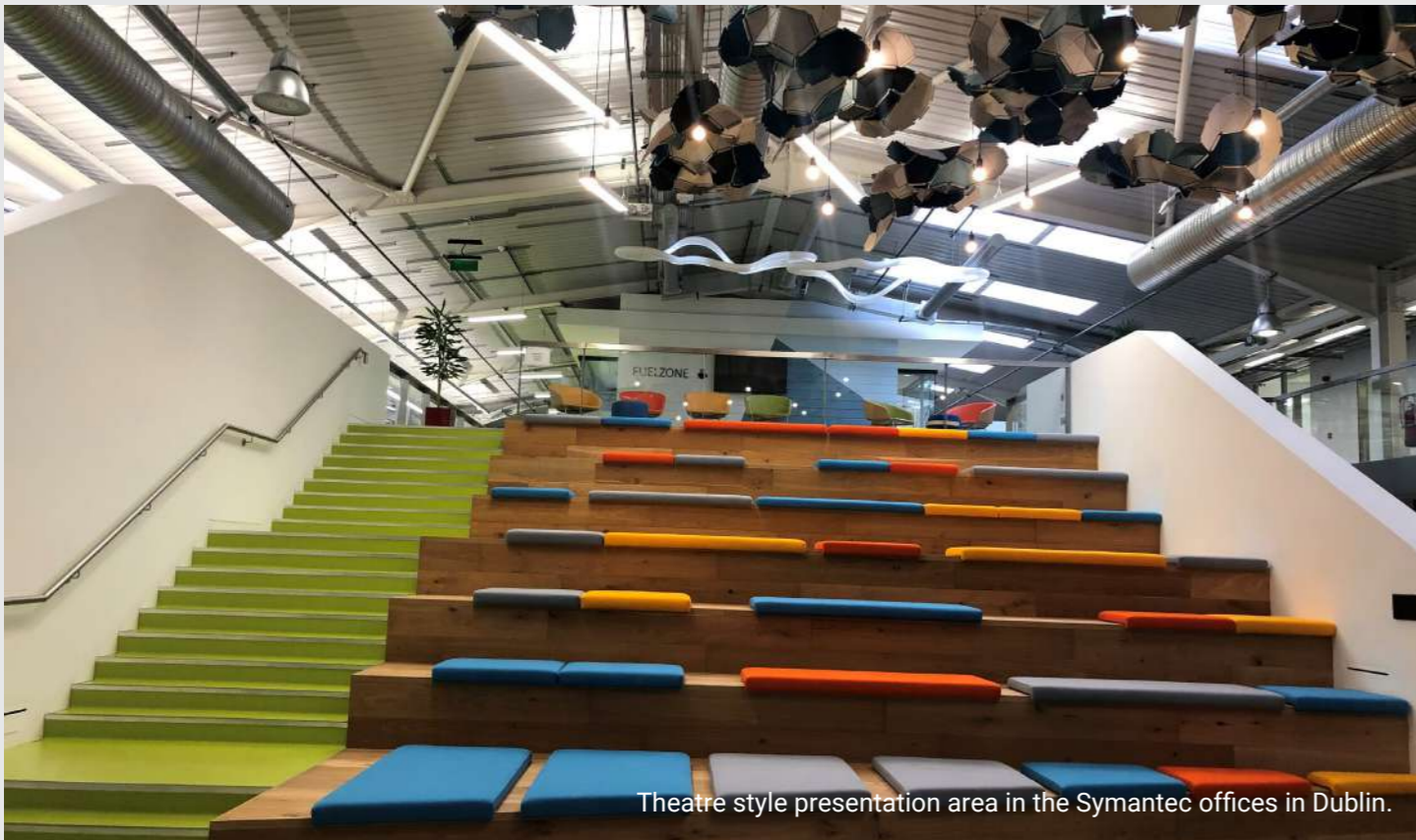




# FIT OUT | DIVISION. CATHAL SMITH. PERSONAL PORTFOLIO



City Centre build and Fit Out of 5,574 m<sup>2</sup> facility with 600 seat lecture hall and grade A offices.



Theatre style presentation area in the Symantec offices in Dublin.



Open communal areas with full fit out at Symantec, Dublin.



**Daniel Shanley. BA ME**  
Technical Services Manager, Fit Out

- Qualifications:
- + Bachelor of Mechanical Engineering, University College Dublin
  - + PGDip Programme and Project Management, University of West London

With over 14 years of experience working with Mechanical and Electrical contractors and Main Contractors, Dan is a highly experienced Technical Services Manager.

Since studying Mechanical Engineering at UCD, Dublin, Dan has developed an extensive range of industry experience in Commercial, Healthcare, Pharmaceuticals, Data Centres, Universities, Laboratories, Design and Build projects, and Estimating.

As a result of Dan's hands-on approach, he ensures that client requirements are met in the areas of commercials, engineering, design, construction management, planning, commissioning, subcontractor management, and client relations. His communication and management skills are strong, and he has a strong track record of delivering against contractual targets. He works closely with the procurement, design, and construction teams to ensure the highest quality is achieved.



Refurbishment of Japan Tobacco International (JTI) offices in Dublin with innovation and sustainability at the core.





FIT OUT | DIVISION. DAN SHANLEY. PERSONAL PORTFOLIO



Autodesk Phase 1 & 2, Windmill Lane. Fitout Award Project of the year.



One Microsoft Court Reconfiguration Project, South County Business Park.



Google Watermarque offices and dining areas with bespoke lighting



# HEALTH, SAFETY, ENVIRONMENT AND QUALITY



**Matthew O'Dowd. BSc**  
Group HSEQ & Sustainability  
Director

- Qualifications:
- + Diploma in Occupational Safety, Health & Welfare at Work UCD
  - + Bachelor of Science in Construction Management, WIT
  - + Diploma in Strategic Human Resource Management, IMI
  - + Member of the Institute of Occupational Safety & Health, IOSH



NISO Awards  
Awarded four consecutive National Irish Safety Organisation awards. 2018 - 2021.



ISO Standards  
Successfully maintaining 3 ISO certifications for Occupational H&S, Quality Management and Environmental Management.



ROSPA Awards  
Gold Award in the internationally recognised RoSPA Health and Safety Awards 2022.



H&S Management  
Awarded Health & Safety Manager of the Year 2021



NISO 2020 North-East Regional Award



NISO 2019 North-East Regional Award



NISO 2018 Distinction





# HEALTH, SAFETY, ENVIRONMENT AND QUALITY

## SUSTAINABILITY

At Elliott Group, we set high standards in safety, health, quality and social responsibility. We work collaboratively with our partners and our team to deliver on our company policies, to make every effort to improve the environment and community we work within and leave a legacy of regeneration, while maintaining the wellbeing and safety of our people.



### Environment

Strict management controls on waste, water, resources, recycling and materials are in place and monitored carefully. Environmental Awareness Training is provided to all members of the project team.



### Materials

Elliott Group strive to work with our clients, customers and supply chain to reduce all avoidable waste generated. Materials are procured locally and from sustainable sources where feasible.



### Social

As members of the Considerate Constructor Scheme, our best practices are implemented to encourage a fair and inclusive working environment. We invest in health, safety, well-being, staff development and training, and legacy planning



### Governance

Diversity, equality and ethics are maintained throughout our offices and sites through policies and practices that are in place and practiced on a daily basis. Throughout the design and operational process, the involvement of our board allows us to get hands-on and identify all factors that can be improved for a more sustainable future. Bringing positive change to the construction industry is our goal.



### We are Considerate Constructors

With careful consideration of community engagement, environmental protection, and employee well-being, we strive to leave a positive legacy by expecting best practices from our team.



Elliott Group end-to-end Electric Vehicle Fleet, launched 2022, is now operational with fast charging points installed onsite.

# BREEAM®



# SKArating®



Wall of Kindness in place on our Premier Inn Hotel, Cork City Centre site.





# HEALTH, SAFETY, ENVIRONMENT AND QUALITY

## QUALITY PROJECT MANAGEMENT

Quality is not only defined by our clients, regulators, policies and guidelines, it is defined by the procedures we put in place as part of our construction quality management plan. Our management team work with a hands-on approach and will have early involvement for full visibility and planning with you, our client. A full understand of expectations and standards is reached and agreed upon, which is the benchmark for all inspections and audits throughout the project term.

### Quality Assurance and Control Planning

Our dedicated Building Control Manager leads all quality management work, and is responsible for the day-to-day operations. The Building Control Manager works with the construction and design teams to identify QA risks and agree on mitigation measure, as well as developing a quality control plan which will include;

- |                                 |                              |                                   |                              |                           |
|---------------------------------|------------------------------|-----------------------------------|------------------------------|---------------------------|
| + HSEQ Policies                 | + Quality Forms              | + Quality Risk Register           | + Control of Non-Conformance | + Communication Standards |
| + HSEQ Manual                   | + Quality Templates          | + Test and Inspection Plan        | + Surveillance               | + Practical Completion    |
| + Standard Operating Procedures | + QA Construction Checklists | + Quality Specification Standards | + Subcontractor and Supplier | + Project Audits          |

These ensure the project is successful from an administrative perspective as well as achieving and maintaining the highest levels of quality specification, design and workmanship.



The project management team work closely with our Health, Safety, Environment and Quality team to uphold company policies and procedures. These relationships are encouraged and supported through all levels of the company to promote an open and safe working environment.



# PRECONSTRUCTION AND PLANNING



**Alexis von Hardenberg**  
Group BIM & Design  
Manager

Our Preconstruction and Planning team are involved in every project once the invitation to tender is received. At tender stage we utilise the following workflow on all projects.



### Scope Review

All tender documents are reviewed once received so our team has a through understanding of the scope. If there is no 3D model we commence building one.



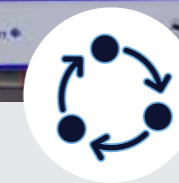
### Constructability Review

Detailed constructability reviews are carried out of elements such as substructure, superstructure, envelope, roof and internal finishes. This helps to understand elements unique to the project and complete our model to the appropriate level.



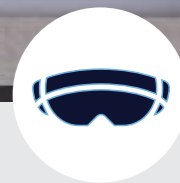
### Logistics Plans

We produce 3D logistics plans to help plan the logistics, specific focus is placed on crane positions, temporary works such as scaffolding and access and egress routes.



### Micro Build Sequences

Once our constructability reviews are completed we prepare micro 3D sequences to detail specific assemblies such as structural assemblies for typical floors, envelope buildups, roof details.



### 4D Construction Sequence

For our final tender submission we prepare a fully detailed 4D construction sequence to articulate our proposed construction methodology and programme.



BIM Common Data  
Environment



BIM Authoring  
Environment



BIM Coordination



BIM Visualisation



BIM 4D Construction  
Scheduling



## KEY SECTOR EXPERIENCE



Residential  
>2,000  
Units

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Commercial Offices  
>1,000,000  
Sq. Ft.

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Healthcare  
>1,500,000  
Sq. ft.

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Hospitality  
>1,500  
Keys



Warehouse & Logistics  
>1,233,680  
Sq. ft.

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Retail  
>1,778,240  
Sq. ft.

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Energy & Data  
250+  
Mega Watts

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Fitout  
>1,230,980  
Sq. ft.



FIT OUT |

# Relevant Experience COMMERCIAL





Commercial

## Henry J. Lyons Architects

- Value: €15,000,000
- Client: Henry J. Lyons
- Location: Pearse St., Dublin
- 560 sqm

51-54 Pearse Street accommodates the new design studios of Henry J Lyons Architects within a new six-storey building on a tight urban site.

The development integrates a terrace of three mid-nineteenth century protected structures with a contemporary 2,600 m<sup>2</sup> extension, formed about a new atrium. This atrium provides clear articulation between the refurbished protected structures and the

modern studios, while bringing light and ventilation into the heart of the building. The building has been designed to achieve an A3 BER Rating and a BREEAM Very Good rating.

Works included extensive refurbishment of the original building (built in a neo-classical style in c.1840). This included restoring the fine plasterwork, refurbishing original sash windows, re-wiring and replumbing.

Doors, railings, granite cills and other features were carefully repaired and refurbished. New lifts, stairs, vertical risers, sanitary facilities, and service areas are provided in the new fabric, allowing for a minimal level of invasive work in the old buildings.

The project won an R.I.A.I award for "Best Commercial Building".



Commercial

## Chartered Accountants Ireland

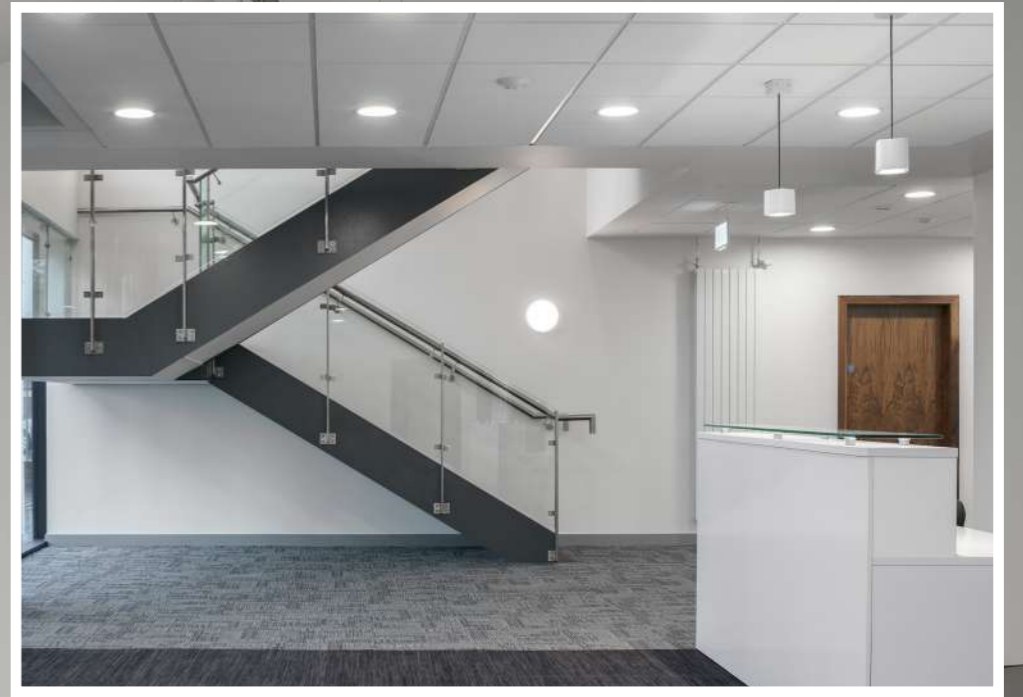
- Value: €30,000,000
- Client: Chartered Accountants
- Location: Pearse St., Dublin
- 5,574 sqm

This is a state of the art office development in Dublin City Centre, adjacent to Trinity College on Pearse Street. The building is on the site of a demolished office block, and is the National Headquarters of Chartered Accountants Ireland.

The 5,574 m<sup>2</sup> facility is a national training centre with head office attached. The building caters for 1,200 students or members at any one time. It includes a 600 seat lecture hall.

The works include demolition, double height basement excavation, piling, foundations, superstructure, engineering services, facades, and the complete fit-out of over 60,000sqft of grade A offices. The fit out consisted of all M&E services, coms room, fire & sound performing glazed screens, high performing stud walls, complicated MF ceilings, a large specialist joinery package, graphic designed walls, high quality floor finishes, canteen and also loose furniture.

The project also included the complete refurbishment of a protected structure to be incorporated into the scheme. The project is constructed on a restricted site in Dublin's city centre, therefore it required special measures to address such issues as demolition - dust suppression and waste segregation, waste disposal, protection of adjoining structures, traffic management and innovative construction techniques.



Commercial

## Momentum Support Office Facility

- Value: €4,700,000
- Client: Textile Properties
- Location: Naas Rd., Dublin
- 2,000 sqm

The building consists of 1,200m<sup>2</sup> double height warehouse and 800m<sup>2</sup> Grade A offices and staff facilities. The project was carried out over two Phases with a 6 month break between phases. Works consisted of alterations and extension of an existing steel frame. Recladding of the roof and entire envelope, including installation of new curtain walling and glazed revolving entrance door. Internally a grade office fitout was undertaken on the ground and 1st floor. The 1st floor

was supported by a structural metsec frame and fire slabbed on the underside. Once these works were completed the fitout of the M&E services and lift could commence.

All services were exposed on the project and careful planning and coordination was implemented on the project to ensure that the quality of installations were of an extremely high standard. Once walls were 1st fixed

with service we created a hold point on the project and all stake holder had to sign off before the voids could be closed. The same process was implemented for the ceiling and fire proofing. Benchmarks were agreed prior to finishing works commencing. Once the void closures were completed all of the walls and ceilings were closed and skimming commenced. The feature stairs was also hoisted into position at this stage in the project and protection laid down.



Commercial

## Hubble Building

- Value: €1,500,000
- Client: Creedon Group
- Location: Rathmines, Dublin
- 1,245 sqm

The building was originally occupied by Tyco and then lay vacant for over 10 years. The project consisted of a refurbishment of the steel frame, roof, envelope, glazing and external works.

The project started with the removal of the old envelope. Structural alterations took place to the existing steel frame in order to achieve compliance with Part L and M of the Building Regulations. New openings had to be formed in the slabs and roof for a new stair core,

lift shaft and AOV. The roof membrane was completely replaced with a sedum roof build-up from Bauder. All windows and curtain walling were also replaced. Air tightness membranes and tapes were placed on all junctions to give the building the required performance to achieve BER A3.

The overall project consisted of a highly finished reception area, with bespoke reception desk and feature walls. New toilet facilities, meeting rooms and

offices on the upper levels overlooking the 80 seat open plan double height space. The breakout space, kitchen and seating area were all situated at the end of the open plan space. Additional toilets and shower facilities were also provided near the kitchen space. As the tenant is involved in the IT logistics industry, the coms room was kept as an important separate space with full fire compartmentation and leak detection. The room was also fitted with AC and fire suppression.





Commercial

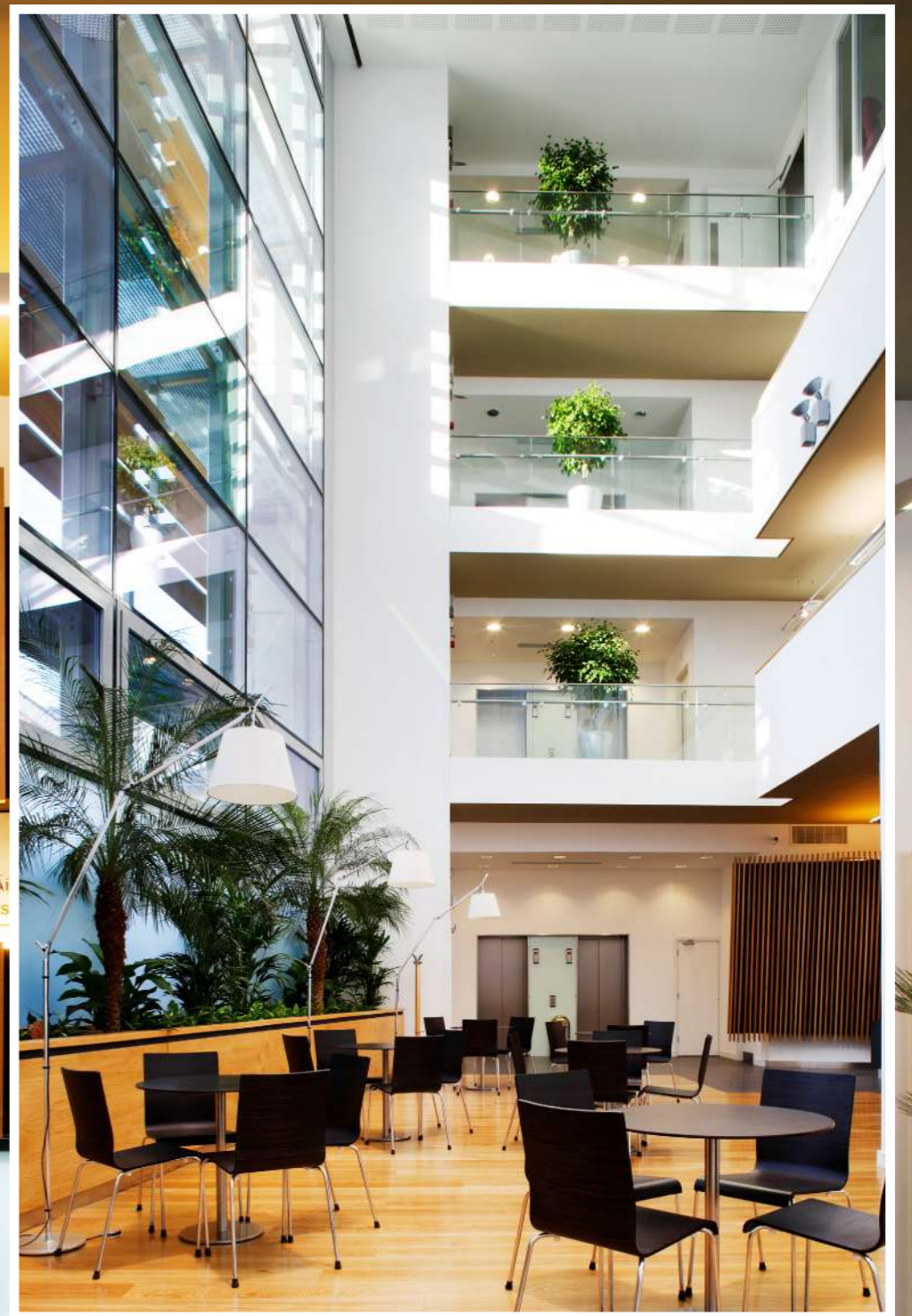
## Irish Aviation Authority

- Value: €3,000,000
- Client: Irish Aviation Authority
- Location: Fleet St., Dublin
- 6,200 sqm

We were the contractor in charge of the rejuvenation/refurbishment of the former Irish Times offices on D'Olier and Fleet Street, Dublin 2. The project comprises the demolition and redevelopment of buildings along Fleet Street and the construction of a large atrium connecting the original listed buildings with a new structure. The project also allows for the retention of listed buildings and shop fronts along D'Olier Street. The new development provides the corporate

headquarters for the Irish Aviation Authority. The IAA Fit-Out comprises five floors of high-end office space featuring glazed partitions, raised access floors, IT equipment including video-conferencing. Located on the 1st Floor and procured through public procurement in 2014 is a start of the Art conferencing facility. The lecture theatre can seat up to 60 guests along with six meeting rooms, all equipped with the most modern AV and communications equipment. Also on the 1st floor

is a banqueting facility which can cater for 150 people during an event. The fit-out also includes a complete refurbishment of the original Irish Times building, a protected structure, carried out in accordance with best conservation practice. The fit out of the conferencing facility was carried out whilst the building was in full use. This project demonstrates the company's ability to deliver a complex city-centre construction project on a restricted site.



Commercial

## Mellows Quay

- Value: €19,500,000
- Client: Seaghan O'Lannigan
- Location: Usher's Quay, Dublin 8
- 1,700 sqm Office & 85 Apartments

The scheme is a mixed use Development constructed on a prominent city centre brownfield infill site, adjacent to the River Liffey. The project is notable for its difficult site conditions which include working within an occupied space.

The five-storey office fronts onto Usher's Quay, comprising circa 1,700 square metres of contemporary office space occupied by the LGMSB as their Headquarters. The building is organized around an

atrium to the rear, which doubles as a café space. The scope of work included the full fit out of the LGMSB space.

The residential scheme comprises 85 units with frontage on both the Liffey and Usher's Quay Street organised around a courtyard configuration ranging in various heights up to 6 storeys with associated external courtyards and landscaping to create a linkage between the various uses. Car parking is at basement

level and is accessed by ramp from Usher's Street for both office and residential.

Civil engineering works included the excavation and removal of contaminated soil, basement car park, removal and disposal of asbestos and demolition works. The Local Government Management Services Board took possession of their new offices five months before entire project completion.



Commercial

## Westend Retail

- Value: €1,500,000
- Client: Green Reit
- Location: Blanchardstown
- 400sqm

Elliott Group were awarded the Westend Retail Park project by Green REIT in October 2016 and we started on site in early December 2016. The project was a FastTrack deliver and was handed over in early May 2017 on time and on budget.

The Westend project consisted of a steel frame on conventional foundations, brick, stone, cedar and a Kingspan cladding with a high degree of external and

public realm finishes. Internally the Costa was shell and core and the O'Brien's unit was fully fitted out.

Elliott Group were awarded the O'Brien's fitout post start on site and we successfully delivered the works within the original project completion deadline.

The Westend Project is a good example of Elliott Groups ability to work in live retail environments with

minimum disruption to the retailers and residential occupants in the vicinity.



Commercial

## International Broadcast Centre

- Value: €35,000,000
- Client: Olympic Broadcasting
- Location: London, UK
- 538,000 sq. ft.

The IBC was 50,000 m<sup>2</sup> over two floors and was home to all of the world's broadcasters throughout the 2012 Olympic Games.

In January 2010 the Design & Build of the fit-out to the Centre commenced. The works comprised of the fit-out of 50,000m<sup>2</sup> of space including television studios for up to 125 National Television Broadcasters.

Included in the project were 10km of walls, a temporary structural support ceiling grid for services and ceiling

installation, M&E services which included 5km of ducting and 50 AHU's. There were 10,000 doors on the project and approximately 15km of skirting. The sound booths and studio areas were very bespoke to each broadcaster and in many cases, the level of finishes in front of the camera was extremely high. Sound attenuation was extremely important and special design sound booths were constructed for each broadcaster.

During the course of the works, there were over 1000 personnel on-site. The project generated 450,000 safe working hours. All of these design and construction activities were managed by our core team which consisted of a Project Director, Zone Project Managers, Zone Site Managers, Zone Engineers, Setting out Engineers, Zone Finishers, M&E managers, Design & BIM Manager, Planner, EHS Team. This project was a great success and delivered on time.



Commercial

## Banking 365

- Value: €8,000,000
- Client: Bank of Ireland
- Location: Tallaght, Dublin
- 6,200sqm

This building comprises four floors, constructed with 2 no. in-situ reinforced concrete cores and a structural steel frame link building, joining the cores. Works include raised access floors, suspended ceilings, glass walled offices, a kitchen and canteen, as well as two break-out areas per floor. In line with call centre requirements, there are extensive mechanical and electrical installations including substantial data cabling and communications and hub rooms, all handed

over in line with early completion dates required by the bank. Within the fit out programme, there were phased handovers of the communications and hub rooms, including commissioning. There was also a phased handover of floors as they were completed. This ensured early access for specialist I.T. contractors and Banking 365 staff. The project required high-level co-ordination with,

and early access to Banking 365 suppliers, to achieve the programme requirements. Fit-out works were all delivered on a live site adjacent to occupied buildings. The call centre is fitted out to a high specification finish and features oak panelling and bespoke joinery, supplied and fitted by a well trusted & established bespoke joinery company. It includes the full suite of fit-out work including kitchen and restaurant facilities.



Commercial

## Unit 4, Richview

- Value: €350,000
- Client: Burlington Real Estates
- Location: Clonskeagh, Dublin
- 600sqm

Unit 4 Richview Clonskeagh was awarded on a design and build basis and consisted of 6000sqft of soft strip out and complete refurbishment for the commercial office letting market. The existing building was brought up to current day standards in terms of fire and disabled access requirements.

Prior to any works commencing a design brief was established and our Architects and interior design

division issued drawings, mood boards and a 3d model of the proposed finished article. Comments were taken on board and once approval was established, then construction commenced.

The floor plates were made into two large open plan spaces with a canteen on the ground floor level. New Air Conditioning systems were installed throughout. The entire fire alarm and lighting systems were

replaced and all floor boxes replaced. New ceilings were installed along with the entire floor coverings. The entire reception area was completely remodelled with feature walls constructed, new doors, flooring and reception desk.



Commercial

## St. Raphael's Garda Credit Union

- Value: €7,000,000
- Client: St. Raphael's Garda Credit Union
- Location: Naas Rd., Dublin
- 2325sqm

The Garda Credit Union Building situated at Fox and Geese, Naas Road, Dublin 22 involved the construction of a 2,325 square metre two-storey office block with secure cash facilities over basement car park, for St. Raphael's Credit Union.

The building was constructed as a steel frame employing pre-cast hollow core floors. The main beams were Corus Asymmetrical Beams rather than the standard Slimflor

Beams and was the first building in Ireland constructed this way.

The building was designed to allow for the addition of a third floor at a later period in its operational life.



Commercial

## Yahoo

- Value: €1,550,000
- Client: Yahoo Services Ireland
- Location: Clontarf, Dublin
- 4,500sqm

Founded in 1994, Yahoo! is a global internet search engine with offices throughout the world. The Dublin Office Fit Out is part of the Client's expansion in Ireland.

The works comprise extensive fit-out works to an existing five-storey shell and core office block. The project includes carpeted raised access floors, suspended ceilings, and frame-less glazed partitions. The open plan offices were provided with air

conditioning, and full mechanical and electrical services were included in the work. The Elliott Group staff worked closely with the client and the architect to provide a working environment which conformed exactly to specification, and which could be adapted to future circumstances.

This project demonstrates the ability of the Elliott Group staff & core management team to deliver high-spec office fit-out projects in line with budget and fast-track programmes.





Commercial

## ESRI

- Value: €3,960,000
- Client: Economic & Social Research Institute
- Location: Sir John Rodger-son's Quay, Dublin
- 4,700sqm

The works comprised extensive fit-out works to a new six-storey facility on Sir John Rogerson's Quay, Dublin 2. Extensive areas of demountable partitions were provided, together with feature ceiling installations.

The open-plan offices were provided with air conditioning, and full mechanical and electrical installation was included in the work. Elliott Group worked closely with the client and the architect to

provide a working environment that conformed exactly to specification, and which could be adapted to future circumstances.

This project demonstrates the ability of Elliott Group to deliver high-spec office fit-out projects in line with budget and programme.



Commercial

## HSQ

- Value: €2,100,000
- Client: Marathon Capital
- Location: Dublin 2
- 6,200sqm

The project works was located in two separate occupied buildings and spread across 9 different units in the Dargan & Sancton Wood buildings within the Hueston South Quarter development complex. Both buildings are occupied with residential apartments over head, creche and live retail units. Noise control was a major factor for the residents and the retail units so we agreed time periods for noisy works and we constantly liaised with the building manager.

The fit out consisted of cellular offices, open plan space, meeting rooms, conference facilities, kitchenettes and toilet facility. The ultimate end user is the HSE so end user meetings were setup to agree samples and any specification clarifications, especially with regard to M&E which was managed by both our Project Manager and our Technical Services Manager. The specification for the building was agreed within the development agreement and therefore there was

very little scope for change but most importantly all aspects of the works had to achieve the specification. We proved this through our technical submittal process prior to commencement. This was aided by our Information Sharing platform that we set up for the project. The project was delivered 1 month ahead of schedule, which included BCAR validation, defects free, system demonstrations and O&M manuals completed.



FIT OUT |

# Relevant Experience HOSPITALITY & AMENITY





## Hospitality & Amenity

### Players Lounge, Croke Park

- Value: €5,000,000
- Client:
- Location: Jones' Rd., Dublin
- 1,300sqm

As part of the redevelopment of Croke Park, a series of eleven Spectator Bars and a Players' Lounge were constructed during 2005. These amounted to 1,300 square metres of leisure facilities within a highly complex site environment.

The eleven spectator bars are located on all levels of the stadium and include features such as high specification glazing on the Canal & Cusack Stand. The newly constructed Players' Lounge boasts a 300

capacity restaurant and fully serviced bar for the players and their families. Features include a 30m Oak bar and illuminated walnut wall-panelling supplied and fitted by a bespoke joinery company, often used and trusted by the Elliott Group and a Waterford Crystal Chandelier & water feature in the restaurant. The summer championship games could not be disrupted during construction so the logistics of construction on an operational site presented huge challenges. These

were overcome by micro-management of all activities, and day by day programming to ensure tasks could be completed and work areas returned to the client each weekend.

Our staff were very conscious of the importance of this project to be delivered at top quality a stadium of this magnitude deserved.



Hospitality & Amenity

## Premier Inn Hotel, Dublin

- Value: €16,500,000
- Client: Grossam Properties
- Location: Dublin
- 100 Beds & 4 Retail Units

We were appointed at a preconstruction stage to carry out existing building survey and to also manage the procurement of the enabling works contractor. This procurement strategy had the added benefits of reducing the commercial risks of the existing building risks, in-creased the buildability in-terms of design development and increased programme certainty. The site is in an area of conservation so the existing facade on Georges St had to be retained. This was

achieved by erecting a 5 storey structural steel retaining structure on to the footpath on the Street and placing concrete blocks to the structure in order to retain the facade. Prior to commencing these works the façade was under pinned to formation and a small amount of basement props were installed.

Due to the lack of space on site our site setup was located on the roof of Drury Street Carpark. A tower

crane and concrete placing boom were also deployed on the project due to restricted access. Careful coordination and negotiations took place with Dublin City Council in order to ensure the safety and convenience of the general public.



## Hospitality & Amenity

### Mount Argus Amenities

- Value: €40,000,000
- Client: Marlet Property Group
- Location: Harold's Cross, Dublin
- 180 units with amenity spaces

Mount Argus Apartments is located on the grounds of Mount Argus Seminary, Harolds Cross Dublin 6. The project consists of 180 Apartments, including social and affordable units. The Apartments are split into 8 different standalone blocks, and there are 16 cores over a single storey basement. Included in the development is a Community and Creche building. The development also includes a public amenity reception, gym, meeting rooms and recreational areas.

The basement was constructed from Insitu concrete. The apartment load bearing and external walls were also formed from RC, as were all of the cores. The floors consisted of precast with a 75mm screed. The facades consisted of brick, render and Aluminium windows. The scheme also included a significant amount of public realm areas with three large shared courtyards, three playground areas, two terrace seating areas overlooking the Poddle River and a pedestrian footbridge.

All apartments achieved an A3 rating with an Air Tightness rate of 3. The scheme is heated via a CHP with a heat exchanger fitted in each unit. All plants for the scheme are located in the basement and centrally distributed into the cores and then into the apartments. The apartments included fully fitted wardrobes, a kitchen including white goods, flooring throughout, fully tiled bathrooms and highquality sanitaryware. We also coordinated the fitout of the loose furniture.



Hospitality & Amenity

## Hunt Stand, Punchestown Racecourse

- Value: €4,800,000
- Client: Blackhall Racing Ltd.
- Location: Punchestown Racecourse
- 10,700sqm

Elliott Group were selected as Main Contractor to carry out the New Hunt Grandstand and associated bars, restaurants, kitchen areas and associated site-works. The new facility is 4,000m<sup>2</sup> with standing terrace area to accommodate 3,000 people and bar and restaurant facilities. The building was constructed from a steel frame with PC slabs and infill block-work. The terraces were originally designed as in-situ concrete but after reviewing the design we were able

to change this to precast beams and stairs and saving two months on the programme. The envelope of the building was heavily glazed for separators viewing. The technical submittal process and coordination of the steel frame and the envelope was of a primary focus at the very start of the project. All services were coordinated off the steel frame drawings and a set of coordinated drawings were approved early on in the build. All technical submittals were also agreed early in

order to minimise lead in times. Because of the nature of the building, the level of finishes had to be very high but also very robust. Internal finishes consisted of bar counters, complex ceilings, extensive floor finishes including a very high quality carpet finish to corporate and suite levels. Glazed folding wall screens divided the various corporate areas. High quality toilet blocks were situated at each level. The has two stair cores at either end of the building with accompanying passenger lifts.



Hospitality & Amenity

## Knightsbrook Hotel

- Value: €13,000,000
- Client: Atlas Hotel Group
- Location: Trim, Co. Meath
- 149 bed hotel

The fifteen thousand square metre hotel has 134 executive rooms, including 12 suites. The building includes two bars and two restaurants, along with extensive state-of-the-art conference facilities catering for up to one thousand, five hundred delegates.

The three-storey spa and leisure centre features numerous treatment rooms, a fully-equipped gymnasium, steam rooms, a sauna, and a 17 metre x 12 metre swimming pool.

A two-storey golf club-house with an underground basement storage area also features in the development. This is adjacent to the hotel and is accessible by a link corridor.

The hotel immediately established itself as a popular destination for tourists, golfers, and functions. Construction was carried out under the R.I.A.I. Form of Contract, and the building was completed on budget and on programme to the satisfaction of the client.

This hotel is just one example of the ability of the Elliott Group's highly trained staff & project management teams to provide a construction division to deliver a high specification hotel development to a demanding programme while maintaining the highest level of quality throughout.





## Hospitality & Amenity

### Odeon Cinema

- Value: €4,000,000
- Client: Towns Park
- Location: Cavan Town Centre
- 3,000sqm

This project consisted of the construction of a Cineplex, retail units and a multi-story car park in the centre of Cavan town. With the construction completed our team then completed an exquisite fit out of the Cineplex interior. This included retail area, rest rooms and four theatre rooms.

This cinema shows our management team & staffs ability to deliver high end retail units /entertainment cinema's for our clients.



FIT OUT |

# Relevant Experience HEALTHCARE





Healthcare

## Vhi 360 Health Centre

- Value: €15,400,000
- Client: Vhi
- Location: Carrickmines, Dublin
- 5,405 sqm renovation

Fit-Out of The Hampstead Building, Carrickmines, to provide a new VHI Health and Wellbeing Medical Centre. The works included demolitions, alterations and fit out of an existing five-storey over basement building, including external works.

The Hampstead Building of 5,405 sqm needed to be renovated from an office use facility. Works include the internal reconfiguration of all five no. floors to

accommodate the pro-posed healthcare facility use. At ground floor level, the works included an extension to the lobby by 14 sqm by removing the existing draught lobby and providing a glazed double-height entrance lobby.

One of the significant challenges on this project was the construction and complicated installation of the MRI scanner at the 1st floor level. Shieltec was appointed

as the RF Cage & Magnetic Shielding supplier of the internal walls panelling within the scanner room.

At basement level, the works included reconfiguring the existing car park. The basement works included a new generator area of 27 sqm, an area for clinical waste of 16 sqm, an additional lift core that extends up through all floors and 16 long-stay bicycle spaces.



Healthcare

## Connolly Hospital A&E Department

- Value: €2,900,000
- Client: HSE
- Location: Blanchardstown

This project consisted of a single storey extension to the existing emergency department in Connolly Hospital. The HSE required an additional isolation room suite and two number additional emergency resuscitation rooms along with associated ancillary rooms as part of the COVID emergency works.

Given the urgent requirement we used our Elliott Fast Track construction solution. The Elliott Fast Track system consists of a raft slab, Prefabricated SFS

loadbearing structure with and SFS roof truss build up. The external envelope is rendered with an A1 Classified rockwool insulation render system.

Typically with modular solutions there is a long design period and then a long manufacturing period but with Elliott Fast Track we were able to mobilise on site within 2 weeks.

A tapered insulation system was used on the roof and layed complete within 5 days. This meant that the

building was weather tight and ready for internal install progress within 15 days after the slab was poured.

Overall the programme was 22 weeks from commencement on site with only very limited preliminary design done to handover including demonstrations to the end users. As with any Emergency department or HSE facility the standard of finish and quality of products used are of an extremely high standard.



Healthcare

## Connolly Hospital Laboratory

- Value: €850,000
- Client: HSE
- Location: Blanchardstown

This project consisted of a single storey laboratory building which the HSE needed as part of the COVID emergency works. Given the urgent requirement we used our Elliott Fast Track construction solution. The Elliott Fast Track system consists of a raft slab, prefabricated SFS load-bearing structure and SFS roof build up. The external envelope is rendered with an A1 classified rockwool insulation render system. Typically with modular solutions there is a long design

period and then a long manufacturing period but with Elliott Fast Track we were able to mobilise on site within 2 weeks. While we were installing the raft slab, the SFS prefabricated wall paneling was being manufactured. Once the slab was poured the prefabricated wall panels were installed in 2 days with the roof cassettes following. The entire building was then covered in a breather membrane and was therefore substantially

weathered. Overall the programme was 15 weeks from commencement on site to handover including demonstrations to the end users. As with any Lab or HSE facility the standard of finish and quality of products used are of an extremely high standard. The manner in which our site management team interfaced with the Hospital and Estates team on a live acute hospital campus was another key to the projects success.



Healthcare

## Wicklow Hospice

- Value: €7,750,000
- Client: Wicklow Hospice Foundation
- Location: Magheramore

The Wicklow Hospice Project in Magheramore County Wicklow is a 15 bed Palliative care facility which also incorporates community care and a hub for home care countrywide. The frame was split level with basement being insitu concrete walls with precast floor slabs. The ground floor was a flat slab construction with rising blockwork walls taking glulam beams & trusses to support the roof structure. The glulam were then used as features inside the building.

The building envelope was a solid block with a Parex insulated render system to external walls and the roof was a mixture of pre insulated panels and also metals deck, tapered insulation with a PVC membrane finish. The roof construction was complicated with over 80 Velux roof lights over the flat and pitched areas along with over 50 service penetrations and PV panels. This complex roof took a number of workshops with the design team and roofing contractor to coordinate this.

All of the M&E items were part of the submittal process which guaranteed delivery in good time.



Healthcare

## Northwood Nursing Home

- Value: €13,900,000
- Client: Bartra Capital
- Location: Dublin
- 64,583 sq. ft.

The Elliott Group completed the construction of a 118 bed nursing home for Bartra Healthcare in Santry Dublin 9.

Bartra Healthcare were constructing a group of premium quality nursing homes and the Elliott Group were delighted to be the preferred contractor on this prestigious project. Maloney O 'Bernie were the Architects, Cronin Sutton the structural engineers and Michael Slattery Associates the fire consultants for the

project. EBCE Ltd have successfully delivered projects with these practices in the past and were happy to be working with them again.

In the structure, the rising elements consist of a mixture of reinforced concrete cores, structural steel and blockwork. The floors from 1st floor to roof are a concrete screed on precast hollow core slabs. The reinforced concrete basement contains both habitable areas and car-parking. Some of the features in the R.C

basement include under basement pumping tanks and sprinkler tanks with a capacity of 210m<sup>3</sup>.

The envelope of the building comprises of a mixture of Weber insulated render, zinc cladding, natural stone cladding, aluminum windows and curtain walling. Upon testing the building an air tightness of 3.9 m<sup>3</sup>/m<sup>2</sup>/hr was achieved.



Healthcare

## New South West Acute Hospital

- Value: €300,000,000
- Client: South West Trust
- Location: Enniskillen
- 710,000 sq. ft.

A new 312 bed public acute hospital with a total floor area of 64,000 square meters, with associated key workers accommodation of 4,000 square meters, an energy center of some 2,000m<sup>2</sup> and a multistory carpark with 400 spaces. This project compiled of an extensive civil enabling works package which included full ground stabilising, piled foundations and 20m suspension bridge. The basement of the building house and back of house function included plant

rooms, laundry, stores and facilities. The basement also incorporated a service tunnel which acted as the life line to the building. Separate to the basement is an energy center which housed wood pellet boilers and oil backup boilers. This provided power for the entire facility. The hospital consisted of 312 single bed ensuite ward which overlooked Lough Wolfe. The hospital was designed as a private room hospital for infection control reasons. The ward block is of the highest quality finish

and exceeds the HTM requirements. Each bedroom, consisted of medical grade bed head trunking which incorporated 3 gases, power data and lighting. Vinyl floor, vinyl wall covering, entertainment systems, interstitial blinds, Hillron hoist covering both the bed and the ensuite. All furniture is built-in and flush with the walls. The bed head wall is finished in a hardwood cladding with the wardrobes all built into either side of the bed for ease of access.





Healthcare

## Our Lady of Lourdes Hospital

- Value: €40,000,000
- Client: HSE
- Location: Drogheda
- 98,875 sq. ft.

Phase 2 of Our Lady of Lourdes Hospital, Drogheda, consisted of an A&E department at ground floor level, wards at level 2, 3 & 4, and level 5 is dedicated to operating theatres. All plant is at roof level both in door and outdoor.

A 6 storey dust screen was installed in front of the hospital as part of the aspergillus prevention measures. Temporary retaining works were carried out to existing services and a di-ersion of Foul, ESB, medical gases

and coms had to be undertaken before any foundations started. Toilets on the ground floor of the existing A&E department had to be relocated as part of the enabling works. We also installed 1 hour fire rated partition at each level to protect the existing hospital from dust and fire at each tie location.

The entire facade of the building was made up of a Argeton Terracotta rain screen and Schucco curtain walling. Once the blockwork was completed we

commenced with the setting out of the brackets for the rain screen and the installation of the vapour membrane and insulation. The panel support rails were fitted in conjunction with the windows being installed. A structural steel bridge link was also constructed over the existing hospital and linked Phase two with Levels 6, 7 & 8 within the existing hospital. The link was then cladded in Structural Curtain walling.



Healthcare

## University Hospital Galway

### University Hospital Galway

- Value: €15,000,000
- Client: HSE
- Location: Galway
- 75 Bed Ward Block

This project consisted of the construction of a new 75 Bed Ward Block as an extension on to the existing live acute University Hospital Galway. All works that interfaced with the hospital were carried out under method statement and work permits. There were over 200 method statements issued on this project. We used an LOD 350 BIM model to coordinate the services even though it was not a contractual requirement. All M&E systems were agreed via technical submittal process.

Workshops were held on all critical systems with the hospital maintenance and end user staff. Technical submitted on all packages on the project in order to en-sure compliance with the works requirements. A sample/mock-up room was constructed at the start of the project in order to agree details, which was one of the key reason we achieved a very high quality finish on the project. The steel frame consisted of 400tns of excitation

class 2 CE rated structural steel. The envelope of the building consisted of 3000m<sup>2</sup> of Tegral Rain-screen. The roof of the building consisted of an enclosed plant room which was weather with mastic asphalt. The plant room housed all AHU's, Vac plant, Boiler house, CHP, Chillers and coms room. The 75 rooms were all 18m<sup>2</sup> single bed rooms with 8m<sup>2</sup> ensuite bathrooms. The project also consisted of 6 isolation rooms.



Healthcare

## Central Remedial Clinic

- Value: €780,000
- Location: Clontarf, Co. Dublin
- Client: Central Remedial Clinic
- Size: 40,000 sq ft

The Central Remedial Clinic provide a range of support services for people and families learning to cope with disabilities. The facility provides educational support services along with Occupational Therapy, Physiotherapy, Speech & Language Therapy, Nutrition, Dietetic and Social Services.

The works included a phased refurbishment of the canteen, reception, feeding room, board room. All works were undertaken while the building was operational. Prior to start a detailed phased programme was agreed along with a schedule of method statements.

Prior to starting in each phase, a temporary fire rated partition was erected to create a divide between the works zone and the live building, this was done out of hours to minimise disruption. Dust control measure were put in place to ensure the safety of the occupants of the building. Inductions included Aspergillus control measures that has to be followed.

Tests were performed on all pipe work prior to closing walls & ceilings. Once the wall closures were accepted the walls were closed and skimming commenced. Floor leveling and Vinyl was

then fitted and protected. Fitted furniture and joinery was also completed along with the 2nd fix M&E services. Decoration and final finishes were held off until the very end to avoid any damage.

Once the area was completed the services were tested and commissioned, especially the fire alarm. These were then demonstrated to the Client and a partial possession cert was issued by the Architect.

The project was completed in accordance with the programme and the budget was very tightly controlled.



Healthcare

## Baxter Healthcare

- Value: €1,250,000
- Location: Deansgrange, Dublin
- Client: Baxter Healthcare
- Size: 2,000 sqm

Baxter Office Fit out — Phase 1 & 2

This project consisted of fitting out six office plates in an existing live building throughout the course of six different phases. Each phase took approximately 8 weeks to hand back a completed floor plate to the Client.


Each of the floors was serviced using an external loading bay gantry. A window was removed from the floor we were working on and this was used for material and personnel access. This eliminated the risk interface between the building users and

the construction personnel. Each floor consisted of a complete strip out of the existing finishes and services. 95% of the existing materials were either reused or recycled. Once the strip out was completed the 1st fix services got underway. In some instances issues became apparent with the existing services installed or fire proofing. These issues were brought to the Design Teams attention and a remedial plan would be valued and agreed. Whilst the services were ongoing the 1st fix partitions would also get underway.

Sound proofing was a major concern for the Design Team and

Client on the project. All partitions were brought from slab to slab to ensure sound quality. All service penetrations were planned and built around in a managed fashion.

Once all of the trades were completed in the ceiling the flooring commenced and then the furniture was moved in and wired for data and power. Our team assisted the Client with all of their move in phases over agreed weekends to avoid any disruption. This project was delivered on schedule every time, without incident and with Zero Defects.



# OUR CLIENTS

If you are involved in a building or buildings, occupy a building or you develop buildings, project manage and finance the construction and refurbishment of buildings;

You are our client.

# 92%

REPEAT BUSINESS



Feidhmeannacht na Seirbhíse Sláinte  
Health Service Executive



## Financials

Group Figures

2022	2021	2020	2019
€120m**	€75m*	€45m*	€75m

## Net Assets

Group Figures

2022	2021	2020	2019
€12.5m	€10m	€7.4m*	€3.6m

## Insurances

Employers Liability	Public Liability	Professional Indemnity	Contractors All Risk
€13m	€13m	€12m <sub>(Aggregate)</sub>	€60m

## Bonding Capacity

(Available Capacity €16m)

 Credendo: €4.35 million	 QBE: €6 million	 Nexus: €3 million	 Aviva: €3 million	 Fidelis: €3 million
 Markel: €3 million	 Euler Hermes: €3 million	 Tokio Marine: €3 million	 Advent: €2 million	

# CONTACT US



GROUP  
FIT OUT | DIVISION

 Click on your preferred location to view our regional contact details



**Darragh Elliott**  
Managing Director ROI  
Cavan  
[d.elliott@elliottgroup.ie](mailto:d.elliott@elliottgroup.ie)  
+353 86 244 0937



**Noel Elliott**  
Managing Director UK  
Cavan/London  
[n.elliott@elliottgroup.ie](mailto:n.elliott@elliottgroup.ie)  
+44 7531521 548



**Gary O'Sullivan**  
Construction Director ROI  
Dublin  
[g.osullivan@elliottgroup.ie](mailto:g.osullivan@elliottgroup.ie)  
+353 87 915 3291



**Will Leahy**  
Regional Director Munster  
Cork  
[w.leahy@elliottgroup.ie](mailto:w.leahy@elliottgroup.ie)  
+353 86 836 4805



**Gareth Cooney**  
Regional Director UK London & South  
London  
[g.cooney@elliottgroupuk.com](mailto:g.cooney@elliottgroupuk.com)  
+44 7715 654 083



**Eddie Campion**  
Regional Director UK Midlands & North  
Birmingham  
[e.campion@elliottgroupuk.com](mailto:e.campion@elliottgroupuk.com)  
+44 7944 083 795

# A Tradition in Construction

Construction is in our DNA



"The Elliott Group is a hands-on, third generation construction company, dedicated to improving the built environment.

We achieve this through our experienced, dedicated, tried and trusted team; using innovative technologies; adopting strong and supportive bonds; ensuring the sustainability of our business for our people, our partners and our clients"