

## Tom Johnson House

We are pleased to announce that we have officially commenced works on the deep retrofit of Tom Johnson House, Beggar's Bush, Dublin 4. This project has been selected as a Public Sector Retrofit Pathfinder Project and we are proud to have been appointed by the Office of Public Works (OPW) to this prestigious project. The OPW is responsible for several key roles within the project (Employer, Architects, Contract Administrators, etc.)

The completed project will be an exemplar, energy efficient, State office for occupation as a Headquarters Building by the lead Irish Government Department on the environment - the Department of the Environment, Climate and Communications.

The works will consist of a significant upgrade to the 1970s building thermal fabric and overall energy use – that will upgrade the Building Energy Rating (BER) from a G rating to an A2 rating, resulting in an 85% reduction of annual energy use and will greatly extend the buildings useful life.

The refurbishment will retain the existing 1970s structure, taking advantage of the energy already embodied in the concrete structure and brick external façade. By retaining and upgrading these resources rather than demolishing and rebuilding, the works will have significantly less impact on the carbon footprint of the building. Internally, the existing cellular office layout will be modified to a more open plan arrangement – increasing the overall building occupancy – while the introduction of a new central floor void will create improved daylight and natural ventilation conditions.

The embodied carbon in those existing structures will considerably mitigate the climate change impact of the investment when compared with any new build option. Use of heat pump technology and the application of the OPW's Green Procurement Policy will also mitigate the climate change impact of the project. All EU Regulatory requirements in relation to building material inputs, waste management and the re-use and recycling of waste materials have been incorporated into the project Works Requirements.

On completion of this deep retrofit project, Tom Johnson House will act as an exemplar in the transformation of existing buildings for future use. The building, which was recently occupied by the Labour Relations Commission and the Geological Survey of Ireland, will become the new headquarters of the Department of Environment, Climate & Communications (DECC)



## State's First Cost Rental Housing Development Officially Launched

The first purpose-built cost-rental homes in Ireland at the Woodside Development on the Enniskerry Road, have been officially launched. The development, completed by Duggan Brothers (Contractors) Ltd as a collaboration between Respond & Tuath Approved Housing Bodies comprises 50 cost-rental homes which are part of an overall development of 155 social and affordable homes, a community facility, and green spaces.

The homes are a mix of one-, two- and three-bedroom properties, while all 50 cost-rental homes in the complex are two-bedroom apartments. Previous cost-rental housing developments were as a result of acquisitions by Approved Housing Bodies. The Woodside development was

commissioned for the purpose of providing cost-rental and social housing.

The cost-rental model means that the price of rent is equal to the delivery cost of the scheme alone. Tenants are charged an amount that covers the cost of delivering, managing, and maintaining a home only. This means prices are not driven by market movements, making it more affordable.

Housing Minister Darragh O'Brien said the rent of €1,200 per month is about 40% below the average rent in the area. He said it is not just the lower rent that tenants are availing of, but also the secure tenancy. The government has promised 2,000 cost rental homes a year until 2030.

Barry Andrews MEP who attended the launch said the Woodside scheme had been commended by the European Parliament's Social and Employment Committee as an example of an innovative way to address the housing crisis.

We are pleased to have been involved in the delivery of this significant development which will provide much-needed social and affordable housing for Dublin.





## Duggan Brothers Project Manager, Pat O'Neill shortlisted for ICE Awards and Chartered Institute of Building (CIOB) Awards

We are delighted to announce that our Project Manager, Pat O'Neill has been shortlisted in the Construction Project Manager of the Year category at the upcoming Irish Construction Excellence Awards 2022 for his role in the delivery of the recently completed Aberdeen Centre at Peamount Healthcare.

Pat has also been shortlisted for The Chartered Institute of Building (CIOB) Awards for Construction Manager of the Year Award 2022 for Ireland in the Health Category.

This is a fantastic endorsement of Pat's expertise and leadership and the efforts of his entire team!

As a result of being one of 4 candidates shortlisted for the prestigious CMYA Award Pat has been awarded with Chartered Membership of CIOB.

We would like to congratulate Pat on his achievements and wish him every success in the next stage of the competition.



## Vivian Kenneally's take on Women in Construction

We were pleased to see our BIM Manager, Vivian Kenneally recently feature in the CIF Magazine - Women in Construction Issue. It is fantastic to see a major industry focus on creating awareness around the variety of roles available within the industry.

In order to create awareness surrounding the variety of career paths available in construction we have linked up with St.

Wolstan's Community School in Celbridge, Co. Kildare.

St. Wolstan's is an All-Girls Secondary School - and recently we delivered a presentation on careers in construction to 240 students in 4th & 5th Year. We endeavour to create a focus group encompassing the students in St. Wolstan's that have expressed an interest in Careers in Construction.

Our aim is to provide these students with a greater understanding of working within the Construction Industry.

Hopefully, we can inspire the next generation of female leaders in construction.



**Vivian Kenneally**  
BIM Manager

*"The Construction Industry in Ireland is a fantastic industry to work in, and we should be striving to educate young girls about the sector from an early stage in order to allow them to make informed decisions regarding their career path and the various options available."*

*I would absolutely encourage women to consider construction as an option and to explore the variety of roles the industry has to offer. There are so many positions available which fall under the Construction Industry umbrella and now there are more women coming to the forefront in the industry rather than just in administrative or support roles. There are limitless opportunities to work as part of a team allowing you to learn so much from others within the sector. Overall, the industry is a very supportive environment regardless of gender."*



International Women's Day



## DBL Celebrated International Women's Day

International Women's Day is a global day to celebrate the social, economic, cultural, and political achievements of women. The day marks a call to action to increase and accelerate gender equality globally, in every aspect of life.

We were delighted to be at the CIF International Women's Day Event at Clontarf Castle again this year. The gathering, held in person for the first time in almost two years, attracted many of the industries leaders and influencers.

A variety of topics were covered throughout the day on diversity, equality and women in construction. There was a major emphasis on the number of women working in the industry and how that has increased over the past year.

"Figures show total construction employment grew by 23,200 over the course of 2021, rising from 135,200 in Q4 2020 to 158,400 in Q4 2021. During that same period, the level of

female employment in the sector grew from 8,500 to 14,400."

By the end of 2021 there were 14,400 women working within the construction industry in the Republic of Ireland. That represents 9.1% of total employment in our industry. The figures also tell us that throughout 2021, for every new member entering the industry 1 in 4 was female. Admittedly it is nowhere near where we would like the figure to be but as far as records show there has never been as many women working in the Irish Construction sector as there are now.

Ireland is not alone in needing a much higher proportion of women in our industry. This seems to be an international truth which stretches well beyond our shores. We hope that we can continue to see these figures increase and create a balance in the industry going forward.



# Irish Construction Excellence Awards 2022

We are delighted to announce that we are finalists in the "Leisure or Tourism Over €10M" category at this years Irish Construction Excellence Awards for the distinguished Wren Urban Nest Hotel Development.

The Wren Hotel makes the most of its tight urban site offering 137 compact and luxurious bedrooms in the heart of Dublin. The small format hotel nestles sensitively into its context at

Andrew's Lane. A series of brick arches on the ground and first floor allows light to flood the public spaces while creating a sense of lightness to the volume. Approached under a cantilever arch, the entrance provides a welcoming step down across tiered seating acknowledging the sites theatrical past, while offering an open street corner to both pedestrians and traffic.

A restrained material approach draws reference to the rich character of Dublin's streets, with the ground brick stretching up the façade across eight levels of boutique guestrooms. Across the westerly elevation, each room finishes with a sense of

openness offered by expansive articulated glazing. The internal pallet of character and craft, guiding the guest through corridors articulated to reflect the exterior form.

This interdisciplinary project is designed to be one of the first hotels in the capital to fulfil with the near zero energy building standards. It hosts air source heat pumps that will provide heating and cooling to all the building.

The ICE Awards Gala Event is due to take place on Saturday, 14<sup>th</sup> May 2022.



## OPW Appoints DBL on Leeson Lane Office Development

We are delighted to announce that Duggan Brothers (Contractors) Ltd have been appointed main contractor on the upcoming development of Leeson Lane office building in Dublin 2, on behalf of the OPW. The completed project will operate as a flexible, multi-occupancy government headquarters and will be an exemplar for energy efficiency.

The project is funded by the Office of Public Works . On completion, the development of this brownfield site will act as a flagship office development for the OPW, being space efficient and compliant with nZEB, while restoring and safeguarding a fine example of built heritage into the future and enhancing the urban realm.

The project involves the restoration and refurbishment of historic Spruce House, a former dispensary building, and the construction of a new 7-storey office building, linked to the rear of the dispensary building at

ground and first floor levels. Site development works also involve the reinstatement of the historic laneway Leeson Place.

In compliance with the European Energy Performance of Buildings Directive, the new building has been designed to achieve nZEB (nearly Zero Energy Buildings) standard with a very high energy performance. The building will be predominantly naturally ventilated, and a significant amount of its energy requirements will come from renewable sources. Use of heat pump technology and the application of the OPW's Green Procurement Policy will further mitigate the climate change impact of the project.

All EU regulatory requirements in relation to building material inputs, waste management and the re-use and recycling of waste materials have been incorporated into the project works requirements.



## Minister for Housing Darragh O'Brien visits Sean Foster Place

We were delighted to welcome Minister For Housing, Darragh O'Brien to our site on North King Street. We are delivering this project on behalf of Dublin City Council and on completion the project will comprise 30 one-, two- & three-bedroom homes, all of which are being built to nearly zero energy building (NZEB) standards.

The new social housing scheme has been named after "Sean Foster" as a mark of remembrance to the first

child killed during the 1916 Easter Rising. Sean Foster was only 2 years old when he was killed by a gunshot to the head as he was wheeled in his pram along North King Street.

North King Street was the centre of heavy fighting during the rebellion, which led to the death of 16 civilians on this street – 9 of which were killed on the site of the new development.



## Welcome to our new members of staff!

We recently welcomed several new members of staff on board. We are delighted to have you among us and on behalf of all the members of our team and management, we would like to extend our warmest welcome and good wishes on becoming part of our growing team.

Paul Macklin, M&E Coordinator; Ruairi King, Student (FSL); Anthony Needham, Student (FSL); Michael Gahan, Student (Arran St); Kaygan Cooney, Site Administrator (Arran St); Evan Ryan, Student (TJH); Darren Collins, M&E Coordinator (Dominick St); James Keane, M&E Coordinator (FSL); David Harvey, Quantity Surveyor (TJH); Gemma Murphy, BIM Coordinator; Liam Coulson, Quantity Surveyor (TJH); Leticia Vedana, Site Engineer (Arran St); David Murtagh, Submittals Coordinator (TJH); Mark Farrell, FF&E Manager (TJH); Gavin Engelbrecht, Site Manager (DSC); John Donnelly, Assistant PM (Arran St); Daniel McGovern, Site Engineer (Arran St); Adam McEvoy, Site Engineer; Stuart Dudley, Site Engineer.

## The Aberdeen Centre – Officially opens at Peamount Healthcare

We returned to Peamount Healthcare recently to attend the official opening of the ‘Aberdeen Centre’ a new 100-bed Rehabilitation and Residential unit, completed by Duggan Brothers (Contractors) Ltd in 2019.

The Aberdeen Centre comprising 100 beds includes 50 additional beds for specialist rehabilitation, including 25 for age-related rehabilitation services, 15 for neuro-rehabilitation for under 65’s and 10 for rheumatology rehabilitation patients.

The new facility enables Peamount Healthcare to provide improved patient experiences and better outcomes for patients following stroke, trauma, or hospitalisation.

The facility was officially opened by Minister for Health Stephen Donnelly TD and Minister of State for Mental Health and Older People Mary Butler TD.

The official opening was delayed due to the onset of the Covid-19 pandemic and ongoing restrictions.

(L-R; Niall Meagher, Managing Director – Interactive Project Managers; Eileen Dolan, Senior Project Manager – Interactive Project Managers; David Duggan, Joint Managing Director – Duggan Brothers (Contractors) Ltd and Pat O’Neill, Project Manager – Duggan Brothers (Contractors) Ltd).



## Irish Red Cross – Ukraine Crisis Appeal Donation

Over the last number of weeks, we have watched in horror the invasion of Ukraine and the humanitarian crisis that is unfolding. Women and children have had to evacuate, while their husbands, sons, and fathers have had to stay and fight for their country. The scenes have been truly heart-breaking. No child should have to see their homes

damaged, and their lives torn apart. Yet as the crisis rapidly escalates, that is the situation facing 7.5million children in Ukraine.

We are pleased to say that a donation has been made to the Irish Red Cross as a combined effort between the company and our staff members. Staff members donated to the Red Cross – Ukraine Crisis appeal, and we (Duggan Brothers Contractors Ltd) matched the total donated by our staff members.

The Irish Red Cross teams are working around the clock to get urgent, lifesaving aid to the most vulnerable. Donations enable the Red Cross to scale their humanitarian response and continue to help protect children, women and men caught up in this crisis.



## Health and Safety Management Standards

We are pleased to announce that in recent weeks we have successfully renewed our ISO 45001-2018 Health and Safety Management Standard through the NSAI, and in recent weeks successfully renewed our Safe-T-Cert Certification with an “A” rating for the 11th year in a row.

We are proud to have two independently Certified Safety Management Systems in place and would like to thank all our Management and sub-contractors for their co-operation in our Safety Management on all our Sites.



## The Great Ireland Run

To celebrate Wellbeing Day 2022 Duggan Brothers employees took part in the Great Ireland Run. This was a 10K Run and all employees were encouraged to take part and participate in the day whether it be by running or walking.

This was a fantastic opportunity for employees to enjoy a company day out and get to know each other. Congratulations to all that participated on the day and to our three medal winners!

Gold – Sandra Anderson & Sean Reidy  
Silver – Liam Kenny  
Bronze – John Butler



## Woodside Development wins Social Housing Development of the Year Award

We are thrilled that The Woodside Development - Ireland’s first purpose-built Cost Rental and social housing development, recently complete by Duggan Brothers (Contractors) Limited has won the Social Housing Development of the Year award on behalf of Tuath Housing Association & Respond at The National Property Awards 2022.

The scheme of 155 (50 cost rental and 105 social housing) homes gives the cost rental concept real substance and creates a

positive tangible impact on people’s lives. The Cost Rental apartments will be let at a monthly rent of €1,200, a significant reduction when compared to market rents in this location. The rent charged to tenants will cover the cost of delivering, managing and maintaining these homes and will not be driven by market movements.

Congratulations to all involved.



### Management

David Duggan, Seamus Duggan – Joint Managing Directors

Conor Scott – Financial Director

John Butler – Contracts Director

Eddie Cleary – Contracts Director

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