



## COMPANY PROFILE





## **Contractor Partnership**





#### How We Deliver Your Project

#### Bi-Weekly Project Team Meetings M+E Workshop (Alternative Weeks)

#### Programme

- 2 Week Look Ahead
- Tracked Programme

#### Commercial

- Forecast Report
- Cashflow

#### Procurement

- · Key Appointments Look Ahead
- · Long Lead Items

#### **BCAR**

Material Submission

#### **Design Team Meetings**

M+E Meeting (Alternative Weeks)

#### **Contractors Report**

Review with Design Team

#### **Commercial Report**

Client QS Review

#### **Procurement Review**

- · Drawing & Specification
- · Information provided as per RFI's

#### BCAR

Material Approvals

#### **Project Handover**

#### M+E Commissioning & Demos

#### Project Handover

- Practical Completion
- Defects Liability Period

#### **Final Account**

- Agreed Claim
- Contract Close Out

#### Procurement

• As built drawings

#### BCAR

· Safety File Information Handover

<sup>\*</sup>The project delivery process is repeated each month until project completion.

## **Integrated QEHS Management System**



#### How our integrated system efficiently manages Quality, Environmental and Health & Safety compliance for you



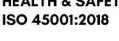
QUALITY ISO 9001:2015



ENVIRONMENTAL ISO 14001:2015



**HEALTH & SAFETY** 





**Bi-Weekly Project Team Meeting Technical Services Coordination** (TSC) Meetings



Waste Tracking



Site Induction **Bi-Weekly Safety Inspections** 



**Material Audits** 



Site Specific Environmental Plan **Waste Reduction** Sustainable Materials



Site Specific Safety Plan Risk Assessment & RAM's Incident Tracking



Monthly Quality checks Continuous Improvement



**Environmental Aspects** & Impacts



First Aid Responder **Emergency Contact Numbers** 







**Environmental Awareness** & Compliance



**Fire Action Process Assembly Point** 

#### **BCAR APPROVAL PROCESS**



Submit Material Approval Request Forms



Material Sample Approvals





Schedule Assigned Certifier Inspections **Throughout Construction Period** 





**Upload Documentation 21no Days Prior To Substantial Completion** 

## **Example Time & Resources Allocated**



As Contracts Manager I coordinate, oversee, & monitor the project team. I have overall responsibility for the delivery of your project. I coordinate & liaise with the Site Manager & act as the main point of contact between the main contractor & the client.



**CONTRACTS MANAGER** 



60%

As the Technical Services (M&E) Coordinator I work with the site team to direct the mechanical & electrical elements of your project. I attend bi-weekly site meetings to ensure the project is progressing within programme & report the overall progress to the contracts manager.



M & E COORDINATOR

50%

As Site Manager I manage & direct staff & all subcontractors. I monitor H&S & the quality of workmanship & materials, ensuring compliance with drawings, specifications & building regulations. I assist the contracts manager & design team through essential reports, records, services & information.



SITE FOREMAN

100%

As project BCAR Administrator I am responsible for monitoring the BCAR approval process. As Project Quantity Surveyor (QS) I oversee procurement of materials/services & appoint all subcontractors/suppliers. I am also responsible for monitoring the costs of the project.



**BCAR ADMINISTRATOR & QS** 







# COMMERCIAL SECTOR









## **Commercial Projects Delivered**











## Project: SPADE Enterprise Centre

Value: €2.68M

Location: North King Street, Smithfield, Dublin 7.

#### Scope:

A 500m2 two-story detached building was constructed, featuring a shared community-based kitchen and ancillary facilities. The project involved reconfiguring the existing car park and adding a landscaped garden. Due to the busy location, a comprehensive traffic management plan was developed in consultation with neighbours and local businesses.

Enabling works were performed to preserve an old burial ground on-site, including surveys and tests. The building structure included cavity block walls, precast floor and roof slabs, parapet walls, and various finishes like plastered walls and painted surfaces. Inside, there were block and stud walls, plaster finishes, and specific materials for the kitchen and toilet areas.

Mechanical and electrical work included a ventilation system for the kitchens, air conditioning, fireproofing measures, new sanitary ware, and a commercial kitchen. Electrical upgrades encompassed rewiring, a PA system, lighting, access control, intruder alarm, and CCTV installation. External improvements involved drainage replacement, automated gates, new kerbing, and a mix of paving and concrete paths for landscaping.



## **Project:** St Colmcille's School

Value: €2.4M

Location: Knocklyon, Dublin 16.

#### Scope:

A three-storey split level extension to the side of an existing sports hall consisting of changing and toilet facilities at the lower ground floor, performance space at the upper ground floor and multi-function space at the first floor.

The ground floor had a reinforced concrete slab, supporting a steel-framed first floor and roof. The roof featured a Kalzip standing seam metal roof. Fire-rated curtain walling separated the new and existing buildings.

A high-water table led to a specialist designer for dewatering. Waterproofing measures were applied to the basement. Fairfaced concrete was used for columns, walls, and stair cores.

In a live school environment, traffic routes and delivery times were carefully coordinated. A compact site required just-in-time deliveries for products like precast and steel. Demolishing part of the shared building required a temporary works engineer for safety and weather protection during construction.







## **Project:** The Highline

Value: €2.45M

Location: Bakers Point, Pottery Road, Dun Laoghaire, Dublin.

#### Scope:

This project involved the construction of a two-storey extension on top of an existing three storey office block.

All the floors remained live during the entire construction works. There was extensive methodologies and risk assessments undertaken and monitored on a daily basis.

The building consisted of a steel frame with an easy joist floor system with a non-structural screed to accommodate the loadings. Curtain walling façade and mechanical and electrical to LEED certification.

The works took place over an intensive 16-week period.







## **Project:** Boylesports Nationwide

Value: €1.5M

Location: Blessington, Birr, Kildare.

#### Scope:

The projects generally involved the demolition of existing buildings to construct new open plan single storey betting offices. Store reconfiguration works included significant coordination of the demolition, temporary/ permanent works, and installation of the piling.

The Birr project involved the extension of an existing Boylesports store to include an adjacent town centre building footprint, both buildings being listed protected structures. The first-floor space has been converted into two 2 bed apartments.

Scope of works included significant structural alterations, restoration of protected elements and all associated fixtures, fittings, and finishes. The works were carried out over a 26-week period incorporating a phased handover to ensure continuity of client service with final handover in February 2022.







## **Project:** REXEL

Value: €3.2M

Location: Unit G, Baldonnell Industrial Estate, D22

#### Scope:

The project included the fit out of the office, construction of locker rooms, installation of a sprinkler system and electrical works to the warehouse. Concrete works to the yard with Gabion retaining wall and base for sprinkler tank.

Existing newly built office fit out, minor demolition / tying in new drainage / waste line, mechanical and electrical alterations to suit new office layout, internal glazed wall partitions, minor stud works, suspended ceiling adjustments / alterations, removing and reusing existing carpet tiles.

Locker room construction, large electrical lighting, full sprinkler fitout including holding tanks externally, racking, crash barriers, structural steel trimming for new roller shutter doors and signage framing.

New concrete yard, retaining wall and fencing, including drainage diversions, replanting, cut to fill, large spoil removal, kerbing, gabion wall and all associated concrete joint details.







## **Project:** LIDL DRS Nationwide

Value: €2.21M

**Location:** Kildare, Belgard, Birr, Nenagh, Enniscorthy, Clonmel, Gorey, Tallaght.

#### Scope:

This project involved the construction of a new deposit return scheme (DRS) room as part of the existing store. The works will involve some modifications to the existing store to allow for the construction and installation of the new DRS room.

These modifications involved meticulous planning and execution, encompassing elements such as spatial reconfiguration, structural adjustments, utility connections, and logistical considerations. The overarching goal was to seamlessly integrate the DRS room into the existing store while preserving its operational integrity and enhancing its sustainability efforts through the incorporation of the deposit return scheme. This project represented a harmonious fusion of modern environmental initiatives with the practical requirements of a well-established retail facility.



# **Project:** Kildare Village Space 100

Value: €350K

Location: Kildare Village, Kildare.

#### Scope:

Fit out of existing retail unit within KV shopping centre. Works included the installation of a new mezzanine floor, installation of new fire rated partitions and ceilings to form new changing rooms, stores and back of house area. A full M+E fit out took place.

A new "airslide" glazed internal draught lobby was installed along with an AOV to the new staircore. New fire rated doors and ironmongery were fitted. A new tea station went in. New vinyl flooring laid on 1st floor level and back of house. A new tiled floor was laid front of house. Decoration took place prior to completion.





## **Project:** Sky Ireland

Value: €2.10M

Location: Burlington Road, Dublin 4.

#### Scope:

This project involved the strip out, reconfiguration and refurbishment of Sky Ireland Headquarters in Dublin. The duration undertaken on a phased basis over two floors within a live building environment.

Works included removal of internal walls, floor coverings and ceilings, construction of new glazed partitions, stud partitions and ceilings throughout, new flooring throughout, upgrade fireproofing throughout, new mechanical and electrical installations.

Specialist joinery and canteen specialist. Project duration was 19 weeks.





## **Project: CSEA**

Value: €1.2M

Location: Bakers Point, Pottery Road, Dun Laoghaire, Dublin.

#### Scope:

This project involved the fit out of the shell and core to a bespoke client standard. Project duration was 6 weeks.

Works included internal system partitions, engineered timber flooring, specialist joinery, featured lighting and full painting and decoration package.





## **Project:** Kildare Village Value Retail

Value: €1.020M

Location: Kildare Village Shopping Outlet, Nurney Road, Kildare

Town, Co. Kildare.

#### Scope:

#### **Kildare Village Personal Shopping Suites**

This project involved the strip out and refit of existing TIC & VIP areas for use as private shopping suites and client entertainment uses. Works included formation of an interconnecting lobby at ground level between the existing TIC unit and vertical circulation to the existing VIP area, along with millwork, fixtures, finishes and electrical system installations. Fixtures, fittings, and finishes were undertaken with direction from renowned interior designers — David Thomas Design.

#### Ba&sh Kildare Village Retail Fit Out

This project involved the fit out of the shell and core to a bespoke client standard. Project duration was 7 weeks.

Works included mezzanine floor and access stairs, internal partitions, and ceilings, engineered timber flooring, specialist joinery, featured lighting and full painting and decoration package.





## **Project:** RCSI Reservoir House

Value: €925K

Location: Reservoir House, Ballymoss Road, Sandyford, Dublin 18.

#### Scope:

This project involved the full renovation of the ground and second floor of RCSI's student training facility in Reservoir House.

The program was tight as works had to take place in a two-month window when students were on their summer holidays. Also, works took place in a live building so all works had to be programmed and scheduled not to interfere with or impact the full-time staff.

Works included removal of internal walls, floor coverings and ceilings, construction of new glazed partitions, stud partitions and ceilings throughout, new flooring throughout, upgraded fireproofing throughout, new mechanical and electrical installations.





## **Project:** 121 St. Stephen's Green

Value: €2.010M

Location: RCSI, 121 St. Stephen's Green, Dublin 2.

#### Scope:

This project involved the strip out, reconfiguration and refurbishment of RCSI Office Headquarters in Dublin. The works was undertaken on a phased basis over five floors within a live building environment.

Works included removal of internal walls, floor coverings and ceilings, construction of new glazed partitions, stud partitions and ceilings throughout, new flooring throughout, upgraded fireproofing throughout, new mechanical and electrical installations.

Deliveries and distribution of all materials was distributed through the stairs for all floors as the building remained live at all times and no access to the lift was provided. Traffic management coordination and detailed health and safety plans were monitored throughout the entire duration.





# **ENERGY SECTOR**



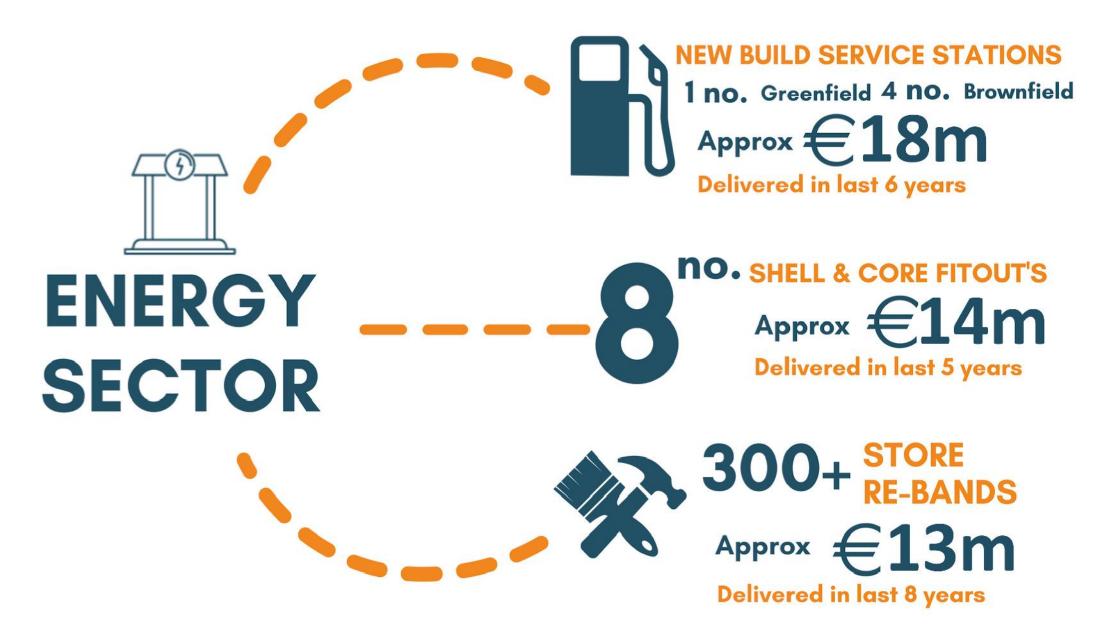






## **Energy Projects Delivered**





## **Store Rebrands & Reconfiguration Projects**









Security Store no. Upgrades

















## **Project:** Circle K Kill North

Value: €1.61M

Location: Kill North, Kill Co. Kildare.

#### Scope:

This project involved refurbishing and extending an operational service station. It included expanding the existing attenuation system, upgrading, and extending the carpark, and constructing rear and side extensions while keeping the shop operational.

Enabling works involved relocating site services under the new extension, including rainwater harvesting tanks, carwash tanks, interceptors, drainage lines, and grease traps.

The building extension featured a structural steel portal frame, wall cladding, roof cladding, internal partitions, and finishes. The existing service station was stripped out.

Externally, seventeen new parking spaces were added, along with lighting, stormwater infrastructure, and various surface finishes.

All work was carried out in a live traffic and building environment.





## **Project:** Circle K Arklow

Value: €1.63M

Location: Dublin Road, Arklow, Co. Wicklow.

#### Scope:

This project involved the demolition of an existing service station and forecourt, followed by the construction of a new retail shop unit with retail and hot food counters. A new petrol forecourt, complete with fuel pumps, canopy, drainage, and related services, was also built, along with a new carwash and associated parking spaces.

The demolition was carried out in phases to allow the premises to remain operational throughout the construction. During the final demolition phase, a temporary shop was set up to continue fuel sales. The new service station featured a mix of steel portal frames, block infill walls, and a curtain wall façade. Internal work included floor, wall, and ceiling finishes, deli setup, refrigeration, and till installation, as well as mechanical and electrical work.

External upgrades encompassed the tank farm, attenuation area, and new services like drainage, power, communications, and water supply. Additionally, a new carwash facility, plant room, and pavement work, including various types of paving and road realignment, were part of the project to meet planning and council requirements.





## **Project:** Junction 13

Value: €2.8M

Location: Junction 13, M7, Greyabbey, Kildare,

Co. Kildare.

#### Scope:

This project involved the construction of a new service station at Junction 13 on the M7 Motorway. Works took place on a greenfield site requiring extensive infrastructural upgrades including stormwater attenuation and a new access road.

Service Station works include all civil, structural, and municipal scope including complete fuel distribution system.

The works took place over a 26-week period with handover in October 2021.





## **Project:** Maxol Dolphins Barn

Value: €2.5M

Location: 16 Crumlin Road, Dolphins Barn, Dublin.

#### Scope:

This project involved the demolition of an existing public house and forecourt building including the removal of ACMs.

Decommissioning of 11 existing underground fuel tanks and associated pipework.

Erection of a 600m2 part single storey and part two storey building including full fit out of same.

Installation of 3 new underground fuel tanks, 2 attenuation tanks and petrol interceptors a new forecourt canopy, petrol pumps and car parking made up of areas of both permeable paving and asphalt surfaces.

The works took place, on an extremely confined site, over two phases in order to minimise the period that the service station would not be trading.



## **Project:** Maxol Clarecastle

Value: €2.3M

Location: Maxol Service Station, Ennis Road, Clarecastle, Co. Clare.

#### Scope:

This project involved the demolition of an existing service station forecourt building, canopy, and a number of out buildings.

Decommissioning of existing underground fuel tanks and associated pipework.

Erection of a 600m2 single storey building including full fit out of same.

Installation of 3 new underground fuel tanks, 2 attenuation tanks and petrol interceptors a new forecourt canopy, petrol pumps.





## **Project:** Maxol Ballinteer

Value: €875K

Location: Maxol Service Station, Ballinteer Avenue, Dublin 16.

#### Scope:

This project involved the construction and fit out of a new single storey extension alongside an existing 2 storey shop on a live premises.

Internal and external refurbishment of the new and existing shop were carried out.

The site was extremely restricted due to it being bordered on two sides by neighbouring properties, on one side by the existing building and on the other side by the live forecourt.

The works were undertaken in 3 phases where the existing building remained operational at all times.

### **Shell & Core**





## **Project:** Circle K Fermoy

Value: €1.4M

Location: Circle K, Junction 14, M8, Fermoy, Co. Cork.

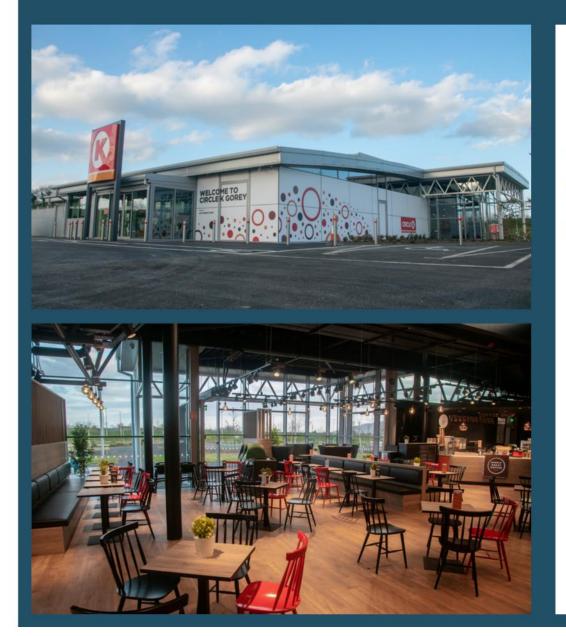
#### Scope:

JSD were appointed as the main contractor for the fit out of a new motorway service station.

The internal fit out works consisted of new partitions, doors, ceilings and floor finishes, full mechanical and electrical services, sanitary ware, floor finishes and decoration.

As part of the internal fit out JSD constructed a new coffee kiosk with a large adjoining seating area. 2 food counters were also installed operating as a traditional deli and a Mexican food franchise with separate food preparation areas.

### **Shell & Core**



## **Project:** Circle K Gorey

Value: €2.2M

Location: Circle K, Ballyellen, Gorey, Co. Wexford.

#### Scope:

JSD were appointed as the main contractor for the strip out and refurbishment of the retail areas.

The internal works consisted of new partitions, doors, ceilings and floor finishes, full mechanical and electrical services including data cabling and a new secure office and ATM room installation.

A complete shop fit out was undertaken including seated café area, two food offerings, barista coffee counters and state of the art indoor children's play area.

External works included the changing of fuel infrastructure pipework together with fuel pumps and the completion of landscaping on site.

### **Shell & Core**





## **Project:** Circle K T1 Dublin Port

Value: €1.05M

Location: Circle K T1, Dublin Port.

#### Scope:

JSD were appointed as the main contractor for the strip out and fit out of all retail areas.

The internal works consisted of new partitions, doors, ceilings and floor finishes, refrigeration installation, full mechanical and electrical services including data cabling and a new secure office and ATM room installation.

A complete shop refurbishment was undertaken including seated café area, two food options and coffee counters.

Works were undertaken over two floors on a phased basis and within a live shop environment. The shop remained open during the entire works.

### **Minor Civil Works**





## **Project:** Certa Fuel Stations

Value: Undisclosed

Location: Nationwide.

#### Scope:

This project involved the reconfiguration of existing traditional fuel stations to accommodate unmanned operations.

Works extended to all structural, electrical, and fuel infrastructure alterations required including a full rebranding roll out.

The works took place over a 12-week period at sites in Dublin, Limerick, Wexford, Waterford and Offaly with each station involving a maximum down time of 2 weeks.



# CONSERVATION SECTOR



# BIO-MEDICAL SECTOR









## **Conservation & Bio-Medical Projects Delivered**











## **Project:** Irish Rail Bray

Value: €2.23M

Location: Bray Train Station, Florence Road, Bray, Co. Wicklow.

#### Scope:

Bray Staff Accommodation: The works were undertaken in 2 Phases, A & C.

Phase A (40 weeks) work consisted of the demolition and strip out of the existing old Public House, underground basement and existing unused storage rooms and toilets. Demolition of existing in-situ concrete stairs, isolated pad and strip foundations, mezzanine floor, all internal walls, ceiling, and floor finishes. Reinstatement works included temporary works such a secant piling to allow for new In-Situ Stairs, new mezzanine floor, new toilets to the basement including associated services, tanking, wall lining, structural steel, additional metalwork stairs, heritage windows, mechanical and Electrical external rising main and internal foul sump pit, mechanically pumped out, new manholes, courtyard slab and all associated making good works.

Phase C (12 weeks) was the refurbishment of existing toilets, control room and corridor upgrade of heritage windows, new internal walls and all associated finishes including mechanical and electrical.





# **Project:** Irish Rail Portarlington

Value: €2.26M

Location: Portarlington Train Station, Station Rd, Bracklone, Portarlington, Co. Laois

#### Scope:

The overall objective of this project is to refurbish the existing protected disused building on Platform 2 in Portarlington Station. The existing building is not occupied and is classed as a protected structure built in the 1840's.

The building has not been in use for a number of years and has fallen into dilapidation. The outcome visualised for this project is to completely refurbish and extend the building for use as offices for Irish Rail.

The main scope of works includes but are not limited to Demolition, Groundworks, Blockwork, Structural Steel, Carpentry, External Window Refurbishment, Glazing, Joinery, Façade cleaning / repointing and all associated finishes i.e. floor, wall, and ceiling finishes.





## **Project:** 22 Griffith Avenue

Value: €3.12M

**Location:** Sisters of the Cross & Passion, 22 Griffith Avenue, Drumcondra, Dublin 9.

#### Scope:

This project involved the complete renovation of 2 existing assisted living facilities as well as the construction of a new single storey extension and a new two storey "link" to join both buildings. Both floors were fully fitted out upon completion.

Works included extensive demolition and alterations package, all floor structures were excavated in preparation of new underfloor heating, alterations to internal walls, strip out of ceilings and wall finishes, restoration of stained glass and archway, chimney, and rebuilding of external walls with re-constituted clay bricks.

The works took place over a 26-week period.







## **Project:** RCSI Glovers Alley

Value: €800K

Location: Royal College of Surgeons Ireland, Glovers Alley,

Dublin 2.

#### Scope:

This project involved cleaning, repair, replacement (where necessary) and repointing of the existing brickwork and calp stone elevations including cleaning and repairs of granite sills.

Restoration and re-glazing of all the existing timber and stained glass windows.

Structural repairs and treatment to roof timbers, insulating and re-slating roofs with blue Bangor slate.

Restoration of existing balconettes and replacement of cast iron rainwater goods.

All work took place in a live college environment so works had to be scheduled to ensure no disruption to students, faculty members and the general public.





## Project: Bloom HQ

Value: €632K

Location: Brigidine Convent, Patrick Street, Mountrath, Co. Laois.

#### Scope:

This project was undertaken as an extension to an existing coworking space in Co. Laois. The facility is a former convent and involved the conversion of an existing outbuilding and chapel to an office space and conference room, respectively.

The scope involved remedial works to the structure, extension of the building footprint, full internal fit out and landscaping upgrade works.

The works took place over a 12-week period within an operational facility.





### **Project:** Eurofins Biomnis

Value: €1.0M

Location: 3 Rock Road, Sandyford Industrial Estate, Sandyford, Dublin 18.

#### Scope:

Works were completed on a phased basis as the building remained live throughout the duration of the works. A new mezzanine floor was installed to increase floor area of the first floor by 30%. New laboratories were added to the ground floor and new office space and canteen were installed on the first floor.

Extensive fireproofing works were carried out in all areas to bring the building up to the relevant standards which included replacing or upgrading all walls, replacing all fire doors and ironmongery, installation of fire shutters, installation of L1 fire alarm system, upgrading of all ceilings, supplying, and installing bespoke fireproof doors to existing cold rooms.

M+E services were upgraded throughout, and a new AC system was installed. New external escape stairs, doors and windows were added. Flooring was replaced in all areas.





## **Project:** Teagasc Food Research Facility

Value: €1.07M

Location: Scribblestown, Dublin 15.

#### Scope:

This project involved the construction of a new prepared food research and development facility for Teagasc on their Ashtown campus.

The laboratory facility is constructed using a structural steel frame clad in Kingspan roofing and cladding panels. Internally, all walls and ceilings are formed using Kingspan UltraTemp KS1100CS insulated clean room panels. A full M+E fit out took place along with all associated site works.

Programme was completed within 24 weeks.





## **Project:** RCSI Chemical Laboratory

Value: €1.2M

Location: 123 St. Stephen's Green, Dublin 2.

#### Scope:

This project involved striping out of an existing chemistry laboratory over two floors and reinstate works including structural steel supports.

Works included new internal walls and ceilings. Floor and wall finishes including clean hygienic within all medicated areas. Full mechanical, electrical and fume cupboard installations.

Specialist joinery and attendance on the installation on all medical equipment's and associated builders works.

Programme was completed within 10 weeks.





## **Project:** RCSI Biology Laboratory

Value: €858K

Location: York House, York Street, Dublin 2.

#### Scope:

Refurbishment of biology laboratory within a live environment. Removing all existing partitions and installation of new stud walls, glazed glass partitions. mechanical and electrical upgrade. Completion of all internal finishes.

Specialist joinery and attendance on the installation on all medical equipment's and associated builders works.

Programme was completed within 7 weeks.

## **Key Clients - Testimonials**

"Circle K have found JSD Contracting a professional development construction partner who takes ownership and proactively work together in realising the project from initiation to project completion. Circle K have worked with JSD contracting on minor to major projects and all have been delivered in partnership to the highest standards."

Graham McNaught - Circle K Ireland

"We engaged JSD in August 2020 on a complicated 2 storey extension to a tenanted building in Dun Laoghaire. We found the team clear, concise, considerate and focussed on delivering a quality end product. I would be very happy to recommend the team and will definitely be engaging JSD for future work."

**Emmet O'Neill - Kouchin Holdings** 

"JSD carried out a nationwide reformat of our existing traditional fuel stations to unmanned operations under our Certa brand. JSD delivered 9 stations in 12 weeks on time and in a compliant and effortless manner."

John Hurley - Certas Energy

"JSD Contracting was contracted to undertake major refurbishment work at Firhouse Shopping Centre. The project was professionally managed on site, undertaken within a live environment, completed to a high standard on time and on budget."

John Regan - Firhouse Shopping Centre

"We have worked with JSD on both conservation and commercial projects, and found them to be a professional construction partner that pays attention to the clients needs', works in partnership with the design team, and is strong on project delivery."

Trevor Halpin - Val O'Brien & Associates





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