

Portfolio & Track Record

Building Consultancy

March/2023

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INTRODUCTION

Who we are

We are experienced property professionals who have a background in commercial building surveying, project management, managing client assets and providing sound, reasoned and practical advice to our clients.

- We are client-focused, and pride ourselves in identifying the appropriate response or service for various asset types and investments. Our advice is tailored to each client's particular requirements, be they Landlord, Tenant, Vendor, Purchaser or their agents/advisors.
- Our collective experience means we have expertise in refurbishment, defects analysis and remedial work, office & commercial fit-outs and historic buildings. We provide space planning and layout advice, statutory compliance advice, cost management & control, and development monitoring of projects on behalf of developers, investors, landlords and end-users/tenants.



Our Consultancy



Technical Due Diligence (TDD) - Inspections as part of either asset disposal or acquisitions, as part of data rooms, or for development feasibility purposes.

Defects Analysis & Building Fabric Inspections - Establishing the condition of properties and identification of defects/problems, to provide reasoned, practical advice and recommendations, for owners and occupiers.

Dilapidations Advice, - Preparation and negotiation of end of Lease Dilapidations claims on behalf of either Landlord or Tenant, and preparation of Interim Schedules of Dilapidations to assist in asset management strategies.

Schedules of Condition - Either photographic, for inclusion in Leases, as part of pre-development works, or as a record of completed works on behalf of either Landlord/Tenant.

Landlord or Tenant Approval Submissions.

Design, Project & Cost Management for Fit-outs, Remedial & Refurbishment projects.

Assigned Certifier & Building Regulations Advisory - Acting in the role of Certifier on projects, providing technical & statutory advice at Design, Construction and Handover stage, and advising on compliance with Building Regulations.



TEAM

Meet the Team



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Profile

Denise Lawlor MSCSI, MRICS

Denise heads up the Building Consultancy Team and is a Chartered, Registered Building Surveyor. She has over 20 years' experience in the areas of Commercial Building Surveying, negotiation of Dilapidations, Project Management and acting as Client Representative on various building and property types.

She has handled several large Technical Due Diligence, Building Fabric and stock Condition Survey instructions for financial and healthcare property portfolios nationwide, and has worked for multi-national, national, private, government and commercial clients over the years.

As a Registered Assigned Certifier, Denise has considerable experience on project work and acting as part of a wider Design Team on behalf of clients. She is ideally placed to act as Client Advisor/Development Monitor on various projects, from Cat A/B Fitouts to full refurbishment works, and is currently managing the refurbishment and fitout of several properties for financial & software clients.

Susan Hickey, ASCSI

Susan has over 10 years' experience in the industry, both public and private sectors and is currently working towards achieving her Chartered Building Surveyor status.

With a track record in both Building Surveying and Property Management, Susan has insight in the areas of building management and functionality from a range of perspectives, including; Landlord, Tenant and Facilities. Working closely with our Property & Asset Management team, Susan undertakes building inspections with particular emphasis on Planned Preventative Maintenance & Building Investment Funds. She also provides advice in the area of Landlord & Tenant, particularly with the Approvals Process.

Susan has acted as Client Representative for a large financial client, and having overseen their branch refurbishment programme in recent years she is currently working on refurbishment and re-fit projects for their office/administrative buildings.

Róisín Nic Oireachtaigh

Roisin has recently joined the Building Surveying Department as a Graduate Surveyor, having completed an MSc. in Building Surveying from the University College of Estate Management (UCEM).

Roisin has a background as a senior manager in the Financial Sector, and is a licenced Compliance Officer. She brings with her a breadth of experience in compliance and regulatory standards.

Róisín's background ideally places her to work in the areas of compliance and research, she has a keen interest in refurbishment and conservation of older buildings, having project managed the refurbishment of her own house some years ago.

She is a student member of the Society of Chartered Surveyors Ireland (SCSI) & Chartered Institute of Building (CIOB), and a member of the Irish Georgian Society (IGS).



TRACK RECORD

Our Clients



We are lucky to have worked with some great clients since the Building Consultancy department was set up, and we look forward to helping new clients with their property requirements in the future.

- Denise Lawlor



VERSION 1



SAINT-GOBAIN



permanent tsb

CREDIT SUISSE 

 Retail inMotion

WesternUnion 



PORTFOLIO

Portfolio

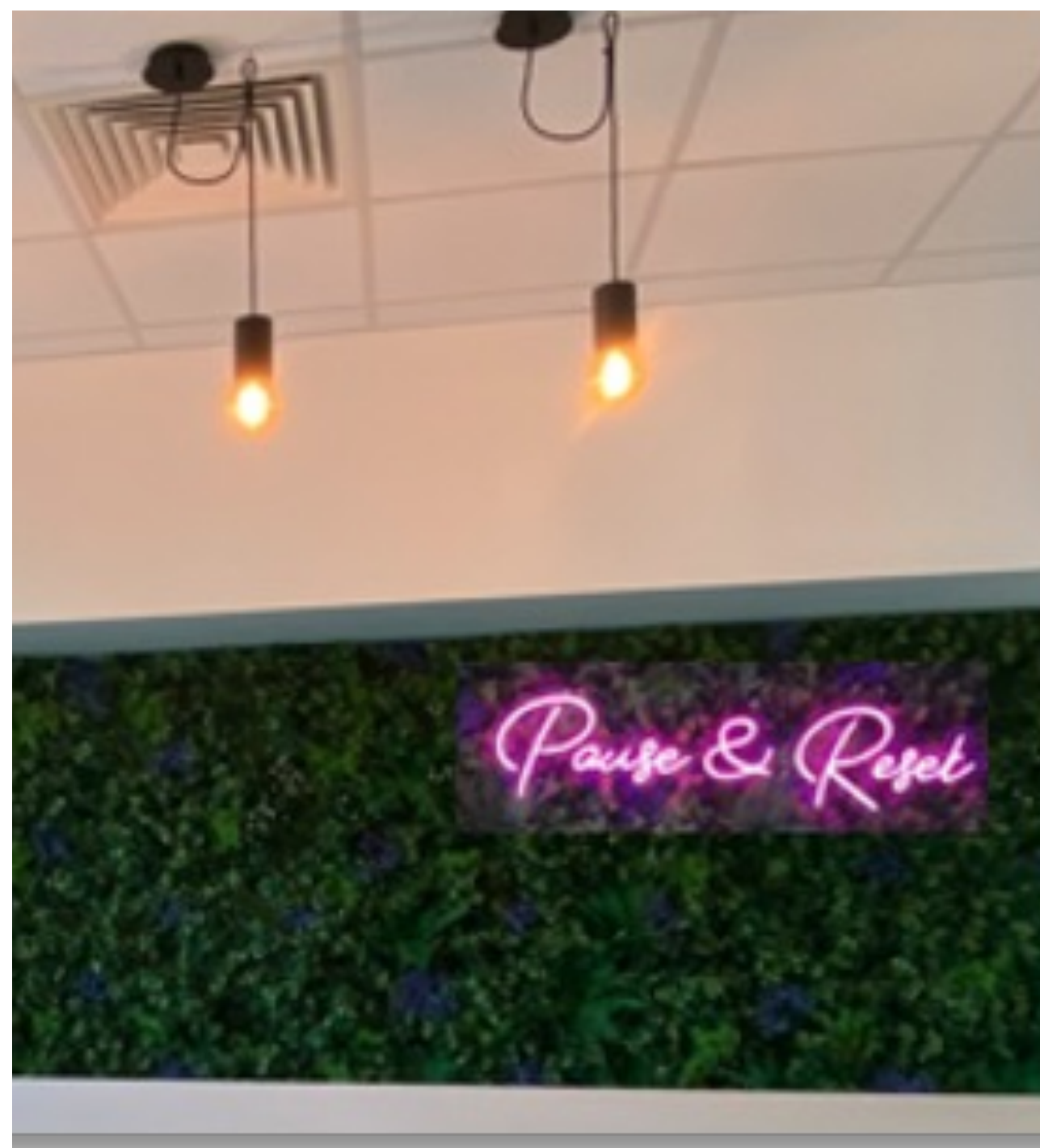
Office Refurbishment and Refresh, Cork

BC provided Project & Cost Management services for this 18,000sq.ft regional office building on behalf of a financial client. We worked as part of a wider Design Team to refresh and upgrade an existing office building, laid out over two floors, while the building was live.

Works included a complete office refresh, including installation of new offices, phone booths and focused workspaces, and overhaul and complete redesign of the existing canteen and upgrading staff welfare facilities. The works also included new flooring, installation of new acoustics, redecoration and providing new office furniture. The Reception was also upgraded with a new bespoke timber ceiling canopy, flooring and lighting.

Staff welfare facilities were a priority in this project, which included a complete refurbishment & overhaul of toilet accommodation on both levels, along with construction of accessible welfare facilities. The canteen received a complete refit, including coffee station, food preparation area, full replacement of furniture and a feature 'green wall' complete with bespoke neon lighting.

Project Value: €1.2 million
Duration: 6 months



Portfolio

Office Refurbishment, Dublin - Ongoing

BC are currently providing Project & Cost Management services on a 33,000sq.ft corporate office building on behalf of a financial client.

The project is being undertaken in 3 Phases in a live environment while the building is in full occupancy. There are approximately 300 staff currently working in-situ during these works. Phase 1 was successfully handed over on time in February 2023, with Phase 2 on track to hand over end of March 2023.

The works comprise a complete refurbishment of the existing, dated offices to provide updated fixed, flexible and focused breakout and training spaces for the users. The staff welfare facilities and large staff canteen are also being overhauled and refreshed.

A full strip-back of the suspended ceilings was undertaken, exposing the concrete slabs and all mechanical and electrical ducting, containment and grilles. While a challenge, this has resulted in a much brighter and airier working environment, and additional breakout/ welfare space for staff.

Project Value: €2.1 million
Duration: 6 months



Portfolio

Cat B Fit-out, Central Dublin - Ongoing

BC are currently providing Development Monitoring and Client Representative services for a full strip-out and Cat B fit-out on a central Dublin office on behalf of a software client.

The scope of works includes a complete strip-out of all services and finishes back to Cat A/Grey box, and a complete overhaul of all existing services (including lighting, ventilation and AC) with a refit of the space to a high Cat B standard.

The Building Consultancy team has undertaken the formal Landlord Approvals process prior to commencement, is fulfilling the role of PSDP on the project, along with advising the Client in terms of progress, contract changes, costings and forming part of the Design Team.

Project Value: circa €500k
Duration: 4 months



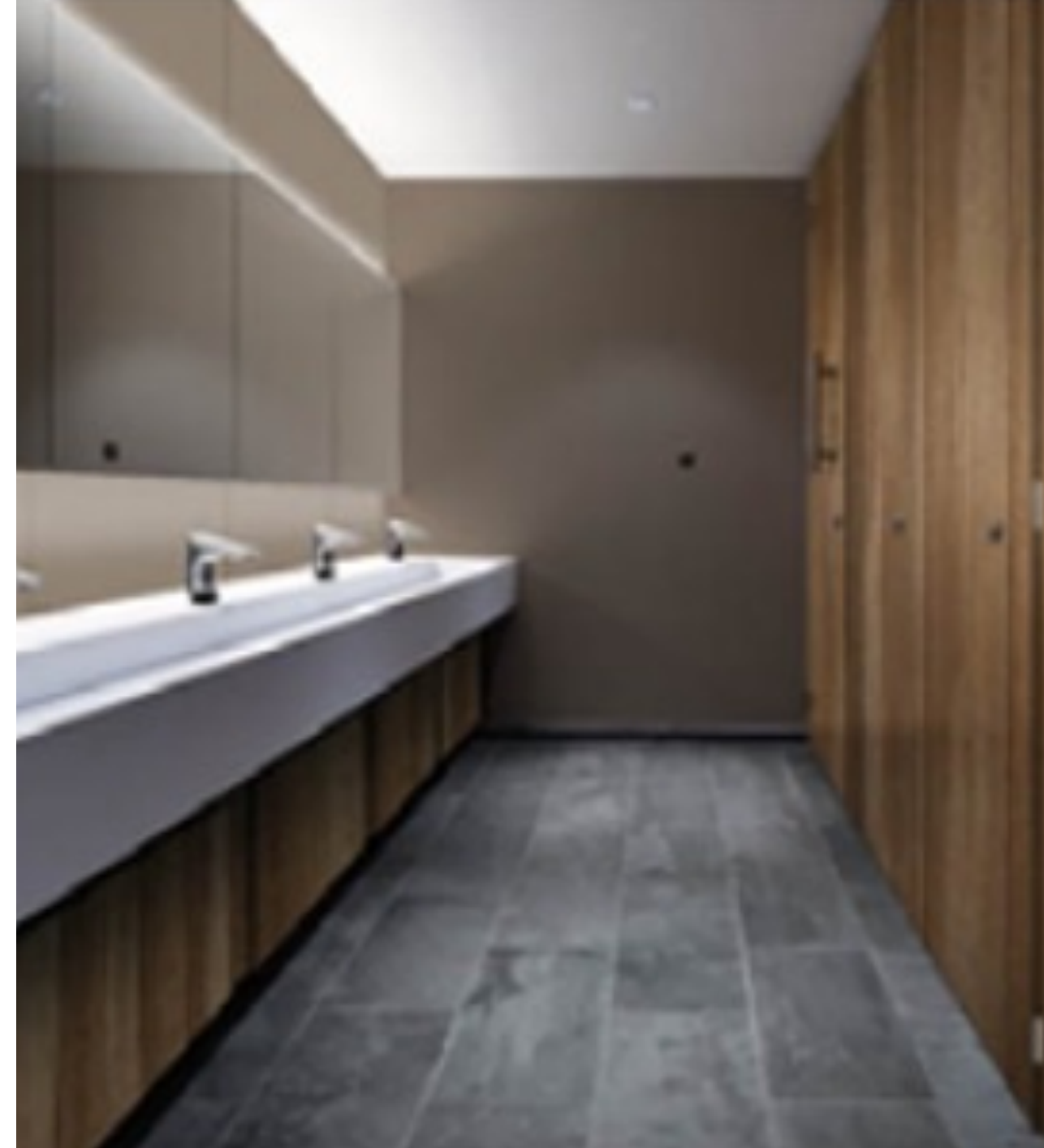
Portfolio

Proposed Office Upgrade & Redesign, Dublin

BC is currently assisting a Landlord by working with a Design Team and our Office Agency colleagues to redesign and refurbish an existing 11,000sq. ft office building. The property was constructed approximately 20 years ago and needs refurbishment to compete successfully in the current market.

Part of the proposed works involve upgrading the energy-efficiency and sustainability of the property and introducing a more energy efficient heating system to replace the current fossil fuel system.

Internally, the property will be completely redesigned and refurbished to provide a flexible space for a single, or two separate tenants, offering the Client the maximum flexibility in terms of letting the property, and providing a best-in-class environment for future tenants in terms of design, comfort, sustainability and accessibility.



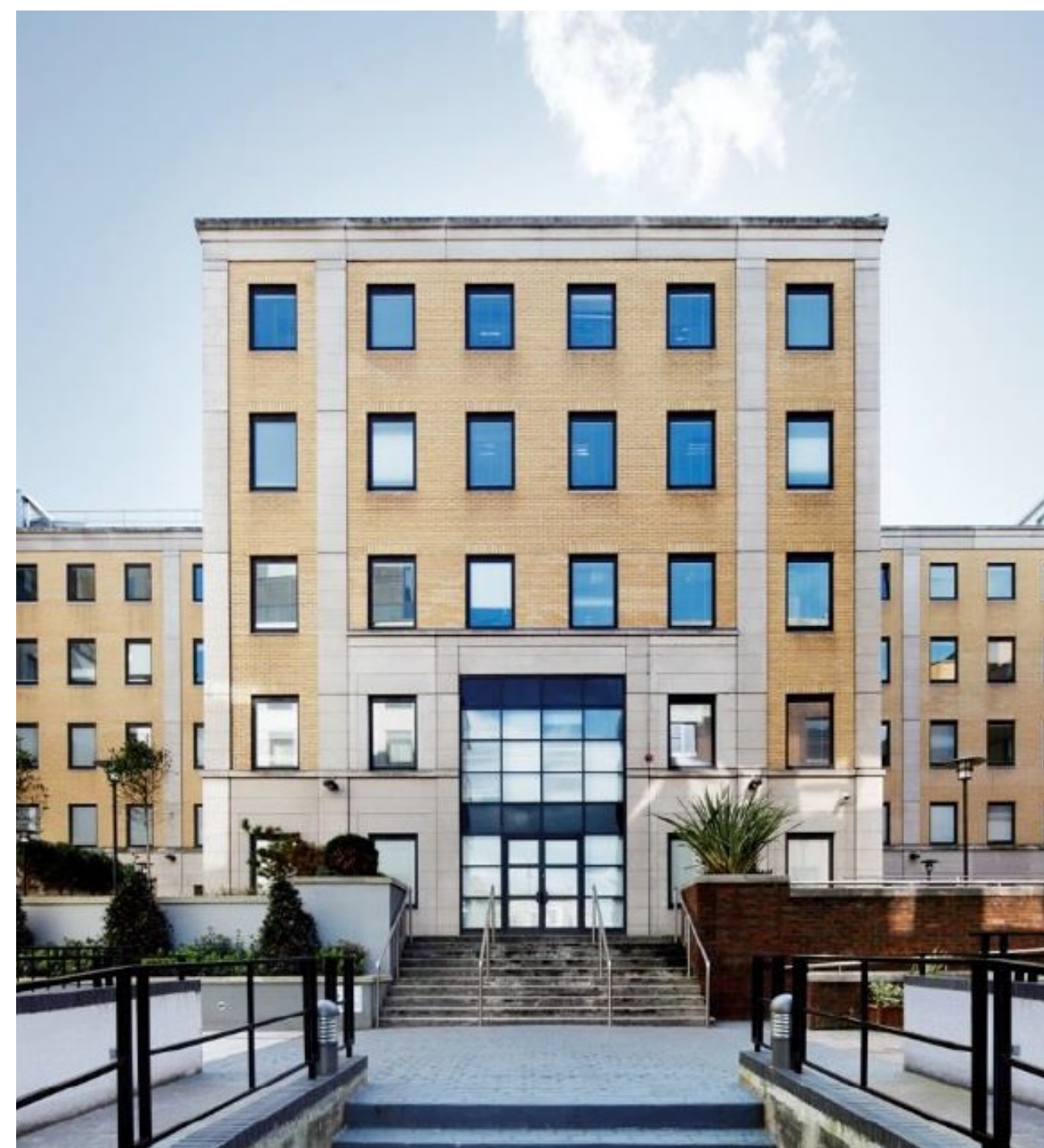
Portfolio

Building Investment Fund Inspections

BC undertook an instruction on behalf of the Property & Asset Management Division, to inspect 10 commercial properties within the Dublin region.

The inspections and subsequent reports were delivered within a challenging 3-week timeframe, and the subsequent reports provided the Client with general building fabric condition and commentary on the general building services.

The reports included reviews of existing financial information within the Building Investment Fund and provided a 10-year projection in terms of maintenance, upgrades and future repairs, in order to assist in budgeting for service charges and planning for future Capex projects.





SERVICES

Services

How can we help you?

- Technical Due Diligence
- Defects Analysis & Building Fabric Inspections
- Dilapidations Advice
- Landlord or Tenant Approval Submissions.
- Design, Project & Cost Management
- Assigned Certifier & Building Regulations Advisory

Get in touch!



Contact us

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