

Peter Mahon.

Managing Director / Contracts Manager.



Profile - A professionally qualified, highly experienced and proven Managing Director / Contracts Manager with in excess of 20 years industry experience. Set up my own Construction Company, Principal Contractors Ltd in 1999 and have remained a loyal member of that team ever since.

Worked initially with numerous Contractors / Project Managers including JJ Rathigans, MSI Contractors and Ballymore Homes in the delivery of New Hotels, Conference Centres, Air Hangers at Shannon Airport, a SIFA Pharmaceutical Warehouse and both civil engineering and building works for numerous ESSO depots nationwide.

Experienced in all aspects of the construction spectrum including new build, design & build, refurbishment, restoration and conservation works. Fulfilled the roles of Managing Director & Contracts Manager for several of the most prestigious contracts delivered by the company including the €2.5 million Clonabreany Wedding venue, €1.6 million Sonas Womans Refugee scheme the redevelopment and modernization of the Fine Gael Head offices in Dublin City Centre.

Competent in all of the company processes including, Estimating, Purchasing, Contracts Management, HSEQ and Human Resources. Achieved all of the following qualifications for Principal Contractors Ltd, CIRI, CIF Membership, Heritage Contractors and the attainment of a Workmanship Award for the €1.9 million Dalkey Avenue Development.

An extremely innovative, creative and ambitious team player with tremendous interpersonal skills.

Qualifications:

- **BSc (Hons)** in Construction Management. (1995)
- MIEI (2008)
- MSIC
- Safe Pass & First Aid
- Member of SPAB and An Taisce.
- Ongoing CPD in CIRI, BC(A)R Conservation & Restoration.

Key Achievements

- 20 years of progressive successful construction industry experience.
- Qualified to BSc (Hons) level
- Set up and successfully ran Principal Contractors Ltd since 1999
- Joint Owner & Contracts Manager, €2.5 million Clonabreany Wedding Venue
- Successfully planned and delivered 60 Construction Projects
- Specialises in the Restoration & Conservation of Listed Buildings
- Refurbished the Abbey Theatre in Dublin City Centre
- Upgraded and refurbished the All Hallows / DCU building

Relevant Experience as Managing Director / Contracts Manager.

To date, I have delivered the roles of Managing Director / Contracts Manager for in excess of 60 Nr. new build, restoration, refurbishment and conservation projects. Construction Projects ranged in value from between €100k to €5.0 million in value. I get involved initially in contracts at tender stage. I evaluate our core competencies against the requirements of the job. Thereafter, I proceed to price and evaluate projects. Upon contract award, I set up and plan all jobs under my stewardship. I prepare programmes, communications plans, integration plans, set up the HSEQ files, validate and appoint all specialists. Once contracts get underway I visit the site regularly and monitor progress. I also oversee the full implementation of all HSEQ issues, ensuring at all times the delivery of “**Zero Defects**” and “**Zero Harm**” activities. For all projects under my stewardship, I visit all of them on a weekly basis and guide and direct our Site Managers, HSEQ Manager, Site Engineers, Foremen. Suppliers and Sub-Contractors. I am extremely adept and skilful in appointing and managing suppliers and sub-contractors. I also accept full responsibility to the delivery of all HSEQ issues on all jobs.

Health & Safety : As company Managing Director & Contracts Manager, particularly passionate about the delivery of safe projects. Effective Health & Safety practices are a paramount aspect of any job. I am extremely conscientious about the need to deliver safe and injury free projects. In the main, I thoroughly practice the nine “**Principles of Prevention**” I oversee the work of our HSEQ Manager and direct our Safety Representatives in safe practices & procedures.

QA : As an experienced MD and Contracts Manager, I have a particular passion for the delivery of top quality “**Defect Free**” projects. For all jobs, I oversee the preparation and implementation of site specific QA plans and regular site audits.

Environmental: Extremely passionate about the concept of sustainable development and protecting the environment . Always ensures that all materials which can be recycled on site are all tested, verified, approved and reused in line with the specification. Examples being, the testing verification and recycling of road planings, timber, the removal of shrubs and trees for shredding to be used as pulp, and the crushing of rock & concrete for reuse. Currently setting up ISO-14001.

Whilst I have successfully planned and delivered 60 Nr. Construction Project to date, below I have included details of the most relevant 11 Number for this tender submission. However, I also acted as Contractors Representative and Contracts Manager for all of the jobs listed in 3.4c titled previous company experience.

Project – Fine Gael Head Offices, Mount Street, Dublin 2. **Dates** : 2013 - 2014
Position Held – Contracts Manager **Value** : €1.35 Million
Client – Fine Gael, John Mitchell.
Architect–Brazil Associates, Stillorgan, Dublin. John Mitchell, Financial Executive, Fine Gael john@finegael.ie

Brief Description - The project entailed the complete upgrade, conservation and refurbishment of Fine Gael head offices in Dublin City Centre. The building is listed so it therefore required serious attention to detail. Main site activities consisted of, initial dilapidation survey, steelwork stitching to the main building, decommissioning of sections of the Mechanical & Electrical, planning a phased delivery, isolation of phase 1 from phase 2. As the building was to remain operations throughout we installed a modern day high tech video conferencing system where TD's, Ministers and members of the parliamentary party communicated internationally. I was responsible for overseeing and planning deliveries, co-ordinating specialist sub-contractors, purchasing, waste management, and the management of the preparation and completion of snag works.

Project – Cordarragh, Brighton Road, Foxrock. **Dates** : 2010 - 2012
Position Held – Contracts Manager & Contractors Representative. **Value** : €1.95 Million
Client – Cyril Forde, Brighton Road, Foxrock, Dublin.
Architect – Moore & Joyce – William Moore + 44 28 9049 1304.

Brief Description - Works entailed the complete demolition of an exiting 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.

As Contracts Manager I oversaw all of following site activities; 1st & 2nd fix carpentry, 1st & 2nd fix Mechanical & Electrical, plasterboard, metal stud partitions, suspended ceilings, lime render to the external façade, pebble dash finish & brickwork to the front elevation, ornate decorative internal plasterwork, joinery package, the installation of specialized sanitary wear, sauna, wet room, installation of mechanical lift. This was a sustainable high spec building so we installed an energy efficient boiler, heat recovery ventilation, air tight structure, PV solar panels & thermal solar panels and a rainwater harvesting system. As the site was located in an extremely tight built up location I also oversaw liaison with neighbouring properties and all stakeholders. The exterior part of the house was finished in granite paving, gravel driveway, brick entrance walls with automatic wrought iron gates and CCTV. In order to build the live sewer connection onto the main road & build manholes & chambers we implemented traffic & pedestrian management initiatives.

Project – Clonabraney Listed House, Crossakiel, Co. Meath. **Dates** : 2008 - 2011
Position Held – Contracts Manager & PSCS **Value**: €2.5 Million
Client – Paul Arnold & Associates, Dublin 8.

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 – 22 Dalkey Avenue, Dalkey, Co. Dublin.

Dates : 2011 - 2013

Position Held – Contracts Manager

Value : €1.35 Million

Client – Frank & Lorraine Costello.

Architect – De-Blacam & Meagher Architects.

Brief Description - The construction of a new build three storey modern day energy efficient airtight sustainable dwelling. Main site activities which I oversaw -+3were bulk excavations, RC basement construction, blockwork walls, RC floors, structural steel, floor to ceiling high spec triple glazing aluminium windows, and glazed curtain walling. Decorative featured external brick cladding. The finished project has been entered for numerous competitive awards, namely "**Best Craftsmanship Award**" by the British Brick Development Association.

I oversaw the project manager in setting up and delivering all site activities.

In order to ensure the safe delivery of the project I oversaw the preparation and management of risk assessments, method statement, traffic management plans, acted as communications officer liaising with local authorities, semi state bodies, ESB, Bord Gais, and Eircom.

The firm of Architects De-Blacam & Meagher Associates are Internationally acclaimed so insisted on the delivery of top quality works. In order to guarantee the delivery of same we prepared a site specific QA Plan.

Project- Sonas Womens Refuge Centre, Blanchardstown, Dublin 15.

Dates : 2009 - 2011

Position Held – Contracts Manager

Value : €1.6 million.

Client – Sonas Womens Refuge, Blanchardstown, Dublin 15.

Brief Description - This project entailed the construction of new four blocks of high specification brick & blockwork apartments, one large communal meeting centre, offices, kitchens, toilets and a recreational room for Sonas domestic violence charity organization.

Site activities consisted of; RC foundations, brick & blockwork, pre-cast floor slabs, pre-cast stairs, doors & windows, tight insulation, full roof construction, rainwater harvesting system, plastering and all internal finishes. We also co-ordination and commissioned all services, including a completely new Mechanical & Electrical installation and CCTV valued at €300k. Works also included all external drainage, including 1.5m dia manholes at 3m depths, services chambers, service ducts, including also the diversion of a 300mm diameter high pressure PE100 watermain feeding Blanchardstown Shopping Centre. We also constructed a 40m long 2.5m high RC retaining wall along the entrance ramp and worked extremely closely with Blanchardstown Garda Station and all Utility bodies. External works included; petrol interceptor, rainwater harvesting, granular fill, kerbing, granite paving, tarmacadam, artificial grass, purpose built play area, external lighting, CCTV, high security specialized boundary fences, landscaping, motorized gates, car parking and all road markings. Internal finishes consisted of, plaster, tiling, painting, wallpapering, all sanitary wear, kitchens including appliances and final clean and handover. We also prepared and handed over all Operational & Maintenance Manuals including the final Operational Safety File.

Key challenges faced on this job were co-ordinating the large element of brick and blockwork on the job along with intricate M & E packages worth €300k. We also took over the job from a contractor whom had gone into liquidation and that presented a major challenge. Parts of the site were built in a live built up environment.

Project – Nr 7 Ailesbury Road, Dublin 4.

Dates : 2007 – 2008

Position Held – Contracts Manager & PSCS

Value : €2.4 million

Client – Colm Duggan & Louise English.

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.

Dates : 2008 - 2009

Position Held – Contracts Manager & PSCS

Value : €1.2 million

Client – David McCann, Shrewsbury Road, Dublin 4.

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 – Dodder Park Prestigious House, Dodder Park, Dublin 14.

Dates : 2009 - 2010

Position Held – Contract's Manager & HSC

Value : €1.6 Million

Client – Alan Richardson.

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 – Merrion Road Apartment Development

Dates : 2003 – 2005

Position Held – Contracts Manager & PSCS.

Value : €1.40 Million

Client – Gerard Doody, Merrion Road, Dublin 4.

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- New Aircraft Hanger, Shannon, Co. Clare
Position Held – Construction Manager
Client – Westair Aviation

Dates : 1998 - 1999
Value : €1.6 million.

Brief description – The project consisted of the construction of a new purpose built Air craft hanger primarily to house the new 16 seater gulfstream jet along with other helicopters for Westair Aviation. Works also included the up grade of the existing hanger heating system and hanger doors. There was also a new concrete apron and associated drainage installed to the front of the new hanger. Along with the hanger works, a new two storey office building was constructed to the rear of the hanger

The project involved the co-ordination and management of independent contractors from driven concrete piling, Civil works and concrete contractor, Structural steel and cladding contractors, Mechanical and Electrical contactors. There was also 2 very large purpose made motorized hanger doors along with a new concrete apron to the front.

Following construction of the hanger, the clients also instructed the construction of a new 2 storey office building and refurbishment of the existing hanger.

The project also required careful co-ordination and liaising with the Shannon Airport Authority on large load deliveries, personal security and access to site, and special attention and requirements regarding the use of large cranes during steel erection etc.

Project- New Pharmaceutical Warehouse, Shannon, Co. Clare
Position Held – Construction Manager
Client – Sifa Pharmaceutical

Dates : 1998 - 1999
Value €1.6 million

Brief description – The project consisted of the construction of a new purpose built 20m high storage warehouse and linking it to the existing warehouse. The project also included working along side existing employees and maintaining the works operational and clean. External car parking and civil works along with the complex diversion of the existing live water mains

The project involved the co-ordination and management of all trades including the civil and concrete subcontractors, careful setting out and liaising with the structural steel and cladding contractor, Mechanical and electrical sub contractors. The project conditions also required the installation of a super flat tolerance concrete floor and high bay racking system.

The final section required careful and planned co-ordination for breaking into and joining up with the existing operational warehouse. They were also the construction of a clean room and pressurized automated access controlled link corridor between the two buildings.

The project also required careful co-ordination and liaising with the Shannon Airport Authority on large load deliveries, personal security and access to site, and special attention and requirements regarding the use of large cranes during steel erection etc.