



**Client Name:**  
 RC DL  
 Paul Fitzmaurice  
 Tel: 087 1257157

**Architect:**  
 Anthony Reddy & Associates  
 Robbie Keane  
 Tel: 01 4987000

**Quantity Surveyor**  
 Bruce Shaw Partnership

**Duration:**  
 Oct 2007 – April 2010

**Contract Value:**  
 £17m



## The Kestral Building, HSQ, Dublin

### Description

Part of the Heuston South Quarter Mixed Use Development, this included the construction of the Kestral building consisting of 123 one, two and three bed apartments and penthouses across three separate blocks over 1,500m<sup>2</sup> ground floor supermarket and retail space.

The Kestrel is served by double basement parking below for both residential and commercial use.

After construction, due to the slowdown in the property market, this building was closed and the fit out works postponed. The Bank then provided funding for the fit-out works which then commenced in June 2010 and consisted of: the fit out of all aspects of the interior of the building, the completion of the apartments, landlord areas and basement. The building had to be integrated within the district heating system and also the fire security and energy management systems

### Planned maintenance

Planned maintenance is an integral part of the district heating scheme at HSQ. The projected lifespan of the district heating plant from the boiler room to the final components is 25 years. JJ Rhatigan & Co. have successfully negotiated an operation & maintenance contract with Dalkia (Ireland's leading ESCO). At the end of this 25 year term, part of the agreement incorporates an agreement that the plant will be ready to operate for another 25 years.



JJ Rhatigan & Company Project Overview