

## Elliott Group | Mission Critical

Cavan | Dublin | Cork | London | Birmingham



## Our Heritage

Almost one hundred years ago, Patrick Elliott, a gifted stone mason, along with his wife Alice, a capable and strong administrator, established the first Elliott Group construction company in the midlands of Ireland. A formidable team, they established the business while raising 12 children.

In an industry that is ever-evolving, the company continues to remain a traditional, family-run, hands-on business, with five office locations across Ireland and the UK.

Since our company was founded, much has changed, however one thing remains the same: a commitment to quality, reliability, and master craftsmanship.



Patrick Elliott

## Introduction



**Darragh Elliott**  
CEO ROI

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.



**Noel Elliott**  
CEO UK

Noel has over 27 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.

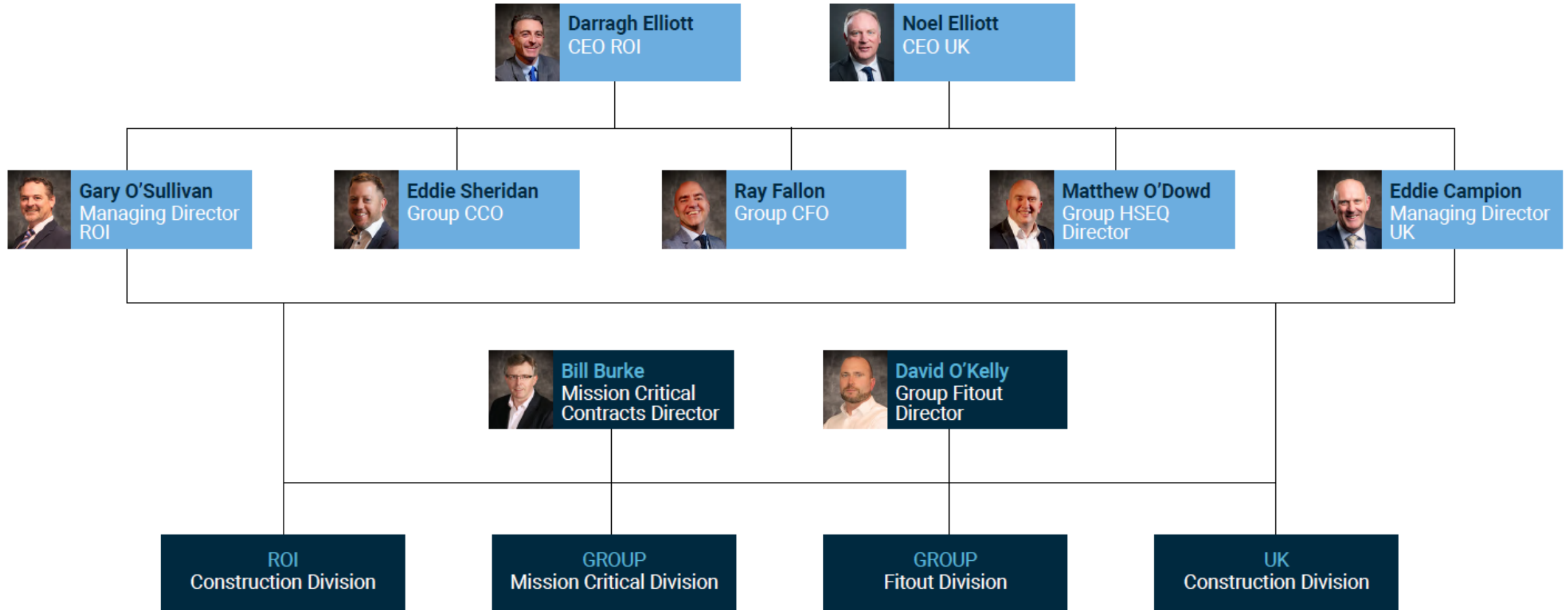
The ethos that Noel has adopted and instilled in his team is reputation driven and the company, its clients and by extension, the project is always put first.

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.

Construction is in our DNA



## Elliott Group Company Structure





## Leadership Team, ROI & UK



Darragh Elliott  
CEO ROI



Noel Elliott  
CEO UK



Ray Fallon  
Group Finance  
Director



Eddie Campion  
Managing Director  
UK



Eddie Sheridan  
Group CCO



Gary O'Sullivan  
Managing Director  
ROI



Matthew O'Dowd  
Group QHSE Director

### 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.



Bill Burke  
Contracts Director  
Mission Critical



Padraig Britton  
Commercial Director  
UK



David Givney  
Regional Director  
London & South



Scott Blackburn  
Regional Director  
Midlands



Eamonn Duffy  
Contracts Director,  
London



Stuart Potter  
Contracts Director,  
London



David O'Kelly  
Group Fit Out Director



Richard Sweeney  
Contracts Director  
ROI



Aaron Magee  
Contracts Director  
ROI



Alan Clarke  
Contracts Director  
ROI



Will Leahy  
Contracts Director  
ROI



Cathal Smith  
Group Technical  
Services Director

## Mission Critical Division



### Bill Burke

Mission Critical  
Contracts Director

**Bill is an accomplished construction professional with a proven track record of successfully delivering large-scale, technically complex projects on time and within budget.**

He is a strong leader known for achieving positive outcomes in complex and mission-critical environments.

He brings decades of expertise and utilizes innovative construction techniques and stringent safety protocols to maximise productivity and ensure operational success, particularly in mission-critical environments.

Bill has experience managing fast-track, technically complex projects within the Data Centre sector, achieving demanding programme milestones, and ambitious Ready-For-Service targets to fulfill Client objectives.



*Mission Critical construction is a high-stakes endeavour fraught with unique risks.*

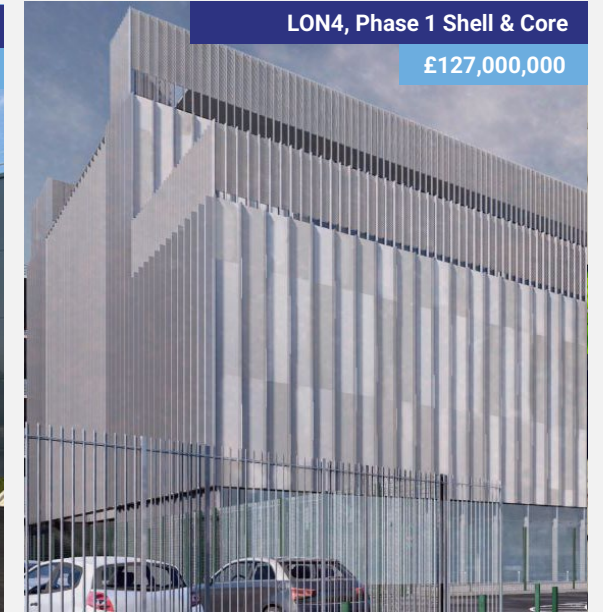
*Contractors must operate with absolute precision and seamless teamwork to avoid errors, which can lead to costly consequences, programme and budget overruns.*

*This precision demands a new level of accuracy and efficiency from contractors to deliver on time and budget.*



Microsoft Rapid Data Centre, Austria

£49,000,000



LON4, Phase 1 Shell & Core

£127,000,000



DUB 14: Profile Park Dublin

€45,000,000



LHR11, Shell, Core and Fit Out

£210,000,000



Financials

Financials

Group Figures

2025  
€365M

2024  
€310M

2023  
€215M

Net Assets

Group Figures

2025  
€36M

2024  
€30M

2023  
€20M

Insurances

Group Figures

Employers Liability

€13M

Public Liability

€13M

Professional Indemnity

€20M

CONTRACTORS ALL RISKS

Bonding Capacity

Available Capacity €25m

CREDENDO

ACCELERANT

QBE

EH

NEXUS  
Insurance Brokers Ltd

TOKIO MARINE

AVIVA

AVIVA

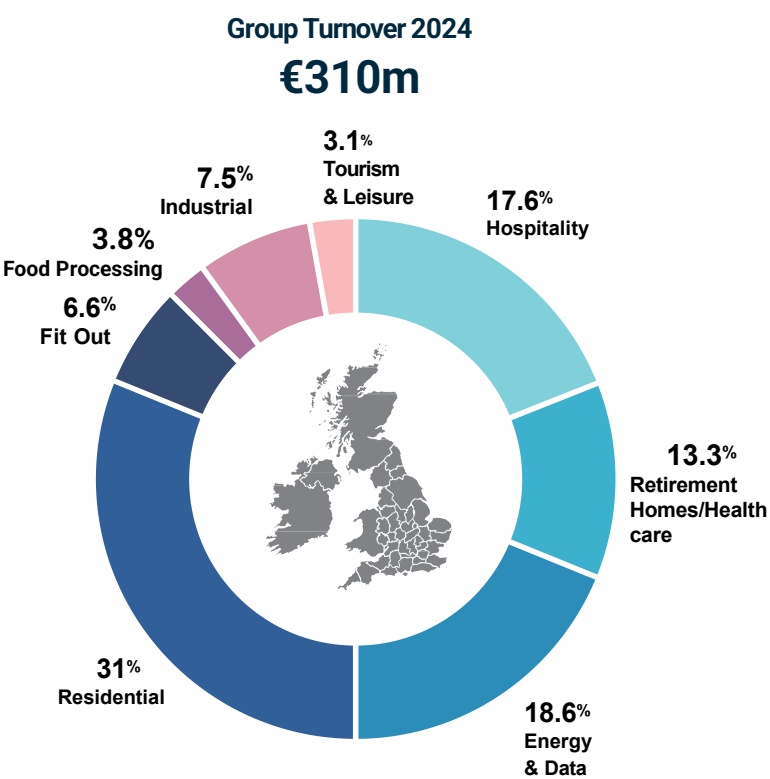
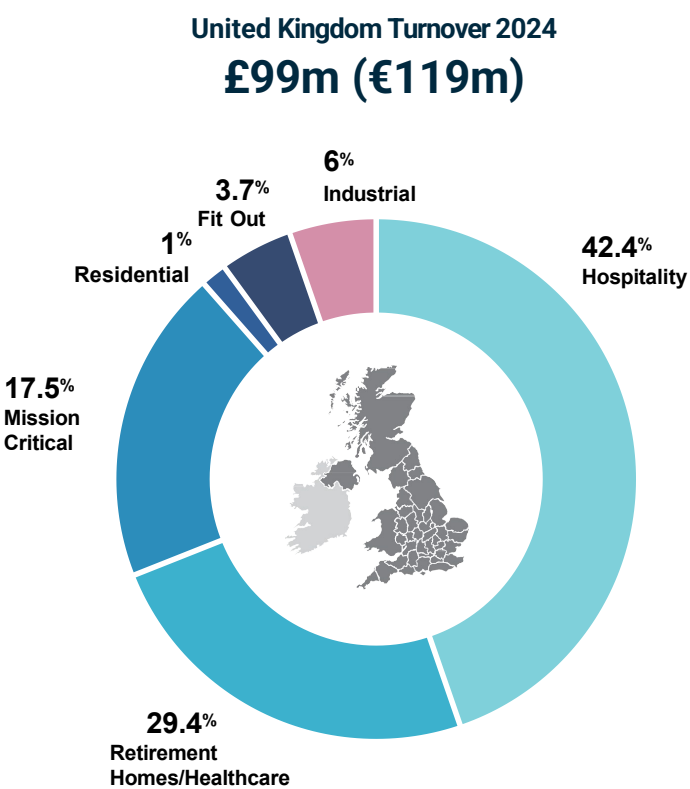
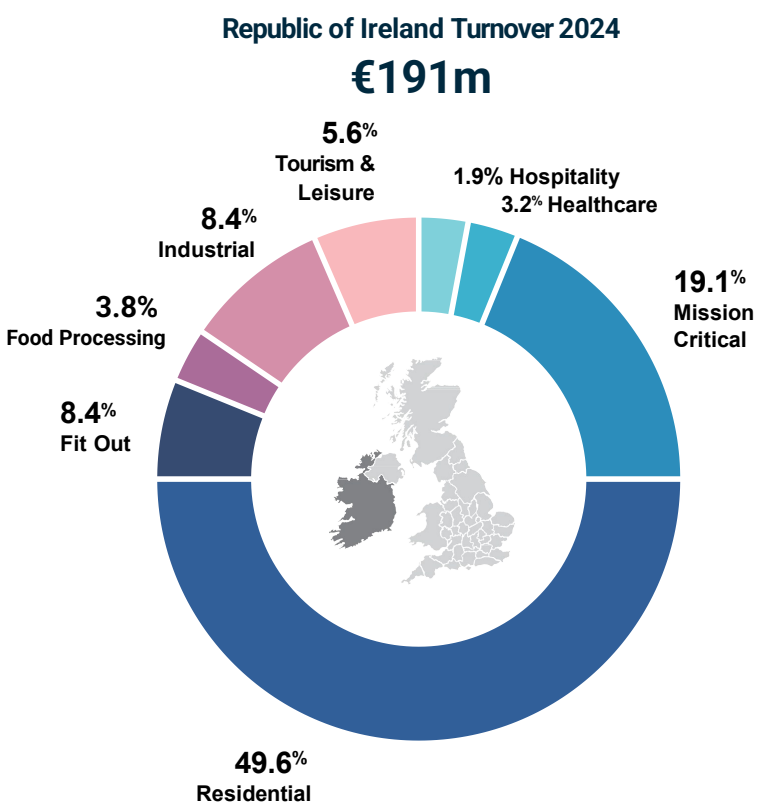
FIDELIS

R&Q ACCREDITED  
PROGRAM MANAGEMENT

TRAVELERS



# Industry Sectors



\*Figures are based on 2024 current secured workload and projected cashflow

## Relevant Clients



At Elliott Group, we pride ourselves on being a trusted partner for leading organisations across the Mission Critical Sector. With an extensive portfolio spanning Data, Energy, Healthcare, Aviation, Banking and Commercial projects, we have consistently

demonstrated our ability to deliver complex, technological facilities, in challenging environments, with precision and reliability.

Our proven expertise in managing and delivering data centers, energy-efficient

infrastructure, state-of-the-art healthcare facilities, and secure financial environments underscores our commitment to operational continuity, scalability and performance.

## UK Working Relationships

The success of your project is assured through the strength of our working relationship. We are thrilled to partner with these companies because of our mutual respect, trust and communication.







Mission Critical | Relevant Experience









# Athlone GIL Peaker Power, Athlone, Roscommon, Ireland | Live Project



All CSA works associated with the construction of a 100MW gas fired power plant with associated balance of plant, equipment and buildings including an Engine Hall Building (comprising 10 no. gas engines; ventilation units, cooling radiator units and 2 no. 27m stacks), an Electrical Annex Building, a 110kV Electrical Substation and Control Building a Gas AGI including an Instrument House, an Administration Building, a Workshop/storeroom, a Tank Farm (consisting of a Diesel Oil Storage Tank), Urea Storage Tank, Waste Oil Tank, Pilot Oil Tank, Lube Oil Storage Tank, and a Lube Oil Run-Down Tank an Engineering Building, a Raw/Fire Water Storage Tank, Treated Water Tank, Cooling Water Run-Down Tank, an underground Surface Water Attenuation Tank and an underground wastewater holding tank.

The development will also include an access road onto an existing road with access via the Monksland Industrial Estate; 13 no. car parking spaces; footpath; landscaping, 3m paladin security fence; and all other associated site development works including surface water and foul drainage required to facilitate the development.

## KEY FEATURES

- Engine Hall, Electrical Annex and Tank Farm
- Gas AGI
- 2 no. Electrical Transformers
- Radiator Coolers
- Roads, paths & paving
- Underground utilities

VALUE

€15,000,000

SIZE

100MW

PROJECT TYPE

Private

DURATION

60 Weeks



Client:	Centrica Business Solutions
Start Date:	April 2023
End Date:	June 2024
Cost Consultant:	GAMA
Architect:	GAMA
Structural Engineer:	GAMA
Services Consultant:	GAMA











## Elliott Group | Live Projects

ROI



Adamstown A,C&D  
€105,000,000



DUB10  
€50,000,000



Cork St Co-Living  
€50,000,000



RDS  
€44,000,000



Chester  
£45,700,000



K West  
£42,500,000



St John's Wood  
£40,000,000



Eglinton Place  
€44,000,000



July Hotel  
€40,000,000



Centrica Profile & Athlone  
€30,000,000



DairyGold  
€21,000,000



The Belfry  
€29,500,000



Hornchurch  
£19,500,000



Cadent Gas  
£18,500,000



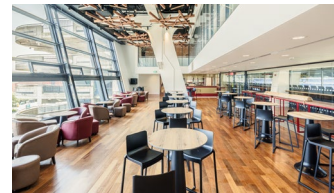
U Store It  
€20,600,000



CF Unit, Beaumont  
€20,000,000



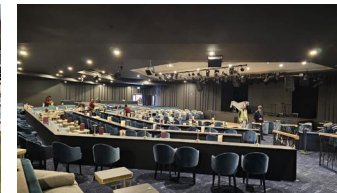
Cedral St. Conleth's  
€16,000,000



Croke Park  
€12,000,000



Avonpark, Bath  
£8,500,000



Runnymede  
£10,300,000



Perivale  
£5,800,000

UK



## Croke Park Stadium | Testimonial



### Croke Park Hospitality Fit Out Fit Out Division



Croke Park have worked hand in glove with Elliott Group throughout our Cusack refurbishment project.

Elliott's have demonstrated professionalism, good communication and above all, collaboration in their approach to these works. This has been evident not only in the day to day with MGM – the PM, but also the wider project design team.

The quality and attention to detail is clear in the finished product. We would be happy to recommend Elliott Group and we will hopefully work together in the future.

**Brian Conlon**  
Head of Stadium Operations & Projects  
Croke Park Stadium

## Trusted to Deliver

Working with our trusted construction partners, we provide a streamlined, rapid process from initial consultation through construction, handover and occupation.



### Step 1. Team

**Expertise** in rapid, high-quality, technologically advanced projects.

**Commitment** to exceptional quality guided by clear objectives.



### Step 2. Procurement

**Custom** purchasing plan with close supplier collaboration.

Define **delivery** dates for long lead-in elements.

Early collaboration on **bespoke** elements for on-time delivery.



### Step 3. Design Coordination

Close **collaboration** with design team for buildable solutions.

Prioritise prefabrication and **proactive design** coordination.

**Manage** interfaces and maintenance considerations.



### Step 4. Planning

Detailed scheduling focusing on **critical** paths and milestones.

Proactive **management** of project risks.

Weather-tight and RFS dates, change management, mock-ups, and **benchmarks**.



### Step 5. Construction

Maintain **quality** focus with streamlined workflows.

Hold-points for inspections, **approvals**, and commissioning.

Site setup/logistics, **milestone** management, and final inspections.



### Step 6. Handover

Collaborative **strategy** with design and M&E subcontractors.

**Efficient** handover to meet program requirements.

Building commissioning, access requirements, familiarisation, and training for operational **readiness**

We will Deliver  
on Budget



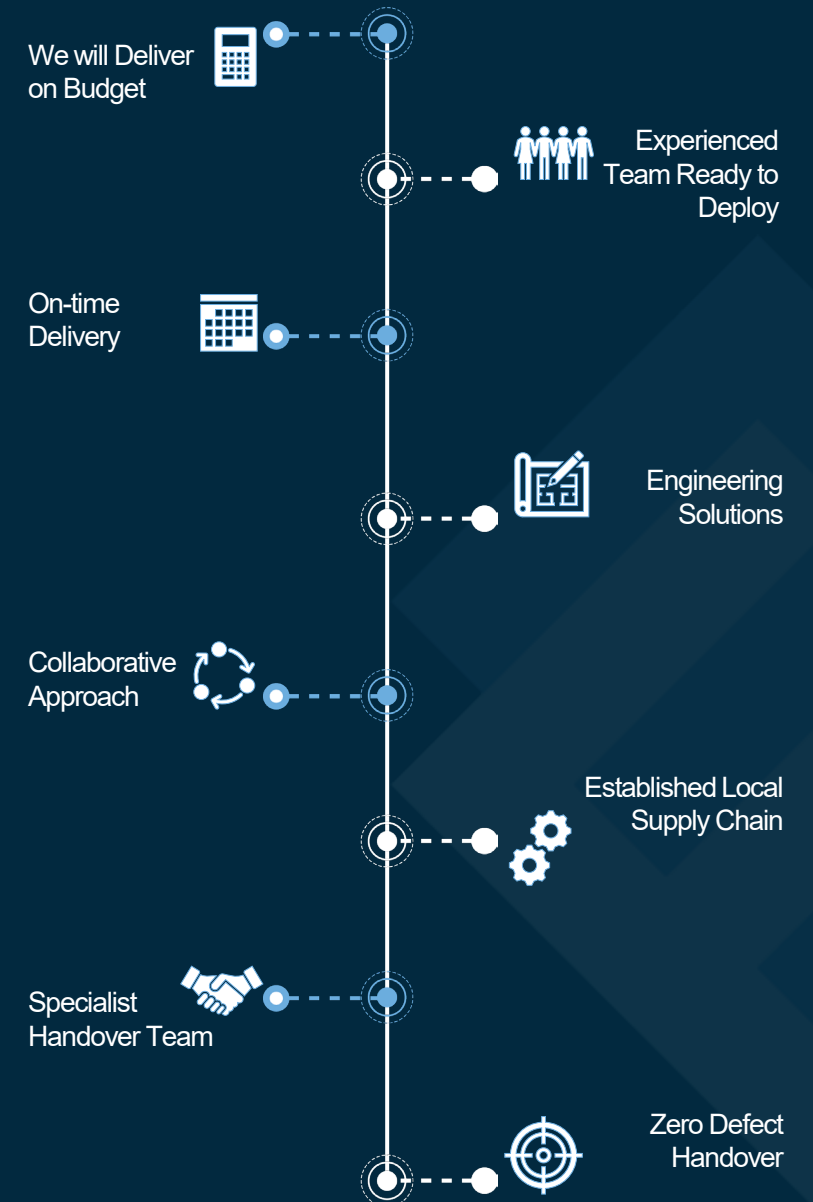
On-time  
Delivery



Collaborative  
Approach



Specialist  
Handover Team





# Health, Safety, Environmental and Quality



**Matthew O'Dowd**  
Group HSEQ Director

Elliott Group's Zero Risk policy is a tangible statement to our clients, staff, subcontractors and third parties that we strive to operate on a zero risk in the key areas of Safety, Environmental, Quality and programme delivery.

As a company we measured ourselves by how we perform in these key areas.

Statistics correct as from 01/01/2025		2024	2023	2022
Hours Worked		2,200,000	1,900,000	1,400,000
Fatalities		0	0	0
Lost Time Injuries (LTI)		0	0	0
Lost Time Injury Frequency Rate		0	0	0
HSE/HSA Reportable Events		0	0	0
HSE/HSA Visits		2	4	5
HSE/HSA Prohibitions		0	0	0



## NISO AWARDS

AWARDED SEVEN CONSECUTIVE NISO AWARDS. 2018 - 2024.



## ISO STANDARDS

ISO CERTIFICATIONS FOR OCCUPATIONAL H&S, QUALITY MANAGEMENT AND ENVIRONMENTAL MANAGEMENT



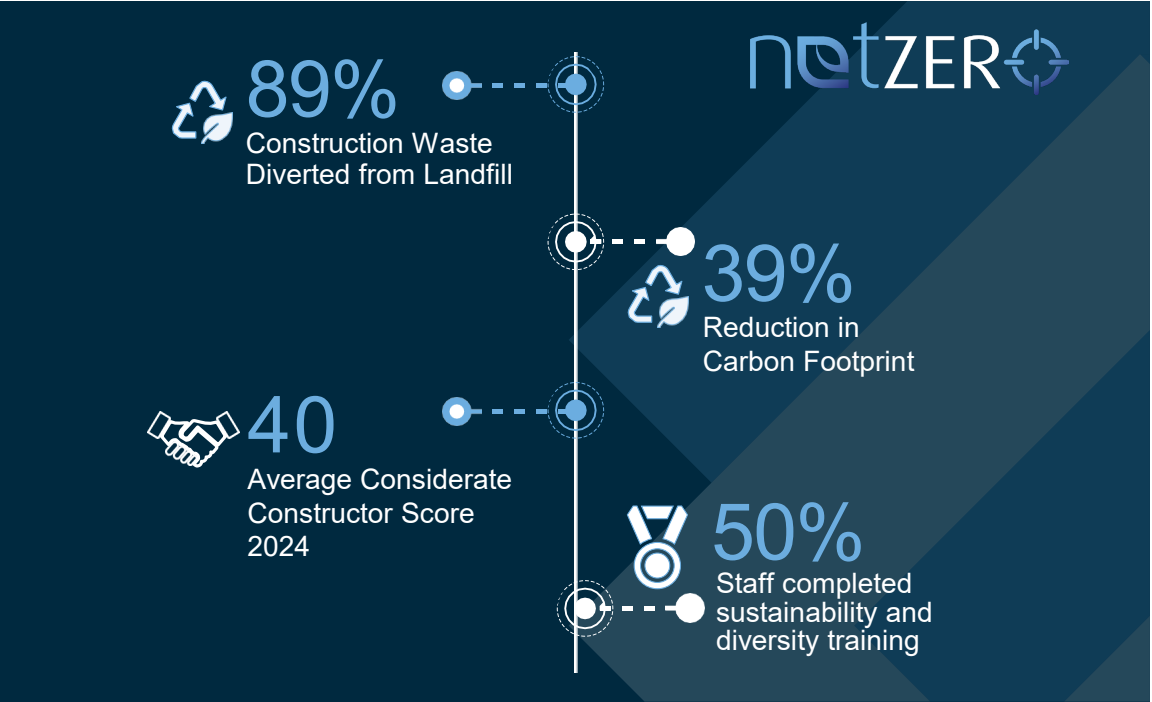
## ROSPA AWARDS

GOLD AWARD IN THE ROSPA HEALTH AND SAFETY AWARDS 2024.



## H&S MANAGEMENT

AWARDED HEALTH & SAFETY MANAGER OF THE YEAR 2021



**Laura McCooey**

Group Quality & Environmental Manager

Elliott Group are industry leaders in environmental stewardship and quality management, setting the benchmark for sustainable and innovative construction practices. Our department's mission aligns with Elliott Group's values of Safety, Quality, Innovation, and Responsibility, ensuring that we not only meet but exceed the expectations of our stakeholders.



Blue Planet Consulting

# Preconstruction

## Centralised Estimating for Risk Management

The majority of estimating is carried out by the team based at our headquarters in Cavan, Republic of Ireland, led by Ronan Coleman. While Stage 1 cost planning can be managed locally by regional teams, Stage 2 cost planning is conducted at headquarters to ensure comprehensive evaluation of commercial risks at the Board and Shareholder level. A detailed Bill of Quantities, supported by supply chain quotations, forms the cornerstone of any commercially successful project.

## Comprehensive Preconstruction

Our Preconstruction Department, under the leadership of Eric Leonard, ensures that all technical aspects of a project are thoroughly assessed. Prelim budgets and risk profiles are integrated into our commercial proposals, supported by in- house development of 4D sequencing and logistics plans to mitigate potential risks effectively.

## Tender Sign-Off Process

All tenders undergo rigorous review and are formally approved by the company's Directors and Shareholders during a Tender Sign-Off Meeting. All team members collaborate, enabling the Directors to make informed decisions with a clear understanding of the risks and opportunities associated with the project.





# Building Information Management (BIM)

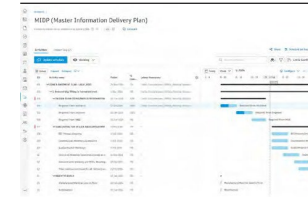
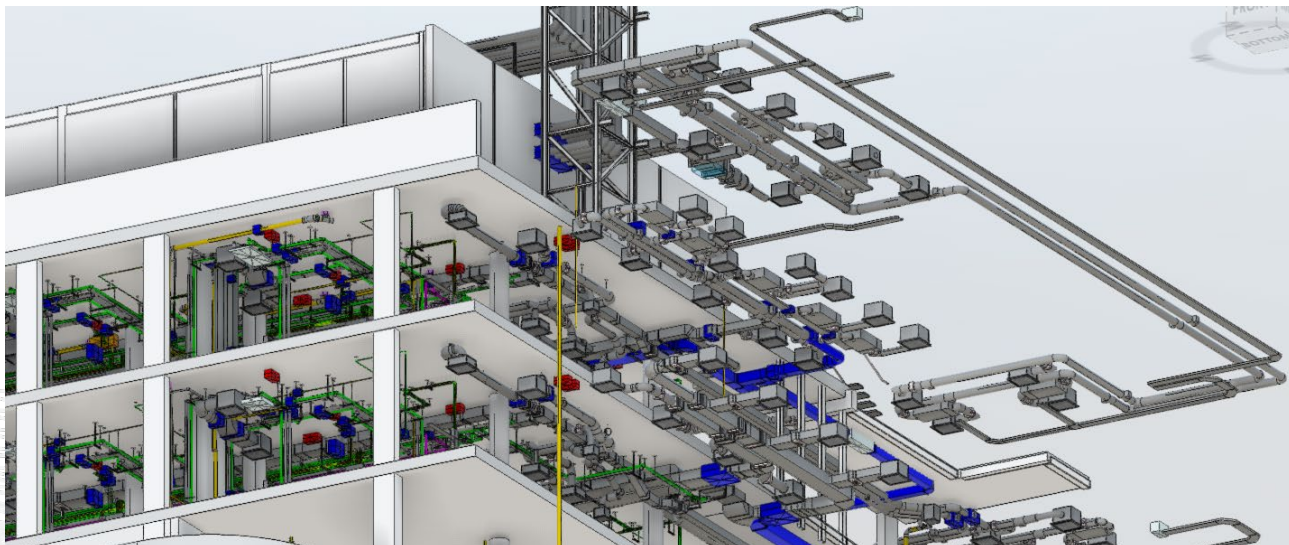


## Eoghan Harris

### BIM & Digital Operations Manager

At Elliott Group, we are at the forefront of innovation in the construction industry, embracing cutting-edge digital technologies to enhance the efficiency, accuracy, and quality of our projects.

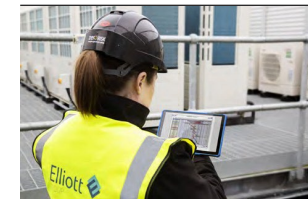
Our Digital Construction services, lead by BIM and Digital Operations Manager Eoghan Harris, are designed to streamline processes, reduce costs, and deliver superior results for our clients.



## Integrated Programme Management

Our preconstruction team begins by developing a detailed Design, Procurement, Construction & Commissioning programme for your project.

Site teams are enabled with a mobile app to track milestones, better understand obstacles and recommend mitigation measures.



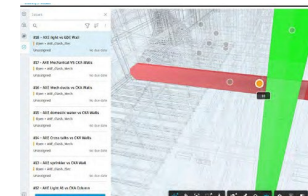
## Common Data Environment

Our Common Data Environment powered by Procore drives collaborative project management with efficient capture of project correspondence and data. Stakeholders access real-time updates in a centralised format, ensuring ultimate visibility.



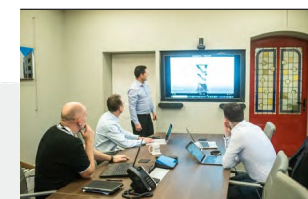
## Building Information Management (BIM)

Elliott Group manages fully federated BIM models to identify clash detection, support cost and change management to streamline coordination. With a single source of truth, planning is more accurate and streamlined. The project is fully visualised, delays and errors are reduced or avoided, rework avoided, and changes monitored. This serves to improve productivity, efficiency, accountability, communication and occupational health and safety are all improved to achieve a higher quality output and better project.



## Design Development

During preconstruction stage we will develop the design in conjunction with the Design Team. The design will take account of the construction methodology thus avoiding coordination issues on site between frame, envelope, M&E and finishes.



## Cost & Risk Management

We develop an initial high level cost plan. Once agreed we will guide and manage the Preconstruction process to ensure that the agreed budget is achieved. Once design has been brought to a stage 3 level, we will develop a detailed cost analysis along with value engineering proposals.



# Quality Control Management

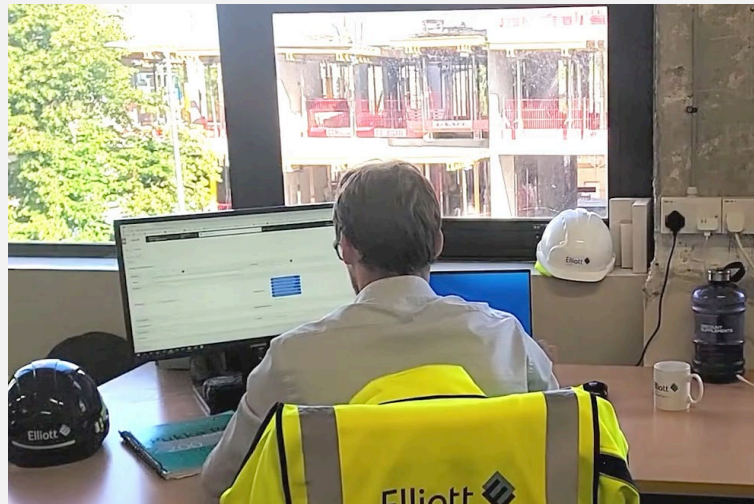
## Connecting our Teams to make Better Decisions, Faster.

Everything in one place.

Procore provides us with complete project visibility, housing all apps, documents and people in one accessible platform.

This allows us to efficiently access and manage;

**PROCORE®**



### Project Management

All stakeholders have access to the latest information in a centralised location.

Information is updated instantly.

### RFIs

Digitally capture and manage RFIs. The application allows you to answer RFIs by email, speeding the response times.

Relevant documents can be assigned to the request.

### Inspections

Tracking and detailed performance reports on inspections.

Immediately create an observation while onsite and assign responsibility. Project specific templates available to the team.

### Communication

Management and contractual correspondence with standardised processes.

The programme links to your email provider.

### Action Plans

Digitised ITPs and workflows to achieve high quality outcomes. Quality is controlled with verification hold points ensuring each job is completed at the correct time.

All stakeholders can access real time data.

### Observations

Track, assign, and report on multiple types of observations and corrective actions in real time.

Create observations as a stand alone item or from an inspection or drawing, whether in the office or out in the field.

Contact Us



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A **TRADITION** IN  
CONSTRUCTION

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