



Conservation & Restoration Cost Management

SERVICE BROCHURE

ROGERSON REDDAN & ASSOCIATES LTD. PROJECT, CONSTRUCTION AND COST MANAGERS



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1.0 THE COMPANY

Rogerson Reddan & Associates (RR) is a multi-disciplinary professional services practice serving the Construction Industry. It was established in 1988 and has grown to a staff of 30 people with offices in Dublin and Limerick.

The practice offers the following services; Project Management, Construction Management, Cost Management / Quantity Surveying, and Specialist Consultancy Services.

Rogerson Reddan has a reputation for delivering a high quality service which is pro-active and focused on our Client's project objectives.

2.0 THE SERVICES

RR provides the following broad categories of service:

COST MANAGEMENT / QUANTITY SURVEYING*: Early Cost Advice, Financial Management and Contractual Control of Construction Projects.

PROJECT MANAGEMENT*: Client's Agent, leading the Project Team and managing the Construction Process.

CONSTRUCTION MANAGEMENT*: Managing the Construction Process in a flexible and efficient Procurement Process.

CONSULTANCY SERVICES*: Specialist Consultancy Services comprising: Procurement Consultancy; Project Monitoring; Health and Safety Consultancy.

This Profile deals exclusively with our Cost Management / Quantity Surveying services in relation to **Conservation and Restoration Projects**.



Newtown Castle Ballyvaughan Co. Clare

* Detailed profiles are available on request



3.0 CONSERVATION & RESTORATION SERVICES

RR offer a professional QS service on all types of conservation and restoration projects providing

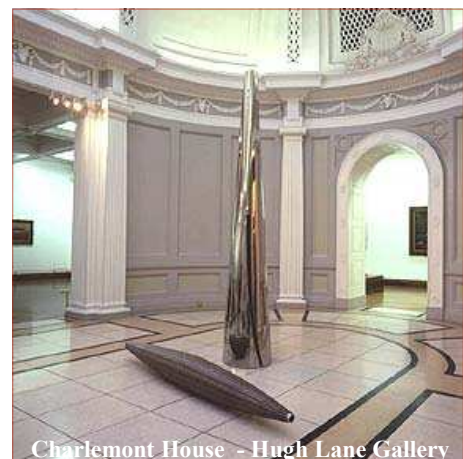
- ◆ Accurate preliminary cost estimates
- ◆ Comprehensive procurement
- ◆ Preparation of tender documents
- ◆ Vigilant on-site cost control

The following is a schedule of the issues (non-exhaustive) that need to be addressed to ensure delivery of a successful conservation \ restoration project:

- ◆ Historical research and inspection of building and curtilage
- ◆ Opening up works to establish type of construction / defects
- ◆ Specialist surveys: structural / dry & wet rot / decorative plasterwork, joinery etc
- ◆ Planning conditions & implications
- ◆ Insurance issues
- ◆ Temporary works: risks involved in interfering with existing structure
- ◆ Comprehensive & co-ordinated tender documentation
- ◆ Specification of repairs applying principles of conservation
 - ◆ *Repair rather than replace where possible*
 - ◆ *Sensitive repairs & minimal intervention*
 - ◆ *Reversibility*
- ◆ Protection of existing features
- ◆ Provision for samples
- ◆ Accessibility and inclusive Design
- ◆ Fire upgrade works and Certification
- ◆ Procurement: considered selection of experienced Contractors and specialists
- ◆ Programming considerations: use of traditional materials / availability of skilled labour
- ◆ On site monitoring
- ◆ Future maintenance implications & considerations

Team based approach & Mutual understanding

RR believe that conservation and restoration projects warrant a team based approach, where all members of the design team have appropriate experience. A mutual understanding by the Design Team of historical buildings, their structure and fabric is essential.



Charlemont House - Hugh Lane Gallery








4.0 EXPERIENCE

RR have extensive experience in Conservation and Restoration projects, hereunder are some notable recent examples.

	<p>Nr 5 South Leinster Street, Dublin 2</p> <ul style="list-style-type: none"> ◆ Value of Restoration c. €4m ◆ Complete renovation & restoration of Georgian building ◆ Mechanical, Electrical & Lift Installation ◆ Extensive roof repairs ◆ Structural repairs to front façade ◆ Restoration of decorative plasterwork ◆ Brickwork re-pointing
	<p>Charlemount House, Parnell Square, Dublin 1</p> <ul style="list-style-type: none"> ◆ Value of Works c. €250k ◆ Sensitive fire upgrade works ◆ Repairs to Internal finishes
	<p>No's 20/21 Parnell Square, Dublin 1</p> <ul style="list-style-type: none"> ◆ Value of Works c. €200k ◆ Structural stabilization works ◆ Repairs to External facade finishes
	<p>St Coca's Church - Kilcock, Co. Kildare</p> <ul style="list-style-type: none"> ◆ Value of refurbishment c. €1.5m ◆ Stone repair, parapet gutters ◆ Stained glass treatment & installation of storm glazing ◆ Cast iron gutter \ downpipe replacement \ repairs ◆ Internal upgrade including removal of conventional paints & applying breathable paint to external wall
	<p>Aldborough Refurbishment [pending]</p> <ul style="list-style-type: none"> ◆ Georgian house in Dublin 1 built in 1797 ◆ Not yet commenced on site ◆ Estimated Refurbishment cost €4million



4.0 EXPERIENCE CONTINUED

	<p>Rathmines Town Hall, Dublin 6</p> <ul style="list-style-type: none"> ◆ Value of refurbishment c. €1.5m ◆ Stone repair ◆ Parapet repairs ◆ Natural slate roofing ◆ Some corncing ◆ Repairs to atrium rooflight and windows repairs
	<p>Mountjoy House [Phoenix Park]</p> <ul style="list-style-type: none"> ◆ Value of refurbishment c. €6m ◆ Roof replacement ◆ Stairs replacement ◆ Internal refurbishment e.g. corncing \ doors \ floors etc.
	<p>Interpretative Centre, Phoenix Park, [Old Papal Nunciature Building]</p> <ul style="list-style-type: none"> ◆ Value of refurbishment c. €5m ◆ Involved new interpretative centre [extensions] linking to existing building, including refurbishment of existing building
	<p>Refurbishment of 19 Raglan Road, Dublin 4</p> <ul style="list-style-type: none"> ◆ Value of refurbishment c. €500k ◆ Brick re-pointing / non-invasive repairs ◆ Currently used as offices ◆ Former residence of Patrick Kavanagh
	<p>Newtown Castle, Ballyvaughan, Co. Clare</p> <ul style="list-style-type: none"> ◆ Full refurbishment of a 16th Century castle ◆ A four-storey building with a minstrel's gallery



5.0 PERSONNEL

RR has a highly motivated and experienced workforce, which includes David Keenan and Yvonne Kearns, who have been responsible for the delivery of cost control services on conservation projects over the past decade.

David Keenan ASCS, MRICS -Director

- ◆ National Diploma in Construction Economics
- ◆ B.Sc. - Quantity Surveying
- ◆ Associate of the Society of Chartered Surveyors in Ireland
- ◆ Member of the Royal Institution of Chartered Surveyors



David Keenan has over 24 years experience as a Professional Quantity Surveyor and has been with Rogerson Reddan since 1990

<u>Description:</u>	<u>Project Cost</u>	<u>Contracting Authority / Reference</u>
Portlaoise Prison – Block C	€27,000,000	Office of Public Works
St. Coca's Church, Kilcock, Co. Kildare	€1,500,000	Fr. P.J. Byrne
Rathmines Town Hall	€1,500,000	Co. Dublin V.E.C.
Mountjoy House (Phoenix Park)	€6,000,000	Office of Public Works
Interpretative Centre, Phoenix Park, Old Papal Nunciature Building	€5,000,000	Office of Public Works
Refurbishment of Nr. 19 Raglan Road	€500,000	Private
Newtown Castle, Ballyvaughan, Co. Clare	€500,000	Burren College of Art

Yvonne Kearns ASCS, MRICS -Associate Director

- ◆ Diploma in Construction Economics (DIT Bolton Street)
- ◆ B.Sc. (Hons) Surveying (Trinity College)
- ◆ Associate of the Society of Chartered Surveyors in Ireland
- ◆ Member of the Royal Institution of Chartered Surveyors

- ◆ S.C.S. Accredited Conservation Surveyor
- ◆ Member of ICOMOS (International Council on Monuments and Sites)
- ◆ Member of Irish Georgian Society



Yvonne has extensive experience on large complex institutional buildings having worked on the Millennium Wing of the National Gallery of Ireland site and the Hugh Lane Gallery extension.

<u>Description:</u>	<u>Project Cost</u>	<u>Contracting Authority / Reference</u>
National Gallery of Ireland – Millennium Wing	€20,000,000	Office of Public Works
Nr. 5 South Leinster Street, Dublin 2	€4,000,000	Office of Public Works
Hugh Lane Municipal Gallery	€10,000,000	Dublin City Council
Charlemount House, Parnell Square, Dublin 1	€500,000	Dublin City Council
Nr. 20-21 Parnell Square, Dublin 1	€200,000	Dublin City Council