



Client Name:
Great Western Hotels Ltd.

Architect:
Quilligan Architects

Quantity Surveyor:
TC Estimating

Duration:
March 2004 - April 2005

Contract Value:
12m

Park Inn Hotel, Mulranny

Description

Refurbishment and extension to old Great Southern Hotel, which was a Protected Structure, together with the construction of 20 Holiday Apartments.

The entire front façade was retained. All first floors reconstructed, using retained timber floors. The roof was reconstructed natural slate. Restoration to all mouldings, cornices, capitals & dado rails. All mechanical and electrics were upgraded in sympathy with the original building.

This project involved the excavation of rock in the existing building to facilitate the construction of a new basement level and lift pits. The rock was too hard to excavate by hand or small plant and machinery and obviously being within the existing building it could not be blasted using explosives so the Gas Expansion System method was used (Safex System).

The extension consisted of a new function room, bar, ancillary facilities and extension to the existing kitchen at ground floor level, a leisure centre to include a swimming pool at lower ground floor level. All external façade features, internal mouldings, cornices, etc. were replicated in the Extension of the building.



JJ Rhatigan & Company Project Overview



Park Inn Hotel, Mulranny

Description

Asbestos present in two calorifiers was removed as follows, in accordance with the Method Statement for same:

1. Asbestos insulation on calorifiers was injected with Idenden 30-330, and allowed to soak.
2. Asbestos was carefully removed using hand scrapers, airless spray were employed during this process to minimize fibre release.
3. Asbestos was placed in 800g red asbestos bags and sealed.
4. Bagged waste was taken to airlock, wiped down with a damp cloth and passed into dirty stage of airlock. Waste was double bagged with a clear outer bag sealed and taken directly to storage area.
5. Insulation on pipes was manually removed and all three dimensional residues were removed with hand scrapers.
6. Surface of calorifiers were fine cleaned using wire brush employing shadow vac procedure.
7. Work enclosure was cleaned with Type h vacuum equipment and wiped down with damp cloth
8. Site supervisor inspected the enclosure and when satisfied offered to the analyst for visual inspection when dry
9. Waste then removed off site and disposed by Specialist driver.

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