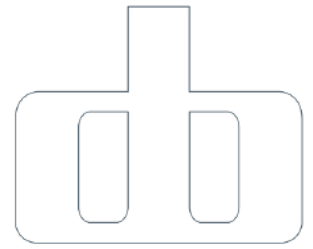


COMPANY NEWSLETTER



December 19th, 2024



Strategic Board Appointments

We are delighted to announce significant changes to our Board of Directors, reflecting the company's continued growth and strategic vision for the future.

New Commercial Directors

Gareth Anderson and Kieran Walsh have been named Commercial Directors, bringing extensive expertise in commercial management. Their leadership will enhance our operational strength and ensure delivery of value-driven projects across Ireland.

John Gleeson Appointed Financial Director

John Gleeson assumes the role of Financial Director, succeeding Conor Scott. With strong financial expertise and strategic insight, John's appointment underscores Duggan Brothers' focus on financial health and sustainable growth.

Conor Scott Named Company Chairperson

Conor Scott transitions from Financial Director to Company Chairperson, building on his years of dedicated service. In his new role, Conor will steer the Board's efforts to guide the company's vision and long-term strategy.

These appointments mark an exciting new chapter for us at Duggan Brothers, as we continue to deliver excellence in construction and position ourselves for lasting success in a competitive industry.



Swords Cultural Quarter

We recently celebrated a key milestone on the Swords Cultural Quarter project with the laying of the foundation stone for the new Cultural Centre by Fingal's Mayor, Cllr Brian McDonagh, and Minister for Housing, Local Government, and Heritage, Darragh O'Brien.

We are delighted to have been appointed main contractor for this landmark project which will house a new County Library, a 165-seat theatre, an art gallery, arts spaces, a makerspace, and a café, establishing it as a vibrant hub for community engagement.

The Cultural Centre is expected to open by early 2027, alongside 36 new homes on Seatown Road, contributing to the area's housing and community infrastructure.

As a key part of the Sustainable Swords Strategy, this Cultural Quarter is one of 16 projects spearheaded by Fingal County Council to ensure Swords grows sustainably while enhancing the quality of life for residents.

We are excited to be part of this transformative project alongside Fingal County Council, enhancing Swords for both residents and visitors

West2East Cycle

Our dedicated cyclists undertook a cycle earlier in the year across the breadth of the country, marking not only the successful completion of the West2East journey but also the achievement of cycling both the length and breadth of Ireland—a truly impressive accomplishment!

Congratulations to everyone who took on and completed this extraordinary feat, tackling the 392-kilometer route from Dunmore Head to Wicklow Head.

The team of 11 exceptional cyclists pushed through with determination, endurance, and team spirit. As Scott Stoll once said, "A bicycle ride around the world begins with a single pedal stroke."

With both the length and breadth now complete, the question remains: where will the pedals take them next?"





Dubai Duty Free Irish Derby

Earlier this year, we treated our team to an exciting day out at the Curragh Racecourse for the Dubai Duty Free Irish Derby.

The day was a wonderful opportunity for everyone to come together outside of the usual work environment, enjoy some thrilling races, and celebrate the hard work and dedication that each team member brings to the company.

A special thank you goes out to everyone who attended and contributed to making the day such an enjoyable and rewarding experience.

We look forward to many more days like this to show our appreciation for our exceptional team!

Ruby Molly Hotel

We are proud to announce the successful completion of Dublin's inaugural Ruby Molly Hotel—a collaboration with ARA Europe, delivered ahead of schedule and within budget. This achievement highlights the outstanding teamwork of our management, design teams, and subcontract partners, whose efforts were key to this project's success.

Situated on Arran Street East and Little Mary Street, near the historic fruit and vegetable markets, the eight-storey, 273-room hotel marks a significant step in the area's revitalisation. By boosting foot traffic and reactivating underutilised properties, it contributes to the local community while offering premium, modern accommodations.

As the Ruby Molly Hotel opens its doors, we extend our best wishes to The Ruby Hotel & Bar and ARA Europe for continued success in the future.



Annual Cycle

Congratulations to everyone who participated in this year's cycle!

The event was a tremendous success, with our dedicated team members and industry partners tackling the challenging 50-mile and 100-mile routes. Starting at the stunning Kinnitty Castle, the course wound through the picturesque Slieve Bloom Mountains, offering both breathtaking views and a true test of endurance.

It was inspiring to see the incredible teamwork and camaraderie as cyclists supported each other to the finish line. Special congratulations to :

Grace Butler – Queen of the Mountain
(The Cut)

Simon Hogan – King of the Mountain
(The Cut)

David Ward – King of the Mountain
(The Wolftrap)

Well done to all of our participants, we are looking forward to welcoming new faces on next years cycle.



Dorset St. & St. Marys Place Renewal

We are delighted to announce our appointment as main contractor for the regeneration of Dorset Street flats on behalf of Dublin City Council (DCC).

Located between Dominick Street Upper and St. Mary's Place, the project is progressing well. Demolition of the 1960s flat blocks is complete, and foundations for Block B are underway.

This development will deliver 163 homes, including apartments, duplexes, and houses, alongside a childcare facility, commercial unit, café, and boxing club, creating a vibrant mix of residential and community spaces.

Ranging from three to seven storeys, the design integrates seamlessly with the urban landscape, with the historic Dorset Street fire station preserved as a centerpiece.

We are proud to contribute to this transformative renewal, delivering sustainable, high-quality homes and amenities.





Portlaoise Garda HQ

We have commenced works on the new Portlaoise Garda Divisional Headquarters.

This project combines the refurbishment and expansion of the existing Garda station to create a modern, purpose-built headquarters that supports the vital work of An Garda Síochána.

Located within a historic Fort, the plans include a new three-story office block on the army site behind the current station, along with extensive renovations and partial rebuilding of the existing structure.

As part of the upgrade, the project will replace the two-story gymnasium (built in 1910) and two additional buildings from the 1980s with a cohesive, state-of-the-art facility designed to meet the evolving needs of Garda personnel.

Once complete, the facility will serve as the headquarters for the Laois-Offaly Division, strengthening An Garda Síochána's commitment to safer communities through enhanced infrastructure and support.

We are thrilled to bring our expertise to this transformative project, which will make a lasting impact on the community and the Garda's mission to protect and serve.

Leeson Lane Site Visit

It was a pleasure to host some of our Templemore office team at the Leeson Lane Office Development, site recently.

With the project nearing completion, this was an excellent opportunity to share the progress made on site with our colleagues.

Thank you to those who joined us—it's fantastic to see the vision coming to life together!



52 St Stephen's Green

Works have commenced on the Deep Retrofit Refurbishment of 52 St. Stephen's Green in Dublin, transforming two iconic buildings into a modern, sustainable complex while preserving their architectural heritage.

The site includes a four-story Georgian building, a Protected Structure on Stephen's Green East, and a two-to-five-story 1970s structure facing Ely Place Upper. Together, they cover 5,226m².

The project involves conserving the Georgian building's features and deeply retrofitting the 1970s structure.

Upgrades will include new mechanical and electrical systems, high-performance glazing, insulation, and finishes, aiming for an A2 energy rating in line with NZEB standards.

Bicycle facilities will be enhanced with a refurbished bike shed, showers, and lockers, while landscaping will improve historic elements and accessibility.

This project demonstrates Duggan Brothers' commitment to blending innovation with history, setting a new standard for sustainable design.



The National Archives

Works are well underway at the National Archives Redevelopment project on behalf of the Office of Public Works [OPW]. This initiative will safeguard Ireland's archival heritage, ensuring over 50 million records, some dating back to the 14th century, are preserved for future generations.

The project involves transforming the historic W&R Jacob & Company biscuit factory into a cutting-edge, climate-controlled repository. With a capacity of 300,000 archive boxes across the site, the facility will future-proof Ireland's State records.

Construction is underway, with precast structural work set to begin on January 6th. Funded by the Department for Tourism, Culture, Arts, Gaeltacht, Sport and Media and delivered with the OPW, this project reflects a significant investment in Ireland's cultural infrastructure.

We are honored to bring our expertise to this landmark project, ensuring the preservation of Ireland's history for generations to come.



Annual Golf Classic

This year, we returned to Druids Glen Golf Course for our Annual Golf Classic. The event offered a fantastic day on the course, bringing together clients, design team members, and valued stakeholders.

A heartfelt thank you to everyone who joined us and to the outstanding team at Druids Glen Hotel & Golf Resort. The day was such a success that we are already looking forward to our next golf event!



Dublin Simon Community

We are proud to announce the successful handover of the new state-of-the-art Medical Residential Treatment and Recovery Centre to the Dublin Simon Community.

Located at Usher's Island, Dublin, this purpose-built facility offers 100 beds and specialised services to support the medical and recovery needs of people experiencing homelessness.

This €25 million project, spanning 28 months of construction, features a six-story extension with modern amenities including gymnasiums, meeting and counseling rooms, and semi-acute medical spaces.

The facility is designed to provide critical services such as detoxification, rehabilitation, and care for blood-borne viruses, addressing the complex healthcare needs of vulnerable individuals.

This milestone underscores Duggan Brothers' commitment to impactful, community-focused construction projects.

Operated by the Dublin Simon Community and partly funded by the Department of Housing, the centre marks a transformative addition to Dublin's healthcare infrastructure for those most in need.

Congratulations to Pat O'Neill on achieving CIOB Chartered Fellowship!

We are thrilled to announce that Pat O'Neill has achieved the highest level of membership with the Chartered Institute of Building (CIOB) – the prestigious Chartered Fellowship.

This remarkable milestone is a testament to Pat's dedication to the construction industry, his extensive leadership, and his outstanding contributions to the field.

Chartered Fellowship represents the pinnacle of professional recognition in construction management. This honor is reserved for those who demonstrate exceptional expertise, strategic vision, and a profound impact on the industry at large.

Pat's journey to this achievement underscores a career defined by a wealth of skills and experience, coupled with a commitment to excellence and innovation.

This Chartered Fellowship reflects the CIOB's recognition of his significant influence on shaping the future of construction.

Congratulations Pat!



BT Harps Youth Squad

We are delighted to have sponsored a new set of jerseys for the BT Harps youth squad. It is fantastic to be able to give back to the community and contribute to the success of our local athletes in Templemore.

Wishing the team the very best for the upcoming season.

