Company History and profile.

Over the last 30 years, Andrews Construction Ltd. has successfully expanded into all activities of building in the Greater Leinster Area and beyond. The utilisation of cutting edge technology integrated with traditional craft skills, lead by a highly motivated and dynamic management team has brought the company to the forefront of construction in the residential, commercial, educational and industrial sectors.

Andrews Construction has adopted a policy of total commitment to meeting the requirements of the discerning client. Our Management team and work force command the resources and expertise to undertake projects of all types and sizes in both the Public and Private sectors, while maintaining a proud reputation for high quality work and completion on schedule.

www.andrewsconstruction.ie
COMPANY HISTORY AND PROFILE.

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Prudent financial management throughout the past few difficult years has allowed us to emerge with a strong balance sheet and the ability to self finance potential building opportunities as they might arise.

We are currently seeking any such opportunities, of any size and complexity and we are in a position to negotiate and tailor any contractual set-up or risk sharing arrangement that may be required.

We have a wealth of experience in both contracting and development and this combination of skills sees us well placed to take on any project, at any stage from inception to completion and anywhere in between.
QUALITY MANAGEMENT & ASSURANCE POLICY

The Directors of Andrews Construction Ltd. are totally committed to the Quality Management system of the Company in order to maintain our proud reputation for quality workmanship and to constantly seek its ongoing improvement.

We are committed to a disciplined and systematic approach to our work practices through consistent and effective project management. This will be achieved through our three stage process of resource planning, control & monitoring, and review & recommendation.

Our Quality Management Policy is to ensure Client Satisfaction through strict adherence to the standards set out in the Project Specification and best practice guidelines, and to improve upon it where possible. We are proud that our tried and tested Integrated Quality Management System has been recognised through our certification to the internationally recognised Quality Management Standards of ISO 9001 (Quality Management), ISO 14001 (Quality Environmental) and OHSAS 18001 (Quality Health & Safety).

This Policy will also promote the control of suppliers and subcontractors to ensure their compliance with our standards.

The objective of our Policy is to increase efficiency and productivity, and reduce wastage thereby constantly improving our business reputation and market share.

The Directors are keenly aware that the successful, effective implementation of this policy requires the full support and drive of all staff. Leadership and communication to meet this goal will be promoted as will our commitment to providing adequate training to ensure its development.

ISO 9001, ISO 14001, OHSAS 18001
QUALITY MANAGEMENT GUARANTEED

The Corn Exchange, Dublin
ENVIRONMENTAL POLICY

It is the policy of Andrews Construction Limited to minimise its effects on the environment, through its activities, as far as is reasonably practicable.

Andrews Construction Limited’s environmental policy will be intrinsically linked to our Health & Safety, Quality Assurance, Waste Management, and Purchasing policies.

We are proud that our tried and tested Quality Environmental Management System has been recognised through our certification to the internationally recognised Quality Environmental Management Standard of ISO 14001.

It is our promise to comply with all national environmental legislation. Our activities will be continuously monitored and upgraded in line with our policy and external influencing factors such as environmental legislation, changes in technology, and market pressures. It is the company’s policy which is both backed and spearheaded by the company’s directors and management to improve our environmental performance, enhance our legislative compliance, prevent pollution and conserve natural resources at all times. Andrews Construction Limited will minimise adverse environmental impacts of the services we deliver by using the best available techniques. We will ensure that all subcontractors, suppliers and agencies working on our behalf will comply with, and uphold, the environmental standards that we have set.

We will make available all necessary information and training to both our employees (and the public where appropriate) to help implement this policy. We will work closely with all local Authorities and Government Agencies and when requested will produce all information available, regarding any of our projects or activities. A risk assessment will be carried out on an environmental basis to establish any potential environmental hazards, to aid the preparation if necessary of any preventative and protective procedures.
HEALTH & SAFETY POLICY

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Our Health & Safety Policy is implemented on all our sites and places of work through our Quality Health & Safety Management System. This system has been recognised through our certification to the internationally recognised Quality Health & Safety Management Standard of OHSAS 18001.

We are committed to prevention of injury and ill health to the safety of our staff and we are committed to ensuring the safety of visitors, clients and contractors on our various sites / workplaces under our control as a Project Supervisor for the Construction Stage. It is the policy of management at Andrews Construction Limited:

- To ensure that all employees realise that they have a responsibility to co-operate with Management, in order to achieve a healthy and safe workplace and to take reasonable care of themselves and others.
- To consult with all staff and employees on matters of health and safety.
- To co-operate with, and seek the co-operation of, clients, main contractors, sub-contractors and enforcing authorities, to ensure work is carried out in a safe manner.
- To review the contents of this Safety Statement as changes occur in this operation and periodically, to ensure this document is relevant.
- To bring the contents of the Safety Statement to all employees attention, at least annually, by providing them with access to the document.
- To provide sufficient resources for the implementation of this policy and to seek competent advice if required.
- To work in accordance with any Joint Safety Agreements, approved by the Health and Safety Authority, in relation to the construction industry.
- To provide health surveillance where a need is identified by a risk assessment or where prescribed by law.
- To source materials that complies with the appropriate safety standards.
- The directors of Andrews Construction have planned and established measurable objectives and targets based on the Health and Safety Policy. These objectives are regularly reviewed and measured to ensure they reflect the activities of the company. Management also strive to build on the health and safety management system we have achieved through a process of continuous improvement.
Andrews Construction Ltd. has a long and proud tradition of contracting in the various construction sectors across a broad Client base. Our Policy of total commitment to client satisfaction through quality workmanship, completion on programme and budget control through quality management has seen our Client base expand over the years and in many cases has lead to repeat business. Our management team has identified this as our key business growth area and is our intention to further expand our procurement base from traditional tendering procedures into Design & Build, Public Private Partnership and other innovative partnership and risk sharing arrangements. To this end we have complimented our core management skills through outsourcing skills with key Architectural, Surveying and Engineering practices, thereby further broadening the services offered to our Clients from conception through to completion.

Our efficient Management team and work force command the resources and expertise to undertake projects of all types and sizes and we would encourage any would be Client to make contact with us to discuss any project regardless of its nature or complexity.
CONTRACTING //SCHOOLS / EDUCATIONAL.

CASTLEKNOCK COMMUNITY SCHOOL, CARPENTERSTOWN RD., DUBLIN 15.
Architect: A&D Wejcert Architects Value: €4,500,000
Erection and completion of 2000sqm second level school with associated external and Site Development Works.

LORETTO COLLEGE, RIVERVALLEY SWORDS, CO. DUBLIN
Architect: Keaney Quinn & Partners Value: €2,420,000
Erection and completion of 16 classroom second level school with associated external and Site Development Works.

GOREY COMMUNITY COLLEGE, GOREY, CO. WEXFORD
Architect: Bart P.J. Keaney Architects Value: €5,335,000
Erection and completion of 6,200 sqm second level school with associated external and Site Development Works.

JOBSTOWN COMMUNITY COLLEGE, TALLAGHT, D24
Architect: Douglas Diskin & Associates Value: €2,200,000
Erection and completion of 16 classroom Primary school with associated external and Site Development Works.

CRECHE AT ATHLUMNEY WOOD, NAVAN
Architect: McGrane & Partners Value: €1,200,000
Erection and completion of 500sqm 2 storey Creche facility for Giraffe Childcare, with associated external and Site Development Works.
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NORTH WALL WOMEN’S CENTRE, SHERIFF STREET, DUBLIN 1
Architect: Dublin City Council Value: €900,000
Erection and completion of 550sqm 2 storey Creche & Resource facility for Dublin City Council, with associated external and Site Development Works.

SCOIL MOCHUA, AGHARDS, CELBRIDGE, CO.KILDARE
Architect: Edward N. Smyth & Partners Value: €1,100,000
Erection and completion of 1600sqm Primary school with associated external and Site Development Works.

ST. CONLETHS COMMUNITY COLLEGE, STATION RD., NEWBRIDGE, CO. KILDARE
Architect: Edward N. Smyth & Partners Value: €1,500,000
Erection and completion of 16 classroom second level school with associated external and Site Development Works.

ST. JOSEPHS MERCY PRIMARY SCHOOL, NAVAN, CO. MEATH
Architect: Edward N. Smyth & Partners Value: €1,700,000
Erection and completion of 2000sqm, 16 Classroom, second level school with associated external and Site Development Works.

FIRHOUSE COMMUNITY COLLEGE, FIRHOUSE, D.24
Architect: Edward N. Smyth & Partners Value: €1,750,000
Erection and completion of 16 Classroom second level school with associated external and Site Development Works.

LUCAN COMMUNITY COLLEGE, ESKER DRIVE, LUCAN, CO. DUBLIN
Architect: Edward N. Smyth & Partners Value: €1,400,000
Erection and completion of 2000sqm second level school with associated external and Site Development Works.

SCHOOL EXTENSION AT MOYLE PARK COLLEGE, CLONDALKIN, DUBLIN 22
Architect: Guy Moloney & Associates Value: €1,200,000
Erection and completion of 2000sqm single level extension school including a sportshall, with associated external and Site Development Works.
CONTRACTING // COMMERCIAL

TRADERS WHARF, USHERS QUAY, DUBLIN 8
Architect: McGrane & Partners   Value: €3,800,000
Demolition of existing building on brownfield inner city site. Erection & completion of 5 storey building containing 47 apartments, Public House, and 2 Commercial units with all associated external & Site Development Works.

THE CORN EXCHANGE, BURGH QUAY, DUBLIN 2
Architect: McGrane & Partners   Value: €12,250,000
Demolition, shoring and underpinning of existing structures including façade retention of listed building on inner city brownfield site. Erection & completion of 7 storey building containing 66 apartments, 4 office suites, 2 Commercial units, and 28 underground parking spaces, with all associated external & Site Development Works.

KINGSCOURT, AUGHRIM STREET, DUBLIN 1
Architect: McGrane & Partners   Value: €1,800,000
Erection & completion of 4 storey building containing 30 apartments, 4 office suites, 2 Commercial units, and 12 parking spaces, with all associated external & Site Development Works.
ST. CLARES CONVENT, DUBLIN 6W.
Architect: Anthony Reddy & Associates  Value: €5,700,000
Demolition of existing Convent building, construction and completion of 3 storey over basement convent of 1850 sqm, together with all associated external works and site development works.

ST. PAUL’S CHURCH, BELVIEW, MULLINGAR
Architect: Meehan Levins Delaney & Associates  Value: €980,000
Construction and completion 750 seater Church of 1500 sqm, together with all associated external works and site development works.

ST. OLIVER PLUNKETT’S CHURCH, BLACKCASTLE, NAVAN, CO. MEATH
Architect: Edward N. Smyth & Partners  Value: €1,100,000
Construction and completion 750 seater Church of 1500 sqm, together with all associated external works and site development works.

CHURCH AT LAYTOWN, CO. MEATH
Architect: Lee McCormack & Associates  Value: €1,250,000
Construction and completion 750 seater Church of 1500 sqm, together with all associated external works and site development works.
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environmental policy

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CONTRACTING // RESIDENTIAL

32 HOUSES AT CASTLETYMON, TALLAGHT, DUBLIN 18
Architect: National Building Agency Value: €5,200,000
Construction & Completion of 32 nr Local Authority Houses on infill Greenfield site for South Dublin County Council. Contract included all associated external works and Site Development works.

128 DWELLINGS AT FORTUNESTOWN LANE, TALLAGHT, DUBLIN 18
Architect: SBA Architects Value: €19,800,000
Construction & Completion of 128 nr Local Authority dwellings in one, two and three storey houses and 3 and 4 storey Apartment Buildings on infill Greenfield site for South Dublin County Council. Contract included all associated external works and Site Development works.

105 DWELLINGS CRECHE, AND RESOURCE CENTRE AT HILLVIEW, BALLINTEEER, DUBLIN 8
Architect: Peter Cully Architects Value: €16,900,000
Demolition of 6nr 4 storey blocks of flats. Construction & Completion of 105 nr Local Authority dwellings in one, two and three storey houses and 3 and 4 storey Apartment Buildings for Dunlaoghaire Rathdown County Council. Contract included significant enabling works and all associated external works and Site Development works.

43 HOUSES AT GLENSHANE, TALLAGHT, DUBLIN 18
Architect: Architect’s Department SDCC Value: €3,555,000
Construction & Completion of 43 nr Local Authority Houses on infill Greenfield site for South Dublin County Council. Contract included all associated external works and Site Development works.

REFURBISHMENT OF 80 DWELLINGS AT NICHOLAS STREET / ROSS ROAD, DUBLIN 2.
Architect: Architect’s Department Dublin City Council Value: €4,445,000
Complete refurbishment of the 19th Century, 4 Storey Red brick flats for Dublin Corporation / City Council, contract included significant stone cleaning and specialist repairs together with significant site works.

119 DWELLINGS AT SHERIFF STREET, DUBLIN 1
Architect: Architect’s Department Dublin City Council Value: €7,490,000
Demolition of 6nr 4 storey blocks of flats. Construction & Completion of 119 nr Local Authority dwellings in two and three storey houses and 3 and 4 storey Apartment Buildings for Dublin City Council on inner city brown field site. Contract included significant enabling works and all associated external works and Site Development works.
Health & Safety Policy

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Projects

47 Dwelling at Marrowbone Lane, Dublin 8
Architect: Architect's Department Dublin City Council. Value: €3,430,000
Construction & Completion of 47 nr Local Authority dwellings in courtyard construction in two and three storey apartments and houses, including all associated external works and Site Development works.

25 Dwelling at Emmet Road, Dublin 8
Architect: Architect's Department Dublin City Council. Value: €1,904,000
Construction & Completion of 25 nr Local Authority dwellings in courtyard construction in two and three storey apartments and houses, including all associated external works and Site Development works.

41 Senior Citizens Dwelling at Aughrim Street, Dublin 3
Architect: Architect's Department Dublin City Council. Value: €1,650,000
Construction & Completion of 41 nr Local Authority senior citizens dwellings together with community hall and caretakers accommodation, in one and two storey terraced houses, including all associated external works and Site Development works.

44 Senior Citizens Dwelling at Nutgrove Avenue, Dublin
Architect: Architect's Department Dublin City Council. Value: €1,270,000
Construction & Completion of 44 nr Local Authority senior citizens dwellings including all associated external works and Site Development works.
Andrews Construction Ltd. is an experienced Property Development Company. We have completed a vast array of developments across the greater Leinster Area, each one comprised of a complimentary mix of dwelling types, sizes, and styles. We have created sustainable living environments that compliment the Planning guidelines of their location. Each Project is meticulously designed to meet the requirements of the discerning homebuyer and best practice guidelines. Our Policy of total commitment to quality and to the provision of innovative and prestigious Family homes can be seen throughout our Developments. Our dynamic management team have a wealth of experience in the management of the multi-disciplinary team of Planning Consultants, Designers, Engineers, Surveyors, Contractors, Specialist Sub-contractors, and Health & Safety professionals that are necessary to successfully take each project from inception to completion.
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**DEVELOPMENTS // RESIDENTIAL**

**STAMANARAN, BLACKROCK, CO. LOUTH.**
Value: €18,000,000
Development of 66 contemporary family homes and a creche in a mix of types ranging from 2 storey terraced houses to 3 storey detached family homes together with all necessary external & site development works.

**ATHLUMNEY WOOD, NAVAN, CO. MEATH**
Value: €38,000,000
Development of 393 dwellings in a broad mix of types ranging from bungalows to 3 and 4 bed semi-detached and detached homes, together with duplexes, apartments, and a crèche, together with significant infrastructural site development works.

**BARRETSTOWN MEADOWS, NEWBRIDGE, CO. KILDARE**
Value: €16,000,000
Development of 67 large & prestigious family homes in a mix of types ranging from 4 bedroom semi-detached to 5 bedroom detached homes.

**GLENMORE WOOD, MULLINGAR, CO. WESTMEATH**
Value: €21,000,000
Development of 147 dwellings in a range of different house types and sizes together with all necessary infrastructural site development works.

**OLD CONNELL WEIR, NEWBRIDGE, CO. KILDARE,**
Value: €8,500,000
Low density development of 65 houses consisting of detachedbugalows and 3 and 4 bed semi-detached and detached family homes on a Greenfield site in close proximity to the river Liffey.
PETITSWOOD MANOR, MULLINGAR, CO. WESTMEATH
Value: €28,000,000
Development of 270 dwellings in a range of different house types and sizes together with all necessary infrastructural site development works.

TRADERS WHARF, USHERS QUAY, DUBLIN 8
Value: €3,800,000
Demolition of existing building on brownfield inner city site. Erection & completion of 5 storey building containing 47 apartments, Public House, and 2 Commercial units with all associated external & Site Development Works.

THE CORN EXCHANGE, BURGH QUAY, DUBLIN 2
Value: €12,250,000
Demolition, shoring and underpinning of existing structures including façade retention of listed building on inner city brownfield site. Erection & completion of 7 storey building containing 66 apartments, 4 office suites, 2 Commercial units, and 28 underground parking spaces, with all associated external & Site Development Works.

KINGSCOURT, AUGHRIM STREET, DUBLIN 1
Value: €1,800,000
Erection & completion of 4 storey building containing 30 apartments, 4 office suites, 2 Commercial units, and 12 parking spaces, with all associated external & Site Development Works.

AUBURN CLOSE, ATHLONE, CO. WESTMEATH
Value: €2,100,000
Development of 10 houses of 3 and 4 storey construction on challenging site due to the prevailing ground conditions and site topography. Project included significant site development works.
HEALTH & SAFETY POLICY

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FUTURE DEVELOPMENTS.

Andrews Construction still retains a significant land bank in various locations around Ireland. We have several more projects at varying different stages of the design and planning process. We look forward to bringing these and other developments to the market in the years to come and in keeping alive the proud traditions of the Company.

BUSINESS OPPORTUNITIES.

We are always seeking new business opportunities in both Contracting and Speculative Development. We are more than happy to discuss any such opportunities and indeed any possible risk sharing arrangements with potential Clients.

Please contact our Management team for further information:

Address: Andrews Construction Limited
Mullingar Business Park, Mullingar, Co. Westmeath.

Email: info@andrewsconstruction.ie

Web: www.andrewsconstruction.ie

Phone: +353 (0)44 9348141/9348197
Fax: +353 (0)44 9341329
Company History and profile.

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"...A thoroughly satisfactory experience on a project with Andrews Construction personnel from Site Foreman to Management. An excellent level of assistance to the Consultants and the Client”.
Trevor Austen, National Building Agency.

"Andrews Construction Ltd. is one of the best companies to have carried out work for South Dublin County Council”.
Michael Laffin, South Dublin County Council.

"An excellent company that prides itself on quality workmanship, and consistently delivers…”.
Brefni McGrane, McGrane & Partners.

"Andrews addressed a variety of construction challenges and strategic Project shifts in a competent manner…the post completion effort to iron out the last wrinkles was admirably and speedily resolved”.
Joa Van Wyk, SBA Architects.

"Staff and Management provided alternative and cost effective solutions to design issues…A sound, experienced and truly competent Contractor…”.
Colm Doyle, DBFL Consulting Engineers.