

Chartered Quantity Surveyors and Construction Cost Consultants

**Michael J. Broe**  
& ASSOCIATES





## Introduction

Michael J Broe & Associates was established in 1990 by Michael Broe, who wanted to offer a Building Cost Consultancy which would meet the changing requirements of Clients with varying demands in a rapidly expanding building industry.

The practice has developed and expanded since then as a result of the success of providing a professional and high quality service to our Clients.

The high level of repeat assignments from various satisfied Clients bears testament to their confidence in our ability and capacity to deliver our high quality service.

## Mission Statement

The main focus at Michael J Broe & Associates is to provide and maintain the highest quality of service throughout the project. This results in cost certainty for the Client at all stages of the project.

Our practice seeks to provide a highly professional service which is tailored to suit each individual Client and their needs.

We feel our collective experience is one of the main characteristics which allows us to deliver that quality service.

We encourage teamwork and partnering both in the office, and within the design team. We understand that the key to a successful building project is a collaborative process involving effective working partnerships with our Client, and all members of the design team.







### Range of Services

The main services which we can provide on a typical construction or development project include:

- Preliminary Cost Advice and Feasibility Estimates
- Cost Planning
- Advising on Contractor selection
- Preparing Tender Documentation including Bills of Quantities
- Obtaining or Negotiating Tenders
- Reporting on Tenders received or Specialist Packages
- Interim Valuations
- Preparing and agreeing Final Accounts for or with contractors
- Preparing Cashflow Statements
- Periodic Financial Reporting
- Assessing Reinstatement Values for Insurance
- Insurance Claims







### **Our People**

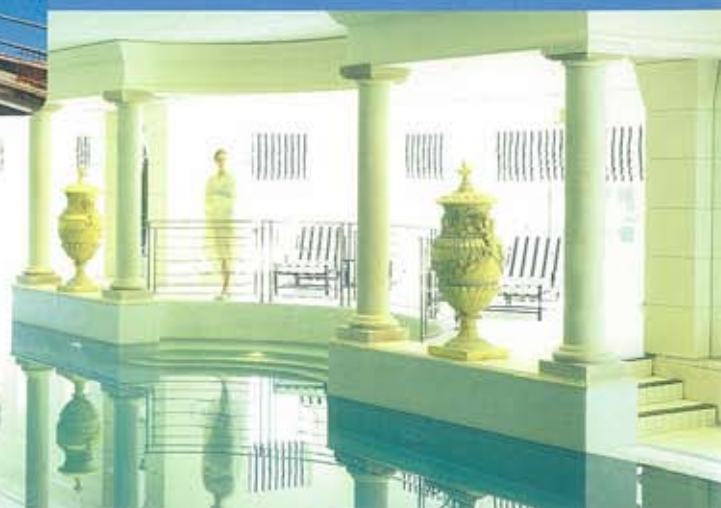
The practice comprises the principal, a team of highly qualified quantity surveyors, and an office manager, all of whom perform in a very motivated and focussed way, to ensure that the service is of the highest standard.

The main ethos of the practice is to encourage motivation, openness, problem sharing and informed decision making, all qualities which ensure that a positive approach is brought to every project.

### **Our Office and Facilities**

Our modern offices are located in the heart of Leinster and are therefore central to all major developments taking place in the Eastern Region.

Our services are supported by the most up to date computers, quantity surveying software and communication technologies including email, internet, buildsoft and CAD etc.







## Project Experience

### Commercial

Since it was established, the practice has gained substantial experience in the commercial sector.

This experience covers varied projects such as large and small office developments, office refurbishments, shopping centres, town centres, supermarkets, pubs, restaurants, nightclubs and embassies.



### Hotel

One area of speciality within the practice has been its involvement in the Hotel sector. The experience gained has covered all principal areas including bedroom blocks, restaurants, bars, kitchens, function rooms and ballrooms.

### Sports & Leisure

Another project sector that the practice has been actively involved in is the sports and leisure industry. The company has been involved with all major developments at one of Ireland's internationally renowned racecourses.

We have also provided services on various leisure centre projects comprising swimming pools, gymnasiums, treatment rooms and other related facilities.







#### **Civic and Religious**

The practice has been proud to be involved in a number of exciting civic projects including a 200 seat capacity theatre.

Over the past number of years we have also been closely associated with various religious building projects, ranging from new build church contracts through to refurbishment and conservation work.

#### **Other Sectors**

The practice has been associated with various other building sectors since its establishment in 1990.

We have been involved with numerous industrial projects including many owner occupier and investor driven developments.

Within the residential sector we have consulted on developer driven, large housing schemes and apartment blocks, as well as once off private houses.

We have been involved in numerous primary and secondary school design teams, providing services through the various stages of the school development process.

In the laboratory and healthcare sector we have provided advice on various interesting projects in the equine laboratory and human healthcare area.









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## Michael J. Broe & ASSOCIATES

**Michael J Broe and Associates,**  
Chartered Quantity Surveyors  
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### **Moat Theatre, Naas**

New 200 seater local theatre building  
and refurbishment of old theatre building



<b>Client:</b>	The Moat Club, Naas
<b>Architect:</b>	Murray O'Laoire Architects
<b>Structural Engineer:</b>	Colm Hassett, Engineer
<b>M &amp; E Engineer:</b>	Noel Lawler Consulting Engineer
<b>Theatre Consultant:</b>	Maurice Power, Theatre Consultant
<b>Contract Value:</b>	€2.55m

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**Hotel Keadeen, Newbridge**  
Refurbishment of existing ballroom

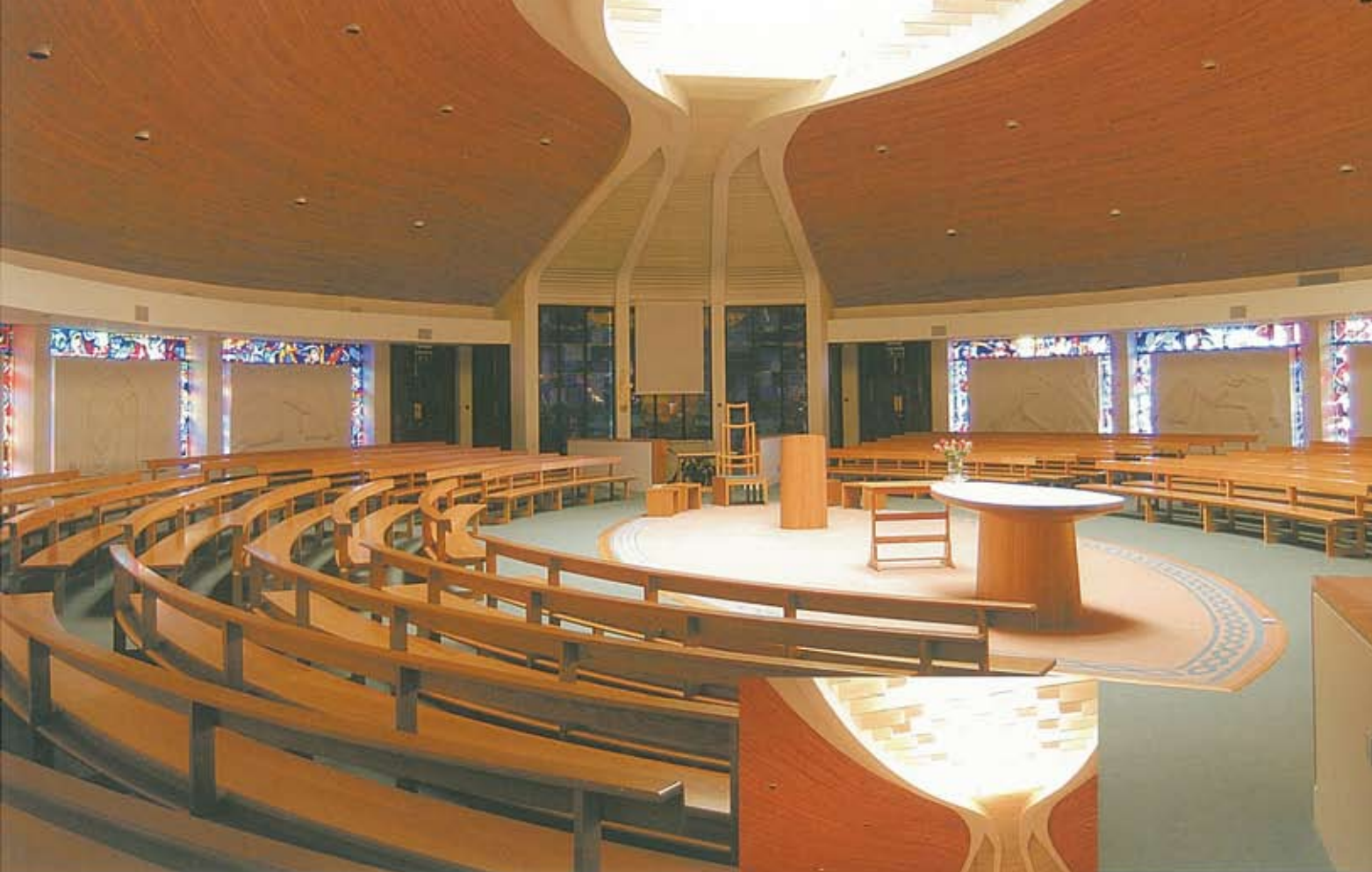


<b>Client:</b>	Hotel Keadeen, Newbridge
<b>Architect:</b>	John P. Delaney Architects
<b>Interior Designer:</b>	Richard Daniels Design - London
<b>Structural Engineer:</b>	Colm Hassett, Engineer
<b>M &amp; E Engineer:</b>	Noel Lawler Consulting Engineers
<b>Contract Value:</b>	€0.95m

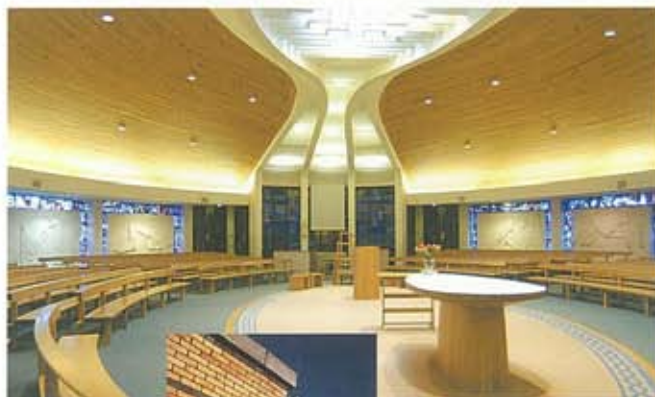
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**Church of the Irish Martyrs, Naas**  
Construction of modern 600 seater Church



<b>Client:</b>	Very Rev. Moling Lennon
<b>Architect:</b>	Eamon Hedderman Architects
<b>Structural Engineer:</b>	DBFL Consulting Civil & Structural Engineers
<b>M &amp; E Engineer:</b>	Homan O'Brien & Associates
<b>Contract Value:</b>	€1.96m

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**Hotel Keadeen, Newbridge**  
New leisure centre and swimming pool



<b>Client:</b>	Hotel Keadeen, Newbridge
<b>Architect:</b>	John P. Delaney Architects
<b>Interior Designer:</b>	Richard Daniels Design - London
<b>Structural Engineer:</b>	Clarke & Partners
<b>M &amp; E Engineer:</b>	Noel Lawler Consulting Engineers
<b>Contract Value:</b>	€1.58m

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**Hotel Keadeen - 24 Bedroom Extension**  
Two storey bedroom extension  
to existing hotel



<b>Client:</b>	Hotel Keadeen, Newbridge
<b>Architect:</b>	John P. Delaney Architects
<b>Interior Designer:</b>	Richard Daniels Design - London
<b>Structural Engineer:</b>	Donnelly Troy & Associates
<b>M &amp; E Engineer:</b>	Nolan Ryan Partnership
<b>Contract Value:</b>	€2.80m

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**Irish Equine Centre, Naas**  
Extension to existing equine laboratory



<b>Client:</b>	Irish Equine Centre, Naas
<b>Architect:</b>	John J O'Connell Architects
<b>Structural Engineer:</b>	Hayes Higgins Engineers
<b>M &amp; E Engineer:</b>	Hayes Higgins Engineers
<b>Contract Value:</b>	€2.97m

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**Craddockstown Nursing Home, Naas**  
New nursing home



Client:	Twangbrook Ltd.
Architect:	Maguire Associates
Structural Engineer:	Maguire Associates
Contract Value:	€2.22m

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#### Ratoath, Co. Meath

Large mixed retail commercial town centre project comprising anchor supermarket with retail shop units and offices



Client:	Dictamin Ltd.,
Architect:	John P. Delaney Architects
Structural Engineer:	Donnelly Troy & Associates
M & E Engineer:	Curley Smith Design
Contract Value:	€4.56m

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