

MULCAHY CONSTRUCTION
Ltd.

CONTRACTORS & PROJECT MANAGERS

OUR VISION YOUR FUTURE

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WORD FROM THE DIRECTOR



At Mulcahy Construction Limited, we pride ourselves on delivering outstanding quality and design across the Commercial, Industrial, Residential, Health and Education sectors ensuring all projects are delivered on time, on budget and with zero accidents as our target.”



Mr. Joe Mulcahy,
Managing Director, Mulcahy Construction Limited

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Established in 1992 and trading as a Private Limited Company since February 1996, Mulcahy Construction Limited are firmly established as one of the most progressive construction companies in the South East. Our spectrum of work includes all aspects of construction including Commercial, Industrial, Residential, Health and Education including Design.

The core of our business is the delivery of a client focused service determined by the delivery of projects and services based on key principles of time, cost and quality in a safe and healthy working environment for all. Our success is measured by our ability to provide strategic and logical direction during the construction process and strong, fair management through the lifetime of that project.



AT MULCAHY CONSTRUCTION LIMITED WE COMBINE SAFETY WITH TIME TO PRODUCE QUALITY PROJECTS.

30
YEARS

OPERATING OVER 30 YEARS IN THE CONSTRUCTION INDUSTRY

The company directors are highly experienced professionals having over 30 years experience in the construction sector. Mr Joe Mulcahy is actively involved in the day-to-day supervision of all projects and he places great emphasis on delivering exceptional personal service and a pursuit of excellence at every level of the business.

The company has a back-up of excellent, reliable and conscientious professionals and sub-contractors to enable it to fulfill all its contractual obligations from concept to completion.

Mulcahy Construction Limited are committed to continuous improvement of safety standards and performance with zero accidents as our target.

Health & Safety are top priorities and significant resources are deployed to maintain a safe working environment for all employees. Our company is regularly invited to tender for projects in the following sectors:

1. Department of Education and Science.
2. Department of Defence.
3. Health Service Executive.
4. Local Authorities.
5. Industrial / Commercial Clients.
6. Private Residential Clients.
7. The Office of Public Works.

At Mulcahy Construction Limited, we combine safety with expertise and efficiency to deliver top quality projects.



**DELIVERING PROJECTS TO THE
HIGHEST QUALITY, ON TIME,
ON BUDGET AND WITH A ZERO
ACCIDENT TARGET.**

OUR VALUES AND APPROACH

The core of our business is the delivery of a client focused service determined by the delivery of projects and services based on key principles of time, cost and quality in a safe and healthy working environment for all. Our success is measured by our ability to provide strategic and logical direction during the construction process and strong, fair management through the lifetime of that project.

QUALITY

Featuring exceptional quality unmatched in the industry, it is the policy of Mulcahy Construction Limited to produce a very high standard of workmanship, on schedule and at competitive rates. To ensure that this policy is consistently achieved, we implement the following procedures:

- Contracts are reviewed at initial stage and throughout the job by Management and Site Personnel.
- Work programmes and schedules are formulated to enable adequate planning and timely planning of resources.
- Our highly skilled employees are regularly trained and continuously assessed to ensure that their performance meets required standards and that they hold up-to date certification in all required areas.
- Sub-contractors and suppliers are required to perform work to the relevant standards / regulations and continuous appraisal is undertaken to ensure that practices remain current and up to date.
- Regular on-site inspections are conducted and recorded by Management.
- Reporting, administration and documentation processes are meticulously structured to support the delivery of the highest standards of workmanship, safely, on schedule and at competitive rates.
- All documentation relating to projects (contracts, drawings, certification, letters of compliance etc.) are carefully filed and archived at our Clonmel headquarters, where it can easily be accessed and inspected by our team or other authorised stakeholders.
- Business reviews are undertaken by Management to ensure effective appraisal of performance to date and decide on strategies and objectives for continued success and improvement.

HEALTH & SAFETY

Mulcahy Construction Limited are committed to providing a safe and healthy work environment for all our employees and those affected by our activities. We aim to continually improve our health and safety performance and endeavor to ensure that all operations and activities are undertaken in accordance with current health & safety legislation, relevant codes of practice and best practice and best international standards.

Mulcahy Construction Limited have not had any serious accidents since our formation in 1992 and currently hold an A grade in the Safe-T-Cert.

For further information on our approach including additional Health & Safety information, our environmental policy and professional memberships please visit:

www.mulcahyconstruction.ie/approach

OUR MAIN SERVICES

Mulcahy Construction Limited have vast experience working in the Commercial, Industrial, Residential, Renovations, Health and Education sectors. Over the past 30 years, Mulcahy Construction Limited have helped clients from project concept to completion and commissioning. Over the time we have been in business we have built a long and lasting relationship with clients and design professionals resulting in a lot of repeat business.



**REFERRAL FROM A
COMMERCIAL PROJECT**

**Denis O' Sullivan & Associates
Consulting Engineers**



“Mulcahy Construction were appointed to complete the construction of a Tile Showroom in 2008. The works were completed on time and within budget. In addition, it is our opinion that all works were carried out to a high standard and with due regard for Health & Safety matters. We have found Mulcahy Construction to operate in a highly professional manner at all times and deliver a quality product. Consequently, we have no hesitation in recommending Mulcahy Construction for future projects.”

**Project: Construction of a Tile Showroom
for Right Price Tiles, Clonmel.**



**REFERRAL FROM AN
INDUSTRIAL PROJECT**

John M. Allen MRIAI Architects



“We have engaged with Mulcahy Construction Ltd over a 14 year period to carry out a number of projects in the Manufacturing, Health Care and Educational Sectors. We found them always to be a very professional organisation, who worked well as part of a team dynamic, with awareness of all stakeholder expectations.”

**Project: Construction of a new Bottling
Hall complete with three high-speed
bottling lines at Bulmers Cider, Clonmel.**

“We found Mulcahy Construction Ltd., professional, efficient and courteous in their approach. Through strong management, communication with the Design Team and attention to detail, they achieved high standards of workmanship and finish and they also performed very well in respect of time and budget.”

W.O Morrissey & Son, Architects



REFERRAL FROM A HEALTH & EDUCATION PROJECT

Avanti Architects



“Avanti Architects worked with Mulcahy Construction Ltd. on a number of projects for the HSE including the 11 Bay Fitout at South Tipperary General Hospital in Clonmel. We found their approach to the project very professional to all aspects of the project and the workmanship was of an excellent standard. We would have no hesitation in working with them in the future.”

Project: Construction and fitout of new MRI Unit at South Tipperary General Hospital



REFERRAL FROM A RENOVATION AND FIT-OUT PROJECT

Sheehan & Barry Architects



“We worked with Mulcahy Construction on the refurbishment of Mikey Ryans Pub in Main Street, Cashel. We found them to be excellent to work with throughout the project. Mulcahy’s were responsive and efficient and quality driven, while understanding the requirements of working with an older structure. We would have no hesitation in working with them again or recommending them for inclusion on a tender list.”

Project: Mikey Ryans Restaurant & Bar Refurbishment



REFERRAL FROM A CONSERVATION PROJECT

Consarc



“Mulcahy Construction were appointed as Main Contractor and PSCS on the project in 2019 and have performed very well in both roles to date. They demonstrate a high level of competency in construction work relating to protected structures, and their staff have a keen understanding of the particular challenges in working on historic buildings. Mulcahy’s have a deep understanding of traditional building techniques and the principles of conservation. I would recommend Mulcahy’s for future conservation work”.

Project: Cashel Palace Hotel



WANT MORE REFERRALS?

Visit the Mulcahy Construction website for further referrals.
www.mulcahyconstruction.ie/referrals



” *...responsive,
efficient and
quality driven,
while understanding
the requirements of
working with an older
structure...*

PROJECT SPOTLIGHT

Mikey Ryan's Bar & Restaurant

 Trevester Ltd

 Renovation of 19th Century Pub

” Referral

We worked with Mulcahy Construction on the refurbishment of Mikey Ryan's Pub in Main Street, Cashel. We found them to be excellent to work with throughout the project. We would no hesitation in working with them again or recommending them for inclusion on a tender list.

David Averill Sheehan & Barry Architects

Mulcahy Construction Limited were proud to have been selected for the extensive refurbishment of Mikey Ryan's Bar & Kitchen, in Cashel, Co. Tipperary. The project consisted of the restoration and refurbishment of the listed building, including the construction of a new extension to the rear. By working closely with industry leading architects and designers, the finished project accurately reflects their vision. Mikey Ryan's has featured widely in media publications both locally and nationally.





FIT OUT



MANIS RESTAURANT



Michael Leahy



The works comprised of the renovation of an existing building from a dilapidated state into a new modern style restaurant to the ground floor.

The works also comprised of the construction of a new stairwell access to the rear of the building to access the upper floors where we completed an extensive renovation and fitout of apartments to an extremely high standard.

The works involved significant demolition which incorporated shoring, pinning, structural steel supports and extensive structural repairs to restore the building to a safe and suitable standard.

This project also included the installation of state of the art electrical, heating, ventilation and air conditioning (HVAC) system.

External repairs were undertaken while working on an extremely busy junction in the centre of town with minimal disruption to the general public and neighboring properties.

 **TIPPERARY COUNTY COUNCIL OFFICE**



 **MIKEY RYAN'S GAZEBO**



 **Tipperary County Council**

 The works consisted of Alterations and Refurbishments to sections of the existing County Hall, Clonmel to create new service areas, Public Counters and upgrade of existing Council Chamber to facilitate the amalgamation of North and South Tipperary County Councils.

The works also included the demolition of an existing front entrance and the construction of a new front entrance porch structure including limestone cladding and automated doors.

All works were completed within a live environment.

 **Mikey Ryan**

 This project involved the construction of a new outdoor dining space to the rear of Mikey Ryan's pub in Cashel, Co. Tipperary. The stylish louvered outdoor gazebo is situated in the Garden Terrace surrounded by the restored stone walls of the Cashel Palace Hotel.

During the excavating we discovered an active well – The 'Bishop's Well'. This well dates back to the early 1800s.

” *Mulcahy Construction Ltd. provided key personnel and staff throughout the project who had the ability to work seamlessly with the Client organisation and Design Team. We would have no hesitation in recommending Mulcahy Construction Ltd. for similar public or refurbishment projects in the future.”*

Kenneth Hennessy MRIAI
Kenneth Hennessy Architects Ltd.



Referral

Avanti Architects worked with Mulcahy Construction Ltd. on a number of projects for the HSE including the 11 Bay Fitout at South Tipperary General Hospital in Clonmel.

We found their approach to the project very professional to all aspects of the project and the workmanship was of an excellent standard. We would have no hesitation in working with them in the future.

Avanti Architects



PROJECT SPOTLIGHT

Clonmel Hospital MRI unit

 HSE South

 MRI Unit Construction and Fit-Out

The first phase of the project consisted of the construction of a New Three Storey extension to South Tipperary General Hospital (which is a Protected Structure) incorporating a new CT / MRI Unit at Ground Floor level, a building shell to provide space for future acute hospital services expansion at First Floor level and an enclosed plant room area at Second Floor level.

The second phase consisted of the internal fit-out to the first floor shell and core area of the CT / MRI unit building. An 11 bay surge capacity unit including all mechanical / electrical installations and complete internal finishing was completed in a Live Hospital Environment within a ten week construction programme.





HEALTH & EDUCATION



COMMUNITY NURSING UNIT



HSE South



Mulcahy Construction Ltd are delighted to have completed the Enabling Works for the proposed Community Nursing Unit in Clonmel, for the Health Service Executive. The project consisted of constructing a new access to the site from a 4-arm roundabout on the Glenconnor Road with a new vehicular entrance to the proposed CNU and existing hospital. Demolition of Hillview, a two-storey derelict house and 2 no. associated outbuildings. The Works were carried out on an active hospital campus, ensuring the day-to-day activities continued without interruption.



CLONMEL CHILDCARE



CIP Limited



The project consisted of the construction of a new two storey crèche facility at Cashel Court Clonmel together with associated site works including retaining walls, entrance roads, paving, drainage and site services. This landmark facility was finished with a state of the art fibreglass roofing system and stunning exterior stonework and timber cladding.



ST. THERESA'S HOSPITAL, CLOGHEEN, CO. TIPPERARY.



HSE South



This project consisted of 2 parts, renovating the existing hospital and the construction of a new building, a link corridor connecting the new building to the existing hospital. The new building contained one new hospice suite, two new single beds, and three two-bed suites. Part of the existing hospital was also renovated such as the four-bed male ward. A new energy centre was built as well as a medical gas unit. The project was completed safely, on time and within the budget.

COVID 19 ESSENTIAL PROJECTS



ST. MICHAEL'S WARD REFURBISHMENT, ST. LUKE'S HOSPITAL



HSE South

 This project consisted of External Fabric & Refurbishment of St. Michael's Ward in South Tipperary General Hospital. Works included the demolition of the existing front entrance with a new external insulated rendered entrance building with external ramps with granite paving & balustrades. Full replacement of the existing roof including new parapet cappings, externally insulated rendered parapet and rain water goods. Mechanical & electrical enabling works tied back to the main hospital including all ducting, stainless steel service pipes, water & gas services. This also included all associated site drainage works and landscaping.



DRIVE THROUGH COVID 19 TEST CENTRE, HEYWOOD ROAD, SOUTH TIPPERARY GENERAL HOSPITAL



HSE South

 This project consisted of construction of a new single storey warehouse type building for the purpose of being a drive through swab clinic for Covid 19 testing in the South Tipperary area. This also included all associated electrical works, service diversions, new paths and roadways. This project was carried out in a live hospital environment.



MODULAR OFFICE ENABLING WORKS, ELMVILLE, SOUTH TIPPERARY GENERAL HOSPITAL



HSE South

 This project involved the completion of all groundworks for new modular offices. Works included site clearance, foundations, blockwork rising walls ready for install of modular offices, all drainage and service diversions and installations, new footpaths, site fencing and landscaping. This project was carried out in a live hospital environment.



PROJECT SPOTLIGHT

C&C Group PLC

 C&C Group PLC / Bulmer's Ireland Limited

 New Bottling Hall complete with three high-speed bottling lines.



Referral

Mulcahy Construction Ltd. maintained a very high standard of the Health & Safety, which resulted in zero lost time incidents on all the projects which they completed for this office.

Their Quality control procedures and on site management resulted in the delivery of the projects to the required standard and in a timely manner. We would have no hesitation in recommending Mulcahy Construction Ltd. for any project.

John M. Allen, Architect, MRIAI

This project featured the construction of a carbon neutral steel clad building – one of the first “cradle to grave” building envelopes constructed. Highly insulated, the finished project exceeded building regulations requirements. As well as the insulation, the high frequency, low energy daylight-equivalent lighting system contributed to the dramatic reduction in CO² and carbon footprint. The Bulmers - new bottling hall is the only building in Ireland with a three star rating for deconstruction.





MOTOR INDUSTRY



CASHEL ROAD COMMERCIAL UNITS



GBM RENAULT & NISSAN



TJ Lyons



In its location, adjacent to an existing Service Station and the busy Cashel Road roundabout, the demolition of the existing single storey buildings required the very highest standards in safety – a requirement our team take as a given for all projects. Following the careful demolition and all associated groundworks, the new three storey 970m² Commercial Building was constructed and finished to the highest standards. The building was then divided into three units before being fitted out ready for its new commercial tenants.

” We would have no hesitation or reservation in recommending Mulcahy Construction Ltd. as main contractor for substantial building contracts. Mulcahy Construction Ltd. are flexible and have the management expertise to achieve proper building standard...”

Aidan Powell, B. Arch FRIAI



Mordaunt Group



This multi location project involved the construction of new landmark car showroom facilities for one of the largest motor retail groups in Ireland.

The fact of achieving repeat orders from our client is a clear indication of the level of satisfaction experienced. The level of attention to each project was meticulous, particularly the management of sub contractors on a rapidly moving construction program.

Seamless coordination of complex service garage equipment and the utmost level of showroom finishes were standout features of this project.

As with all projects, our extensive in-house resources and equipment ensured that there were no delays on the works while maintaining the highest levels of health & safety.



RIGHT PRICE TILES



Right Price Tiles



This project consisted of the construction of a clad steel portal frame building including all associated finishes. All site development, water, glazing, electrical, joinery and mechanical installations were undertaken, managed and finished to exceed our client's expectation.

As well as the main building, the external parking area including boundary walls complete with decorative railings and was completed on time and within budget.

” *We have found Mulcahy Construction to operate in a highly professional manner at all times and deliver a quality product. Consequently, we have no hesitation in recommending them for future projects.”*

Denis O' Sullivan & Associates
Consulting Engineers



SKYLINE SCAFFOLDING



Skyline Scaffolding



This project consisted of construction of a single storey warehouse type building with office and administration areas including site boundary treatments, new concrete yards and all associated site development works.



PROJECT SPOTLIGHT

Cashel Palace Hotel

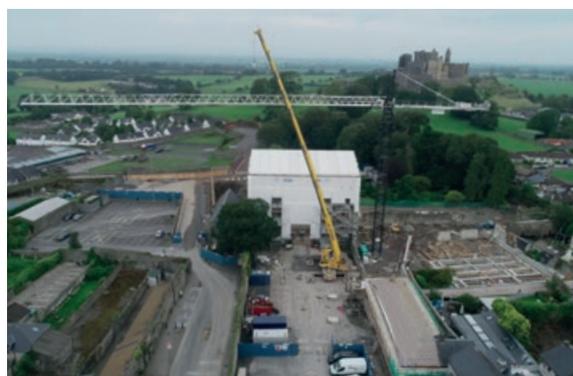
-  Cashel Palace Hotel
-  Restoration, Preservation, Construction and Demolition on the site of the well known Cashel Palace Hotel.

The Cashel Palace Hotel, located on the main street of Cashel, is one of the most important residential buildings in Ireland. It was designed by Edward Lovett Pearce, who was the chief exponent of Palladian architecture in Ireland in the 18th Century. The interior retains important architectural features including a columnar screen in the entrance hall, a very fine carved timber staircase, original timber paneling and original chimney pieces. The former palace and its associated buildings and grounds, and its relationship with the Rock of Cashel, is one of the most significant architectural ensembles in Ireland.

Given the significance of the building and the site, conservation has been at the forefront of this project. Mulcahy's have a deep understanding of traditional building techniques and the principles of conservation.

The current project comprises of the following works for Mulcahy Construction Ltd:

- Alterations & refurbishment works to the existing protected buildings.
- Construction of a new Bedroom Wing.
- Construction of a new leisure facility with swimming pool, spa, treatment, and gym facilities.
- Construction of a new ballroom.
- Works to the existing gardens & boundary walls.





RESIDENTIAL/ RENNOVATION



MONROE ESTATE



Monroe Group



This outstanding project featured the construction of 5 large, detached dwellings finished to the highest standard. Starting with groundworks, Mulcahy Construction installed all services to the sites before constructing these homes using the latest in thermally efficient material and techniques.

Mulcahy Construction Limited were also responsible for the project management of the landscaping for this project which highlights our ability in providing a turnkey service for any project .



MARLFIELD GATE LODGES



Golden Dale Racing



This project called for the utmost sensitivity, given the historic nature of the buildings. Following a detailed assessment, work began on the restoration of the existing stonework using materials and techniques in keeping with the heritage and provenance of the original construction.

A new stand alone garage was then constructed within the garden confines which perfectly compliments the refurbished gate lodges.



ANNESGIFT OLD HOUSE



Annesgift Fethard



Annesgift Old House, located in Fethard, Co. Tipperary, is a residential dwelling-built c.1780. Mulcahy Construction Ltd were awarded the contract to fully refurbish the dwelling internally and externally to facilitate its use as a residence by a farm manager.

The works were carried out within a stud farm which required daily co-ordination with the farm manager through-out the duration of the construction works. These works ranged from: stripping out moisture damaged timber, localised repair of external lime render and stone wall sills, refurbishment and installation of new timber sliding sash windows, refurbishment of existing timber staircase, repairs to internal plasterwork, structural and decorative joinery, upgrade to internal service provision, painting (internally and externally) and groundworks.



RENOVATION & EXTENSION OF THE GLEBE GATE LODGE



The Glebe Lodge Fethard



The regeneration of this existing gate lodge and construction of a new extension was the kind of project at which we excel. Building onto existing structures requires specific expertise across all construction disciplines. Our team have unrivalled experience in working with historic and heritage buildings, so our clients are always confident in entrusting these sometimes challenging projects to us.

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OUR CLIENTS



ACCREDITATIONS

