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**Chartered Quantity Surveyors  
Construction Cost Consultants / Economists  
Project Managers**

**Presentation by CQS Group – Canal Court Hotel, Newry 5th June 2009  
“ An overview of opportunities for Irish companies entering the Polish  
construction industry “**

Newry conference – a great success for the Ireland Poland Business Association



**Back Row - Tess Byrne, Administrator, IPBA.**

**Jerzy Bartosik, Commercial Counsellor, Polish Embassy in Dublin**

**Front Row - Jerome Mullen, Honorary Consul of Poland in Northern Ireland,**

# CQS GROUP

- Founded in 1998 by Matthew Creagh  
( 22 years experience in both Ireland & the UK)
- Staff of 20 Professionals within the group

## Three Separate Divisions

1. **Ireland**
  - Head office in Mullingar, 15 professionals
2. **Poland**
  - Office in Krakow, 5 professionals
3. **International**
  - 1 professional who is dedicated to our business development abroad

## Services Offered: Pre-Contract

- Site Selection
- Feasibility Studies
- Due Diligence
- Value Engineering
- Procurement Advice / Suitable Contracts
- Environmental Consultancy
- Detailed Cost Planning
- Option Appraisals
- Design Team Co-Ordination
- Bill of Quantities Production
- Tender Document Production
- Contractor Selection
- Contractor Appointment

## Services Offered: Post-Contract

- Contract Administration
- Bid Management
- Project Superintendence
- Dispute Resolution
- Final Account Agreement

## Specialist Services

- ~~Aid Cycle Tax~~ Designated Areas
- ~~Funder's Representative~~ Planned Maintenance Reports
- ~~Risk Management~~ Schedule of Dilapidations
- ~~Bank Monitoring~~
- ~~Insurance Claims~~
- ~~Liquidation Advice / Corporate Recovery~~
- ~~Tax Planning~~ Mergers & Acquisitions
- ~~Consortium Formation For Developers & Design teams~~ Capital Allowances

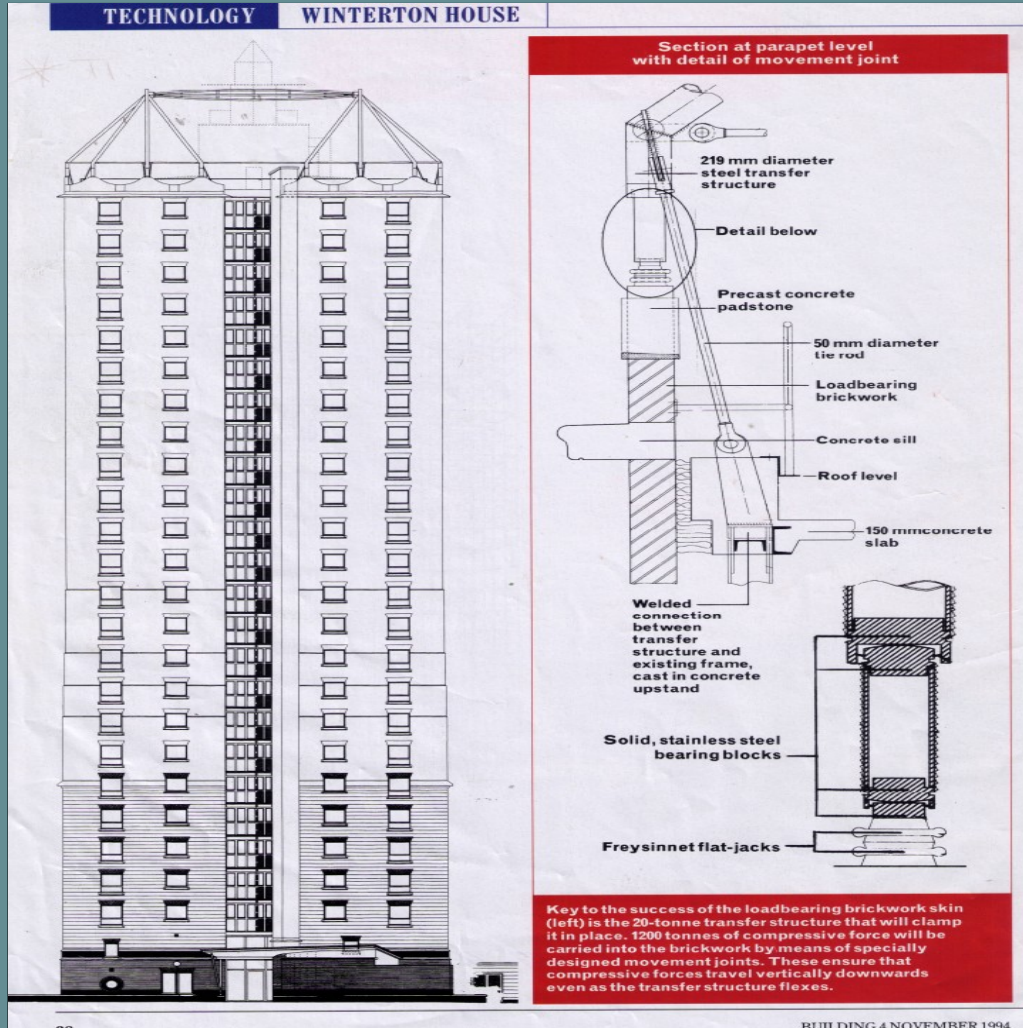
## Project Sectors

- Residential
- Commercial
- Hotel & Catering
- Services Stations & Car Showrooms
- Educational
- Health Care
- Infrastructure
- Civil Engineering
- Pharmaceutical
- Government Bodies
- Churches
- Demolition & Dismantling

# High Rise Social Housing - London



# High Rise Social Housing - London



Project: Winterton House, East London ( 25 storey )

Description: Dismantling, re-strengthen works, piling and forming 100No. Apartments.

Value: €11m

Client: London Borough of Tower Hamlets

Form of Contract: JCT 80 with Quantities

# Commercial Projects

## BBC Offices - London



Project: BBC Offices London ( White City One )

Value: €25m

Description: Fast Track office Fit Out of 25,000 m2 GIFA of new offices

Fast Track office Fit Out

Form of Contract: JCT Management Contract



# Commercial



Project: Ganly's Homevalue  
Hardware Store, Athlone

Value: €9.5m

Client: Michael Ganly

Formwork: RIAI contract (with  
quantities)

Description: New Hardware &  
Associated Stores 10,000 m<sup>2</sup>

## Heathrow Airport



Project: Heathrow Airport, Engine x-ray building

Value: €2.5m

Form of Contract: Contract was JCT 80 with Design Supplements

Description: Concrete bunker inside aircraft carrier. High radiation protection construction (e.g. 1m thick concrete walls etc). External & internal inbuilt cranes within structure

# Civil Engineering

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# Civil Engineering



Project: Dundrum Shopping Centre, Dublin

Description: Insitu Suspended Box Culvert  
& Stair Cores

Value: €14m

# Educational Projects

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# School - Primary



Project: Grange Educate Together Primary School, Mullingar

Description: Construction of new 16 classroom school, culvert and external works in 19 weeks

Value: €7m

# Health Care Projects

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# Nursing Home



Project: Thomond Hall Nursing Home

Description: Construction of 48 Bedroom Nursing Home

Value: € 2.53 m

# Retirement Village



Project: Thomond Hall Nursing Home

Description: Construction of 61 Housing Units forming a Nursing Home

Value: €7.6m

# Hotel Projects

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# Annebrook House Hotel



Project: Annebrook House Hotel, Mullingar

Description: Construction of 36 bedrooms, 26 Apartments, Function room, Bars & Restaurants

Value: € 20m

# The Bush Hotel



Project: The Bush Hotel in Carrick on Shannon

Description: Construction of Two storey extension over existing Function Room

Value of €3m

# Infrastructure Projects

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# Luas Line



Project: Luas Light Rail Line, Dublin

Description: Civil Works to Luas Line throughout Dublin city

Value: €23m



# Street Reconstruction



Project: Haggard St. Reconstruction, Trim, Co Meath

Description: Complete Reconstruction of Street  
Landscape and New Services, Street  
Furniture & New Road Construction

Value €1.2m

# Residential Projects

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# Market Point



Project: Market Point, Mullingar

Description: Construction of 274 Residential & 27 Commercial Units

Value of €45m

# Grand Canal Square

Project: Grand Canal Square, Docklands, Dublin

Value €70m

Description: Construction of Hotel & Apartments



# Social Housing



Project : Dalton Park, Mullingar

Description : Council Housing and Associated Roads

Client : Westmeath County Council

Value : €6m

Form of Contract : RIAI / GDLA with Quantities



# Service Stations & Car Showroom Projects

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# Service Station & Restaurant



Project: Applegreen New Service Stations & Restaurants  
(throughout Ireland & UK)

Values: approx €1m per Station

Locations: Ashbourne, Newbridge, Osberstown, Balbriggan,  
Kinsealy, Trim and many others