



Key Data:

Value: €24,000,000

Building Type:
Commercial

Programme Duration:
14 months

Having participated in a design and construct tender competition, Elliott Group were appointed for the design and construction of a 7,700 square metre office facility as part of the Government Decentralisation Programme. The building accommodates 260 government officials, and is located on a greenfield site at Newbridge, County Kildare.

In line with Department of Defence requirements this is a secure facility with high spec offices for department staff. The construction includes a complete fit-out to a detailed client brief.

Key features include;

- Highly energy-efficient design with 50% of energy requirements compared to other modern office environments.
- Natural ventilation with night cooling of exposed concrete slabs, wood pellet boiler providing heating and hot water, aluminium brise soleil, with additional sunshading provided by silver birch trees.
- High security facility with moat to front boundary, beam protection to perimeter wall, "Pilomat" bollards, double entrance, smoke & fire protection, and concealed escape routes .
- Compatibility with local environment, extensive landscaping providing views of green spaces to all offices.

The project delivers a high quality office facility to a competitive budget and forms a key component of the Government Decentralisation Programme.

This projects was awarded a BREAAAM Excellent rating.

Site Location: Newbridge, Co. Kildare	Proportion of Project Undertaken: All	Scale: 7,700 m ²
Procurement: Design & Build	Status: Completed	Tender entity: Elliott Group
Start Date: June 2008	End Date: September 2010	Handover Date: September 2010
Date of issue of Defects Certs: December 2011	Date of Substantial: December 2011	
Role of Company in delivery of Project: Design and Construction Contractor	Architect: Murray O'Laoire Architects Quantity Surveyor: In house M&E Engineer: PH McCarthy www.wyg.ie Civil Engineer: PH McCarthy www.wyg.ie	Contracting Authority: OPW, 51 St, Stephen Green, D2 Contracting Authority Contact Name: Ann Corrigan