



**Client Name :**  
Solas Picture Palace

**Architect:**  
DePaor Architects

**Quantity Surveyor:**  
Andrew P Nugent

**Duration:**  
March 2013 - March 2014

**Contract Value:**  
4m

## Solas Picture Palace

### Description

The works comprise the demolition and re-construction of an existing dwelling on the corner Merchants Road, Galway and the construction of a new four-storey over basement cinema building (total gross floor area approximately 1,150m<sup>2</sup>) to include 3No. cinemas comprising approximately 330 seats, cafe, bar, bookshop and ancillary facilities together with all associated external works including piled basement and all connections to existing mains services, efficient use was made of the surrounding limited land.

This double basement was constructed using secant piles socketed up to 4 metres into granite. The site is within 75 metres of Galway Docks and is subject to tidal conditions. The secant piled walls prevented the ingress of water laterally through the walls, nonetheless, continuous pumping was necessary due to water seepage through the rock formation below. The hardness of the rock encountered here significantly reduced output during piling operations despite using the most modern equipment

We were responsible for the following:

- Construction Stage Health & Safety Plan, incorporating Client's requirements/All PSCS Duties.
- Programming and Management of progress.
- Assessment, appointment and management of Client nominated sub-contractors and domestic sub-contractors.
- Co-ordination of all services within the contract.
- Reporting to Client design team regarding progress/quality/financial issues on a regular basis
- Providing suitably qualified Management Team
- Tailoring Plant to the needs of the project
- Final Commissioning of integrated services.
- Compiling and handover of Operation Maintenance Manuals/Health & Safety File.



JJ Rhatigan & Company Project Overview