



SPECIALIST CONSULTANCY SERVICES

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 earned a reputation for dedication to it's Client's interests, delivery of best in class professional service, and for it's pro-active approach to all it's commissions.

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, tailored to our Client's specific requirements.

This Profile deals exclusively with our **Consultancy Services**. Other services are the subject of separate profiles, available upon request.



3.0 CONSULTANCY SERVICES

RR provide consultancy services to Public and Private Sector Clients. These services are tailored to suit individual Client requirements. Typical services provided include:

- ***Project Monitoring***
- ***Procurement Consultancy***
- ***Public Private Partnerships***
- ***Financial Modelling / Development Appraisal***
- ***Specialist Technical & Economic Consultancy***
- ***Risk Management***

These services are described in more detail in the following pages.



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4.0 EXPERIENCE AND RESOURCES

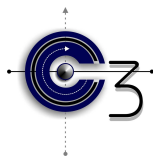
Our Consulting Services are provided by a core group of experienced construction industry professionals, and draws on the wider resources of Rogerson Reddan as required for specific commissions. Internal project teams are formed to reflect the precise requirements of any specific commission. Teams are led by, and commissions managed, in a hands-on manner by one or more of the Directors of the firm.

Typical CV's for key personnel responsible for the provision of consultancy services are included in Appendix A.

Rogerson Reddan has established strategic links with a number of specialist consultancies, allowing us to offer specialised services in a number of fields. These include:



Vector Management – Aviation & Infrastructure Consultants



C3 Projects – Risk Management Specialists



Phoenix Safety – Safety Consultants



5.0 PROJECT MONITORING

Project Monitoring

Due to the increasing complexity of construction projects, it is becoming increasingly common for funding institutions and other interested third parties to take a more pro-active role in relation to the supervision of projects, by appointing independent Project Monitors.

Rogerson Reddan with its broadly based professional expertise and experience are ideally placed to provide a comprehensive and pro-active monitoring service.

Our background as Cost Consultants ensures that our services and advice are valued by Clients for whom Cost Control is a significant priority.

Project Monitoring Service

Typically the Project Monitor is charged with providing a comprehensive overview of a project, as it develops, including:

- Design & Statutory Compliance
- Developers Budget
- Construction & Related Costs
- Programme & Cashflow
- Contract Documents
- Professional Appointments / Warranties
- Development Agreements / Lease Documentation
- Insurances
- Independent appraisal of interim payments
- Early warning of potential risks.



5.0 PROJECT MONITORING (CONTINUED)

Rogerson Reddan's diversity of skills, from Quantity Surveyors, to Project Managers to Construction Managers allows us to critically appraise all aspects of a development.

Rogerson Reddan is experienced in all aspects of the development process, from a broad range of perspectives. This allows us to ensure that the monitoring service we offer encompasses all aspects of the project, and is not restricted to the construction process alone.

Rogerson Reddan's approach to Project Monitoring is based on the following key principles:

- Understanding our Client's Interests and Objectives.
- A Pro-active approach to ensure the relevant information is made available
- Thorough and Diligent examination of all aspects of a Project.
- A Pragmatic attitude to ensure that Monitoring does not unnecessarily impede positive progress on the Project.

Our offices located in Dublin and Limerick enables us to provide Project Monitoring services throughout Ireland.



6.0 PROCUREMENT CONSULTING / PUBLIC PRIVATE PARTNERSHIPS

Procurement Consultancy

There has been an increase in the number of ways in which projects are built\procured. Equally, the regulations governing competition and transparency have become more complex and onerous.

Rogerson Reddan's expertise and experience position us ideally to advise and assist clients in delivering optimal procurement solutions whether for consultancy services, construction contracts or both.

We have been engaged by both public and private sector Clients to advise on and manage significant procurement processes, including procurement of professional services under framework agreements.

Public Private Partnerships

Rogerson Reddan is well positioned to provide the professional advice and services required as part of any Public Private Partnership project.

Our experience across all sectors of the industry, and our intimate understanding of the construction process allow us to make a valuable contribution to any PPP team. Some of the services we can provide include:

- Business Case Analysis
- Financial Modelling
- Benchmarking
- Bid Preparation
- Bid Appraisal
- Contract Negotiation



7.0 FINANCIAL MODELLING / DEVELOPMENT APPRAISAL

Rogerson Reddan possesses the necessary expertise and experience to carry out the full range of financial modelling and analysis techniques necessary to facilitate any development appraisal.

Services provided include:

- Cost and Revenue Estimation
- Cash flow profiling and modelling
- Discounted Cash Flow Appraisal
- Sensitivity Analysis in relation to economic and other variables
- Risk Analysis
- Life-cycle cost modelling

In addition to the technical analysis “tools” described above, our personnel possesses broad experience across the industry, and have experience of development appraisal from all perspectives. This allows the analysis “tools” to be deployed in a structured manner to ensure that the results are meaningful and make a valuable contribution to the decision making process.



8.0 SPECIALIST TECHNICAL AND ECONOMIC CONSULTANCY

Rogerson Reddan has in recent years developed considerable experience and expertise in the area of Aviation Infrastructure. In conjunction with our partners at Vector Management, specialist aviation consultants, we have undertaken several analyses and reviews of proposed Aviation Infrastructure Projects, with total values in excess of €1bn, on behalf of the Commission for Aviation Regulation. This experience has provided us with a unique understanding of this sector of the industry.

9.0 RISK MANAGEMENT

Typically a risk management process breaks down into six stages, as follows:

- Stage 1 – Risk Management Planning
- Stage 2 – Risk Identification
- Stage 3 – Risk Assessment & Prioritisation
- Stage 4 – Quantitative Risk Analysis
- Stage 5 – Risk Response Planning
- Stage 6 – Risk Tracking & Control.

Rogerson Reddan in conjunction with our strategic partners C3 Projects, possess both the expertise and experience to undertake the full range of risk analysis and risk management services, including full participation at all six stages in the process.



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APPENDIX A

KEY PERSONNEL - CONSULTANCY SERVICES




APPENDIX A KEY PERSONNEL — CONSULTANCY SERVICES

<p>Director</p>	<p>John Hughes, MRICS, ASCS.</p>	
<p>Qualifications</p>	<p>Dip. Con. Econ (Hons.) - Bolton St. College of Technology B. Sc. (Hons.) - Trinity College. Associate of Society of Chartered Surveyors (ASCS) Member of Royal Institute of Chartered Surveyors (MRICS) Higher Diploma Project Management - Trinity College.</p>	
<p>Experience</p>	<p>15 years experience as a Quantity Surveyor in a variety of roles, providing cost management services on a wide range of public and private sector projects, including commercial, institutional, residential, and infrastructure projects.</p> <p>Joined RR in 1996. Appointed Director in 2000.</p> <p>Responsible for the provision of a range of consultancy services within Rogerson Reddan, including:</p> <ul style="list-style-type: none"> Consultancy to the Commission for Aviation Regulation in relation to Benchmarking & Review of Airport Capital Expenditure Programmes (€1.2 Billion). Provision of Development Appraisal / Cost Modelling Services in relation to Joint Public / Private Sector Infrastructure Development. (€70m) Development appraisal and project funding consultancy to Banks and Funding Institutions on range of commercial developments. Provision of Consultancy Services to Local Authority Client in respect of the operation & administration of EU Procurement process. 	



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KEY PERSONNEL — CONSULTANCY SERVICES

<p>Director</p>	<p>Seamus Reddan, FRICS, FSCS</p>	
<p>Qualifications</p>	<p>Dip. Con. Econ (Hons.) - Bolton St. College of Technology B. Sc. (Hons.) - Trinity College. Fellow of Society of Chartered Surveyors (FSCS) Fellow of Royal Institute of Chartered Surveyors (FRICS) Higher Diploma Project Management - Trinity College.</p>	
<p>Experience</p>	<p>10 years with a large QS consultancy practice working predominantly in the commercial, residential and Health care sector before leaving to form Rogerson Reddan & Associates Ltd. in 1988 with Fred Rogerson.</p> <p>The next 8 years was spent developing the practice in Quantity Surveying and its fledging Project Management service. Due to the poor economic state of the country during this period, time was spent in London, Paris and Leipzig working on large projects under novel procurement route. The last 10 years have seen RR's QS and PM services expand with the boom in the economy and construction industry. During that period I have concentrated on the development of Project Management Services and driving innovation in the Practice.</p>	




APPENDIX A KEY PERSONNEL — CONSULTANCY SERVICES

<p>Director</p>	<p>Fred Rogerson, FRICS, FSCS</p>	
<p>Qualifications</p>	<p>Dip. Con. Econ (Hons.) - Bolton St. College of Technology B. Sc. (Hons.) - Trinity College. Fellow of Society of Chartered Surveyors (FSCS) Fellow of Royal Institute of Chartered Surveyors (FRICS) Higher Diploma Project Management - Trinity College. Graduate Diploma in Arbitration Law - DIT/C.I.Arb. Graduate Diploma in International Arbitration Law DIT/C.I.Arb.</p>	
<p>Experience</p>	<p>With nearly thirty years experience in the sector nineteen of which were as senior director of Rogerson Reddan and Associates, Fred has overseen the development of the consultancy practice and has been intimately involved in the following consultancy appointments amongst others:</p> <ul style="list-style-type: none"> Consultancy to the Commission for Aviation Regulation in relation to Benchmarking & Review of Airport Capital Expenditure Programmes (€1.2 Billion). Provision of Development Appraisal / Cost Modelling Services in relation to Joint Public / Private Sector Infrastructure Development. (€70m) Development appraisal and project funding consultancy to Banks and Funding Institutions on range of commercial developments. Provision of Consultancy Services to Local Authority Client in respect of the operation & administration of EU Procurement process. 	



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<p>Director</p>	<p>Kieran Clohessy, MRICS, ASCS</p>	
<p>Qualifications</p>	<p>B.Sc. (1st Class Hons) Quantity Surveying Associate of Society of Chartered Surveyors (ASCS) Member of Royal Institute of Chartered Surveyors (MRICS)</p>	
<p>Experience</p>	<p>Joined RR in 2003. Appointed Director in 2006.</p> <p>Currently heads up RR's Limerick Office</p> <p>Wide-ranging experience in cost control of public & private sector projects, including commercial, residential, industrial, infrastructure and healthcare projects.</p> <p>Relevant Experience:</p> <ul style="list-style-type: none"> Project Monitoring for Banks and Funding Institutions on commercial developments. Master-planning Development Control Plans. Advising private sector clients, on issues related to construction projects, including: <ul style="list-style-type: none"> • Contracts & Collateral Warranties • VAT & Taxation 	



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KEY PERSONNEL — CONSULTANCY SERVICES**

<p>Associate Director</p>	<p>Claire Crone, MRICS, ASCS</p>	
<p>Qualifications</p>	<p>B. Sc. (QS) Hons. – University of Port Elizabeth Associate of Society of Chartered Surveyors (ASCS) Member of Royal Institute of Chartered Surveyors (MRICS)</p>	
<p>Experience</p>	<p>8 years experience as a Quantity Surveyor. Joined RR in 2003. Appointed Associate Director in early 2006.</p> <p>Wide-ranging experience in cost control of public and private sector projects, including commercial, residential, industrial and healthcare projects.</p> <p>Involved in Consultancy work for:</p> <ul style="list-style-type: none"> Monitoring and reporting to Banks and Funding Institutions for Project funding on a commercial development. Master-planning & Development Control Plans. Advising private sector clients, on issues related to construction projects, including: <ul style="list-style-type: none"> • Value Engineering • Contracts & Collateral Warranties • VAT & Taxation 	



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APPENDIX B

TYPICAL PROJECT MONITORING COMMISSIONS UNDERTAKEN



APPENDIX B Typical Project Monitoring Commissions Undertaken

	<p>Project: Citywest - Naas Road Frontage Office Development. 35,000 sq.m. office development</p> <p>Description: Office Development. 35,000 sqM. office development</p> <p>Service Provided: Rogerson Reddan provide "Technical Advisor" Service to Investors and "Project Monitor" Service to Funders</p>
	<p>Project: Mixed Development - Dyer St., Drogheda</p> <p>Description: Retail / Banking Hall / 86 Apartments / Multi-Storey Car Park</p>
	<p>Project: Mixed Development - Balbriggan, Co. Dublin</p> <p>Description: Hotel Extension / New Public Library / Refurbishment of Listed Building / Apartment Development</p>
	<p>Project: Retail Park Development - Middleton, Co. Cork</p> <p>Description: 7,000 SqM retail park development</p>
	<p>Project: Residential Development, Allins Quay - Youghal, Co Cork</p> <p>Description: 82 Apartments / retail / basement parking</p>
	<p>Project: Retail Park Development - Drogheda</p> <p>Description: 8,500 SqM Retail Park Development</p>