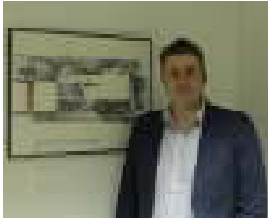


Niall Daly.

MD / Contractors Representative / Contracts Director / Contracts Manager & PSCS.



Profile - Having gained valuable engineering and management experience with one of Ireland's leading Main Contractor's in the areas of Large Commercial, Pharmaceutical, Leisure and Educational Construction, Niall is founder and Managing Director / Contracts Manager / PSCS of Principal Contractors Ltd. With over 20 years construction industry experience in all construction sectors and proficient in the areas of urban refurbishment, conservation, new build, streetscape and internal fit out and facilities management and also having completed a dissertation in Conservation and Restoration of Historical Buildings across Europe as part of an MSc in International Project Management.

Very much focused on Health & Safety, Environment Considerations and Zero Defects and completed the CIF 'Managing Safety in Construction' course. A member of "**An Taisce**" with a strong personal and professional interest in the natural and built environment. As company Managing Director, Niall strives towards full compliance across all aspects of health, safety, environmental and quality and remains up to date with all new legislation and thinking with regard to HSEQ.

Niall has significant training and experience in Conservation/Restoration . He possesses exceptional interpersonal and negotiations skills and initiated the company's philosophy of exceeding customers expectations through Dedication, Co-operation, Reliability and Consistency

Qualifications:

- **MSc (Hons)** in European Construction Management
- **BSc (Hons)** in Construction Management.
- **MSIC**, Managing Safety in Construction – CIF
- Safe Pass
- On going CPD in Area of Heritage and Conservation/Restoration & HSEQ.
- Member of SPAB
- MIEI

Key Achievements

- Successful career in the construction industry since 1995
- Founder of Principal Contractors Ltd in 1999
- Exceptional interpersonal skills in dealing with all stakeholders
- Extremely enthusiastic about HSEQ – Always aiming for "**Zero Harm**"
- Continuing in educational and development courses
- At the fore with the latest construction development techniques
- Experience across the entire spectrum of the Construction Industry
- Possesses a particular passion for Restoration / Preservation & Fit-Out

RELEVANT PROJECT EXPERIENCE:

To date Niall has successfully delivered over thirty new build construction, refurbishment, fit out and conservation projects. Below we have included details of the most relevant twelve projects for this Tender Submission. We have very carefully chosen him for this project because of his expertise of working in live built up city environments. Niall is hugely experienced in planning and managing construction activities, refurbishment, fit-outs, internal finishes to all external finishes.

Please also note that Niall acted as Contract's Manager & PSCS for all jobs listed in Appendix 3.4c, previous experience.

Project – Office Construction and Fit Out, Oxford Health Plans Ltd.

Dates : 1997

Position Held – Site Manager & HSEQ Co-Ordinator .

Value : €2.5 Million

Company : Bennett Construction Ltd

Client. Oxford Health Plans Ltd.

Brief Description - The Project entailed partial demolition and fast track reconstruction and subsequent conversion and turn-key fit out. Transforming an industrial unit into a high specification 500 work station office facility., creating an international support centre for a large multinational re-insurance firm in the health sector. The project was a turn key fit-out with an extremely demanding five month programme. It was completed to a very high standard on time and to budget.

As site manager Niall co-ordinated and managed all construction activities ensuring that the project was brought in on time, within budget and in full compliance with all aspects of HSEQ.

Project –Store Street Garda Station Phase 1, Dublin City Centre.
Position Held : - Site Engineer / Sectional Manager
Client – The OPW
Company - Bennett Construction Ltd.

Dates : 1996 – 1997
Value : €2.5 Million

Brief Description - The project entailed the Phase 1 demolition of existing site structures, The construction of a reinforced in-situ concrete structure with a brick façade on in-situ concrete piles and ground beams. The site was extremely confined and sandwiched between busy pedestrian Streets and a live train line and the Central Bus station for the City . The programme was also extremely challenging and the basement area was prone to Tidal Flooding. All deadlines and milestones were met. Health and Safety and traffic management were key to the successful completion of the project. The project was handed over as part of a phased delivery programme. The M & E elements alone were valued at €900k.

In order to guarantee the delivery of this project Niall personally prepared a Site Specific Site QA Plan and conducted regular site HSEQ audits.

Project – Merrion Road Apartment Development
Position Held – Contracts Manager & PSCS.
Client – Gerard Doody, Merrion Road, Dublin 4.

Dates : 2003 – 2005
Value : €1.40 Million

Brief Description - This project entailed the demolition of an entire structure at 100 Merrion Road with façade Retention and underpinning, in situ augured piles, ground beams, in-situ concrete frame for a 3 storey, high specification, large apartment block. The new structure was sympathetically tied into the existing façade. Due to the underlying ground conditions and the sensitive nature of the area vibration and noise monitoring and control were an important aspect of this project.

As Contracts Manager & PSCS, I was responsible for overall contract supervision. As part of the scheme, I worked extremely closely with our site manager in preparing a project programme, communications plan, integration plan, site specific QA plan. As part of my duties I attended all weekly site meetings. As this was a particularly busy road with the Entrance to the British Embassy directly opposite it demanded careful planning and active liaison with the neighbouring properties. Pedestrian and vehicular traffic management also played a significant role. I took a huge interest in the successful delivery of all aspects of HSEQ. From the very outset I made sure that the job was properly risk assessed and set up in an effective and efficient way.

Project – Nr 7 Ailesbury Road, Dublin 4.
Position Held – Contracts Manager & PSCS
Client – Colm Duggan & Louise English.

Dates : 2007 – 2008
Value : €2.4 million

Brief Description - This project entailed the complete refurbishment and upgrade of this large, prestigious, listed €6.5million house in Ailesbury Road, Dublin 4. Works consisted of significant temporary support to the entire structure to facilitate the partial demolition of the external rear facade and basement, construction of a new double height glazed rear extension using the Schuco system, and also a two storey side extension. The works included refurbishment and restoration of existing sash windows by our in-house carpentry team, re-roofing the entire main roof in natural Penrynn slates, re-pointing existing brick and new brickwork, using a lime tuc pointing, full mechanical & electrical package, new double glazed Schuco aluminium glazing system, granite cladding, cooper roofs, cinema and gym rooms and full turnkey project fit out. We also constructed 2,500ft square 2 storey over basement mews development to the main house. This entailed the construction of an in-situ concrete basement including tanking in a high water table area. The main structure was constructed using architectural design gluelam timber portal “A” frames natural slate roof, double glazed aluminium glazing system, natural stone wall cladding externally and walk on glass over basement externally. Again the mews was finished to a turnkey standard. The full external front drive way and garden and rear garden including putting green, external large water feature, natural granite boundary walls, and motorized gates.

Working closely with our Site Manager, I oversaw the successful delivery of the scheme, always paying particular attention to all aspects of a HSEQ nature. The side access of the site was the busy entrance to St Michaels School which meant careful risk assessment and management of pedestrians was key to avoid accidents.

Project – Shrewsbury Road, Dublin 4.
Position Held – Contracts Manager & PSCS
Client – David McCann, Shrewsbury Road, Dublin 4.

Dates : 2008 - 2009
Value : €1.2 million

Brief Description - This project, valued at €1.20 million, entailed the complete refurbishment and upgrade of the existing house internally, including new side extensions, and the construction of a new car port and external works. This is a prestigious and listed building. As part of the contract we also renewed all of the mechanical & Electrical installations. The existing windows were totally refurbished / restored and repaired insitu by our in-house carpenters. Also all existing bathrooms including sanitary wear, plumbing cabins and furniture was upgraded and modernized. We also installed a totally new plumbing and heating system to modern day environmentally friendly standards. As part of the scheme we managed to lower the BRE rating of the house from an initial Grade F to a Grade B. The project was complete to a full turnkey handover including painting, decorating, floor finishes, motorized gates and all external works which included kerbs, granite slabs, driveways, to all lining and signage and security systems.

As overall Contracts Manager & PSCS I oversaw the successful management and delivery of the project. I was involved in setting the project up from the very beginning. All site activities were risk assessed and effectively planned & programmed.

Project –Rachra, Coast Road Malahide.
Position Held –Contracts Manager & PSCS
Client – David McCann, Shrewsbury Road, Dublin 4.

Dates : 2004 - 2005
Value : €2.0 million

The building is a two storey prestigious over basement high specification regency style residence. The works included initial extensive demolition, rock removal, contiguous piling and excavation to accommodate the construction of this block and brick dwelling with hollow-core floors and traditional roof. The finishes specification was extremely high and there were numerous specialist features and new technologies incorporated including the Lutron system., AA ground source natural heat pump and extremely tight weather proofing.

This project was delivered on time and within budget without any notifiable incident of a HSEQ nature.

Project – Dodder Park Prestigious House, Dodder Park, Dublin 14.
Position Held – Contract's Manager & HSC
Client – Alan Richardson.

Dates : 2009 - 2010
Value : €1.6 Million

Brief Description - This project consisted of the excavation of 2,000m³ the side of a hill close to the major T junction at Dodder Park in preparation for this large scale high specification prestigious house. The project itself consisted of the construction of a three storey insitu RC concrete structure including tanking. Works also entailed the construction of an underground concrete frame garage. The exterior of the frame was clad in toughened curved glazing, curved pre-weathered copper roof, copper parapets, natural stone clad columns, external balconies, and also double glazed aluminium door system. The project was finished to a full energy efficient mechanical & electrical installation, including boreholes heating systems and underfloor heating throughout. The project also required the installation of special Architectural features. Working closely with our site manager I oversaw the successful delivery of the project.

Project – Little Gate, Brighton Road Foxrock, Dublin
Position Held –Contracts Manager
Client – Mr Alan Burns,

Dates : 2010 - 2011
Value : €0.75 Million

Brief Description - This project entailed the demolition of an existing cottage. After that we constructed a new two storey over basement architectural house. Works entailed, dilapidation survey, demolition, excavations, rock breaking, RC insitu basement including tanking. The house itself was traditional blockwork, with external plastering and natural slate roof, concrete floor slabs, underfloor heating throughout, Carlson windows & doors, copper gutters. Works also included the construction of a 2,000ft² detached garage, external works, including drainage, service pipes, to final slabbing kerbing and paving.

The project was finished on time within budget and without any notifiable HSEQ incidents. I attended weekly site meetings with all sub-contractors and the client.

Project – Cordarragh, Brighton Road, Foxrock.
Position Held – Contracts Manager & PSCS
Client – Cyril Forde, Brighton Road, Foxrock, Dublin.

Dates : 2010 - 2012
Value : €1.9 Million

Brief Description - Works entailed the complete demolition of an existing two storey house, and the construction of a high specification 9,500ft² new build modern day energy efficient airtight sustainable house with a double garage. Main site activities which I managed and oversaw were as follows; demolition, excavations, new drainage and service installation, foundations, blockwork & services to dpc level, exterior block & brickwork to a traditional slate finish. The exterior of the house was finished using pebble dash and brick combination. Double glazed Carlson windows, natural slate roof, underfloor heating throughout, installation of a new well, and a rainwater recycling harvesting tank. Internally the house was fitted out to a turnkey standard including handmade kitchen, painting & decorating hardwood doors, lift installation and a curved insitu concrete stairs clad in walnut and French polished handrail installed by our in-house carpentry team. External work included drainage, hard landscaping, motorized gates, DBM surfacing, signage. We also installed a complete CCTV security system. For this project, as with all projects, I helped the site manager prepare a works programme, communications plan, project integration plan, risk assessments & method statements, delivery schedules and weekly reports.

Project – Newbury Hall, Carbury, Co. Kildare
Position Held – Contracts Manager & PSCS
Client – Wesley Carter, Paul Arnold Conservation Architect.

Dates : 2012 - 2013
Value: €1.50 Million

Brief Description - This project entailed the conservation and restoration of a nationally treasured Palladian style Georgian mansion. The works entailed bringing back to life a magnificent Country residence that had not been worked on in 250 years, All works were done in close liaison with the Architects and the Conservation team at Kildare Co Council. The works involved all aspects of conservation in its purest form. A complete repair and renewal of the entire structure. The removal of and re-instatement of lime Harlin to the basement externally and pointing and repair to the hand made brick façade. Complete re-slatting of the roof with splicing and restoration of the timber structure with extensive lead and copper work. The repair and re-construction by hand of extremely ornate and detailed stucco throughout the building. Reconstruction and repair of all the traditional internal joinery which had suffered from all means of damage and decay and woodworm by our in-house team!, Repair, renovation and replacement of lath & plaster ceilings and walls including barrel vaulted ceilings and curved walls. Complete repair of traditional sash windows and doors by our in-house carpentry team. The sympathetic installation for the first time of a full heating and plumbing system. Installation of a new remote controlled lighting and electrical system to an extremely high spec finish. Scumballing and gilded finishes to internal feature and a high specification Classidur paint finish to walls and ceilings with hand made wallpaper to the main reception rooms. Installation of natural Bath stone pavements to the entire basement area to match the existing damaged stone. Wet room systems to the bathrooms and shower areas.
This is a listed and protected structure so there was no room for any lapses of a HSEQ nature.

Project – 76 Georges Avenue Blackrock, Co. Dublin
Position Held – Contracts Manager & PSCS
Client – David Fewer, Georges Avenue, Blackrock, Co. Dublin

Dates : 2013 - 2014
Value: €0.75 Million

Brief Description - This project entailed the Temporary propping and support of this Victorian structure to accommodate the demolition of the majority of the existing structure in order to facilitate the construction of an insitu concrete and tanked basement under the body of the existing house, and adjacent to the rear boundary wall. This was an extremely challenging project as it was in a tight live occupied environment. The house was a complete turnkey handover project including, demolition, excavations, deep basement construction, extension to the rear & sides, needling & structural steel work, reroofing natural slate roof, fibreglass flat roof, glazed roof lights, replacement sash windows, large pre-finish double glazed sliders to rear, marble tiling, underfloor heating throughout, painting & decorating to a complete kitchen installation and featured staircase. Works also entailed the refurbishment of existing cornices and upgrade of the existing structure. Externally we installed a rainwater harvesting tank, hard landscaping, driveway and motorized gates. The Propping and temporary support on this project was a significant technical risk and careful planning and execution was paramount. As Site Manager I oversaw the successful delivery of all of the foregoing activities along with all aspects of a HSEQ nature from conception to handover. The project was delivered on time and within budget.

Project – Clonabraney Listed House, Crossakiel, Co. Meath.
Position Held – Contracts Manager & PSCS
Client – Paul Arnold & Associates, Dublin 8.

Dates : 2007 - 2010
Value: €2.3 Million

Brief Description - The project consisted of the restoration, refurbishment & conversion of the existing, 250 year old Georgian Country residence and the existing courtyard into ten high specification units and renovation and conversion of the adjacent wings into a wedding venue with bars, restaurants, conference facilities etc. The building is protected and therefore the works involved extensive conservation input from Architects, Engineers, Meath County Council and the various specialist heritage professionals and contractors. The main site activities consisted of a dilapidation survey, tree surveys salvaging all Killaloe roof tiles / wrought iron gates, cast iron windows and existing stonework. Lime render and lime re-pointing to all stone externally and internally. Conservation and restoration of all cast iron glazing in conjunction with Athy foundry. Installation of ten Glen Dimplex “air to water” heat pumps, solar panels etc. Installation of a large sewage treatment system and a well water pumping and treatment plant.

As contracts manager and PSCS I delivered this prestigious protected structure to win “An Taisce” award for “**Excellence in Conservation**” The building was finished to its original heritage characteristics. As part of the scheme, we also converted an existing Gentleman’s residence into a modern day wedding venue. The new wedding venue still maintains the original stone cladding, doors and window features on the outside.

As Contracts Manager and PSCS I ensured the success of the project with a particular emphasis on ensuring that no heritage or treasured feature was lost in the conservation and restoration.

Project – Gallens Mill / Linnen Hall, Mill Street, Balbriggan.
Position Held – Contracts Manager / Contractors Representative & PSCS.
Client – The OPW, Jonathan Swift Street, Trim, Co. Meath.

Dates : Feb 2015- Sept 2015
Value: €2.8 Million

Brief Description - The project consisted of the complete refurbishment, upgrade and change of use of this 100 years old four storey listed building. Main site activities consisted of ; setting up pedestrian & traffic management, dilapidation survey, demolition works, stripping off external plaster and replacement with new lime render, renewing the existing roof and protecting the listed elements of the building.

The project involved the careful selection and management of 20 specialists works packages including, metal stud partitions, suspended ceilings, plastering, stone restoration, steel frame & support lintels, demolition, doors & windows restoration, painting to a comprehensive mechanical & electrical new installation.

As part of the scheme, and through minor demolition works, we connected the main building to another two adjoining buildings and renewed them as well. We also build a new steel frame kingspan clad external entrance building. The project also entailed major upgrade and restoration works to the existing underground car park.

The exterior of the building was also modernised where we installed new granite pavements, street lighting, CCTV, new wrought iron gates and railings to highly sensitive landscaping.

To guarantee the success of this project, and at the very outset, we prepared a risk register, traffic & pedestrian management plan, integration plan, communications plan, a master and weekly site programme, as built programme, and a site specific QA plan.

The project was delivered on time within budget and without any notifiable incident of a HSEQ nature.