

PRE-BUDGET SUBMISSION 2024

Capital Funding for Renovation of

TABOR LODGE

Addiction Treatment Centre,
Belgooly, Co. Cork

July 2024



TABOR GROUP
HOPE • HEALING • RECOVERY





TABOR GROUP
HOPE • HEALING • RECOVERY

TABLE

of Content

CONTENT	PAGE
About Tabor Group	4
Residential Addiction Treatment	5
Tabor Lodge	6
Capital Investment Requirement	7
Renovation Plan	8
Budget 2024 Tabor Group Asks	9
Appendix 1	10
Appendix 2	13
Appendix 3	33



ABOUT TABOR GROUP

Who We Are

For 35 years Tabor Group has been offering hope, healing and recovery to people with alcohol, drug and gambling addictions, and their families. The organisation was set up by a pioneering nun Sr Margaret Kiely in 1989, a member of the Mercy Order.

Tabor Group provides Counsellor-led 'Tier Four' residential Primary Treatment Programmes (28 days +) and a longer Integrated Recovery Programme (84 days) for people with more complex needs. Our locations are: Tabor Fellowship in Togher, Cork, and Tabor Lodge in Belgooly, Co. Cork. Tabor Lodge is leased from the Mercy Order.

Once the residential treatment programme is completed, Tabor Group offers people visiting support and lodging in one of three 'Recovery Living' houses in Togher, Ballyvolane, and in a women-only house in Shanakiel.

Following on from their residential treatment, Tabor Group also offers 'Continuing Care' Programmes. Various Family Support Programmes are also an intrinsic part of our programmes.

Tabor Group continues to evolve and develop our responses to people with addictions and their families. In 2023, Tabor Group provided support to 1,654 people, with 273 completing residential treatment programmes; 235 attending Continuing Care Programmes and 248 availing of the different Family Support Programmes - see www.taborgroup.ie

RESIDENTIAL ADDICTION TREATMENT:

Policy Context

Unlike other jurisdictions, the Irish state does not directly provide residential addiction treatment. Instead it relies on organisations like Tabor Group, operating in settings like Tabor Lodge to deliver on key policy commitments to ensure timely access to 'Tier Four' residential addiction treatment for people in need. The Government's strategy is outlined in *Reducing Harm, Supporting Recovery: A health-led response to drug and alcohol use in Ireland 2017-2025*.¹

The treatment provided by Tabor Group in Tabor Lodge is independently accredited by CHKS and adheres to national protocols.² Many of those availing of residential addiction support in Tabor Lodge are publicly funded through the HSE Social Inclusion pillar locally, and nationally for 'Tier Four' funded treatment beds. The Department of Justice also funds people to attend Tabor Lodge for residential addiction treatment. Tabor Group is an active member of the Local and Regional Drug and Alcohol Task Forces, and other bodies.

Throughout its extensive deliberations, and in the subsequent report published by the Citizen's Assembly on Drugs Use in January 2024,³ the urgent need for access to high quality, residential addiction treatment, particularly as an alternative to prison, was emphasised strongly. This report is now being considered by an Oireachtas Committee. All 36 recommendations are of relevance to the work of Tabor Group, however recommendations 12 and 18 are of particular importance in supporting the case being put forward in this pre-budget submission.

Recommendation 12: The Government should allocate additional resources to fund community-based and residential treatment and recovery services as an alternative to custodial sentences for people with problematic drugs use.

Recommendation 18: Government should allocate significant additional funding on a multi-annual basis to drugs services across the statutory, community and voluntary sectors, to address existing service gaps, including in the provision of community-based and residential treatment services, to support the implementation of the recommendations of the Citizens' Assembly. This funding should ensure geographic equitability in terms of access to statutory services, as well as providing for accountability, transparency and traceability of allocations.

1. http://www.drugs.ie/downloadDocs/2017/ReducingHarmSupportingRecovery2017_2025.pdf

2. <https://www.chks.co.uk/Accreditation-Standards>

3. <https://citizensassembly.ie/assembly-on-drugs-use/>



TABOR LODGE

Addiction Treatment Centre

Tabor Lodge opened its doors in 1989. It was the first place where Tabor Group offered support to people struggling with addiction. It has been a residential treatment centre of high repute ever since. Tabor Lodge continues to this day as a place of hope, healing and recovery for people and their families.

Sitting on an extensive grounds and in a very discreet and private location with sea views, Tabor Lodge has proven to be an ideal setting for people with addictions to get well and into long term recovery. The building itself dates back to 1790. It was the family home of the Hennessy Cognac Family. It is a protected property, with restrictions and limitations on changes that can be made. In 1995 there was an extension to the old building, creating additional therapy and group rooms.

Over the last 10 years, Tabor Lodge alone supported almost 1,850 people with addiction. It, and our centre in Togher remained open throughout the Covid-19 pandemic.

For many people, the residential treatment support provided in Tabor Lodge has been both life changing and sometimes life saving. Supporting families during and after residential treatment is also an intrinsic part the programme.

Going to Tabor Lodge has been the best decision that I ever made. I have made friends for life and I know that I have put my previous non-existent life behind me. Tabor Lodge has saved my family-life and I am now going to be there for my 3 children's future. I can't thank everybody in Tabor Lodge enough.

David, 2023

A selection of testimonials are enclosed with this submission in appendix 1.

CAPITAL INVESTMENT REQUIREMENT

Tabor Group is seeking support from the public purse to continue its life changing and life saving work in Tabor Lodge residential treatment centre.

However, as of today, this old building requires a sizable investment to bring it up to modern health care standards and to address some significant and urgent issues.

These issues can no longer be neglected if Tabor Lodge is to remain in operation as a 21st century addiction treatment centre.

These ongoing challenges include:

- Continual leaks from roof, requiring extensive repair.
- The expectation that all modern residential health care settings are single rooms with ensuite. Tabor Lodge would need to bring a possible 14 bedrooms up to that standard.
- There are serious problems with waste water treatment. The location, percolation and operation of the septic tank requires urgent attention.
- There are issues with water treatment related to the age of the installation and a requirement for an upgrade to ensure continuity of fresh water supply to Tabor Lodge.
- The driveway needs to be upgraded.
- The house needs to be painted and decorated with new furnishing and fittings.



RENOVATION PLAN

for Tabor Lodge

At the end of 2023, Tabor Group engaged the services of McNamara & Partners to draw up a plan for upgrading and renovating Tabor Lodge, which addresses the key issues outlined.

This plan is now completed - see Appendix 2.

The following are some estimates provided by Quantity Surveyor Eamonn O' Hanlon and other contractors for the proposed works - see Appendix 3.

QS Costings for Tabor Lodge Upgrade and Refurbishment (including Roof Repair, 14 Ensuites, Painting, Decorating & Refurbishment)	€1,619,144.00
Waste Water Treatment & Percolation Estimate (Includes quote from Munster Drain for exploration)	€120,000.00
Well Water Treatment	€9,749.34
Driveway	€19,295.00
TOTAL	€1,768,188.34

BUDGET 2024

Tabor Group's Ask

To secure the future of Tabor Lodge's continuation as a modern residential treatment centre, meeting the needs of people for another 35 years, Tabor Group is seeking a capital funding allocation from Government of €2 million. Of this amount, €1,768,188.34 is detailed on page 8, with the remaining funds allocated for uncosted items.

This capital investment will enable Tabor Group to complete the necessary upgrades and renovations of Tabor Lodge as outlined. Addiction treatment services provided there will be an essential element and support the 'on the ground delivery' of health-led Government policies and strategies addressing problem drug, alcohol and gambling addictions. These are affecting a growing number of our citizens.





APPENDIX 1

Tabor Lodge Testimonials



“ **AMAZING STAFF
AND COUNSELLORS.
THEY DO THEIR JOB
SO WELL. THEY
REALLY CARE.**

Sarah, 2023



GOING TO TABOR LODGE
HAS BEEN THE BEST
DECISION THAT I EVER
MADE. I HAVE MADE
FRIENDS FOR LIFE AND I
KNOW THAT I HAVE PUT
MY PREVIOUS NON-
EXISTENT LIFE BEHIND
ME. TABOR LODGE HAS
SAVED MY FAMILY-LIFE
AND I AM NOW GOING
TO BE THERE FOR MY 3
CHILDREN'S FUTURE. I
CAN'T THANK
EVERYBODY IN TABOR
LODGE ENOUGH.

SEÁN, 2021

“ Attending Tabor Lodge has
been a life-changing experience.
The treatment and sense of
community provided me with the
tools and confidence to
overcome my struggles.

William, 2022



The understanding
I received, the
patience and care
from all counsellors
and staff at Tabor
lodge has changed
me forever. In the
most amazing way. I
am so hopeful for
the future and
my recovery.

Amy, 2023

“ Every day is a new day
in the 28 days of treatment
and for me it was positive
every day because we
learned something new
every single day.

Kevin, 2023



Tabor gave me tools to be able to live in the outside world. It connected me with people who helped me learn about my disease. Being inspired by counsellors, showed me there is an exciting life to be lived in sobriety.

Kelly, 2022



The care and dedication of Tabor Lodge team have been a huge part in my recovery. The nurturing environment and the professional guidance I received have made all the difference. I feel like a new person, ready to face the world with optimism and strength.

Michael, 2023



It was an excellent experience overall and a very worthwhile journey of self discovery. It has helped me become more at ease with my addiction and it has prepared me for a life in recovery. It is highly recommended.

Brian, 2023



I HAD A VERY COMFORTABLE STAY IN TABOR LODGE. IT WAS AN EXPERIENCE THAT I WILL NEVER FORGET. I OWE MY LIFE TO MY COUNSELLOR, SUPPORT STAFF, AND EVERYBODY ELSE WORKING THERE. MY CHILDREN ARE HAPPY TO HAVE THEIR OLD MOM BACK.

Rachel, 2021





APPENDIX 2

*Tabor Lodge Plan
McNamara & Partners*

EXTENSION ALTERATIONS AND
RENOVATIONS AT TABOR LODGE/
BAWTH DEASIG HOUSE

DATE: JUNE 12 2024

JOB NO 3523C SCALE 1:100

DEC. NO. P2

DRAWN: P&T HICKEY/H.

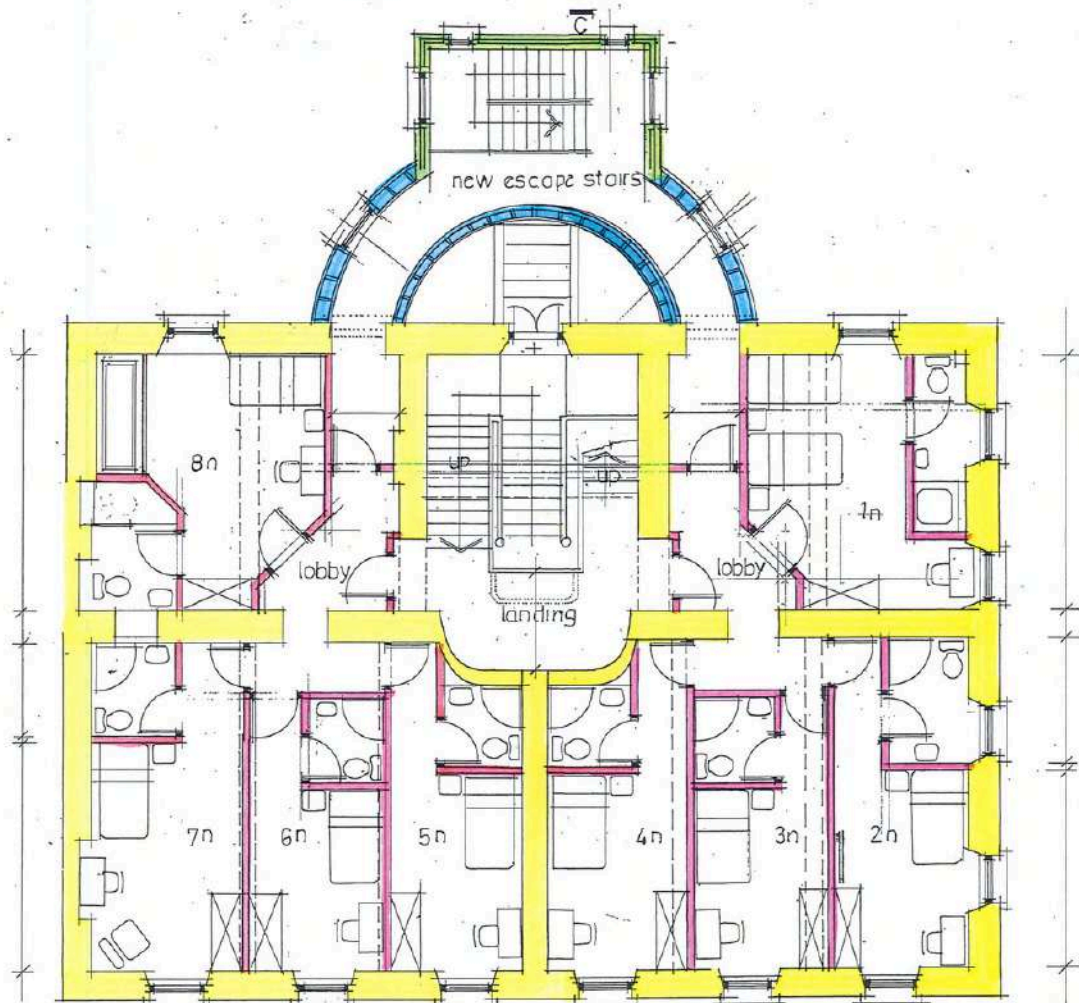


McNamara & Partner.

40 South Mall, Cork. Tel: 021 4276378 E: architects@manp.ie

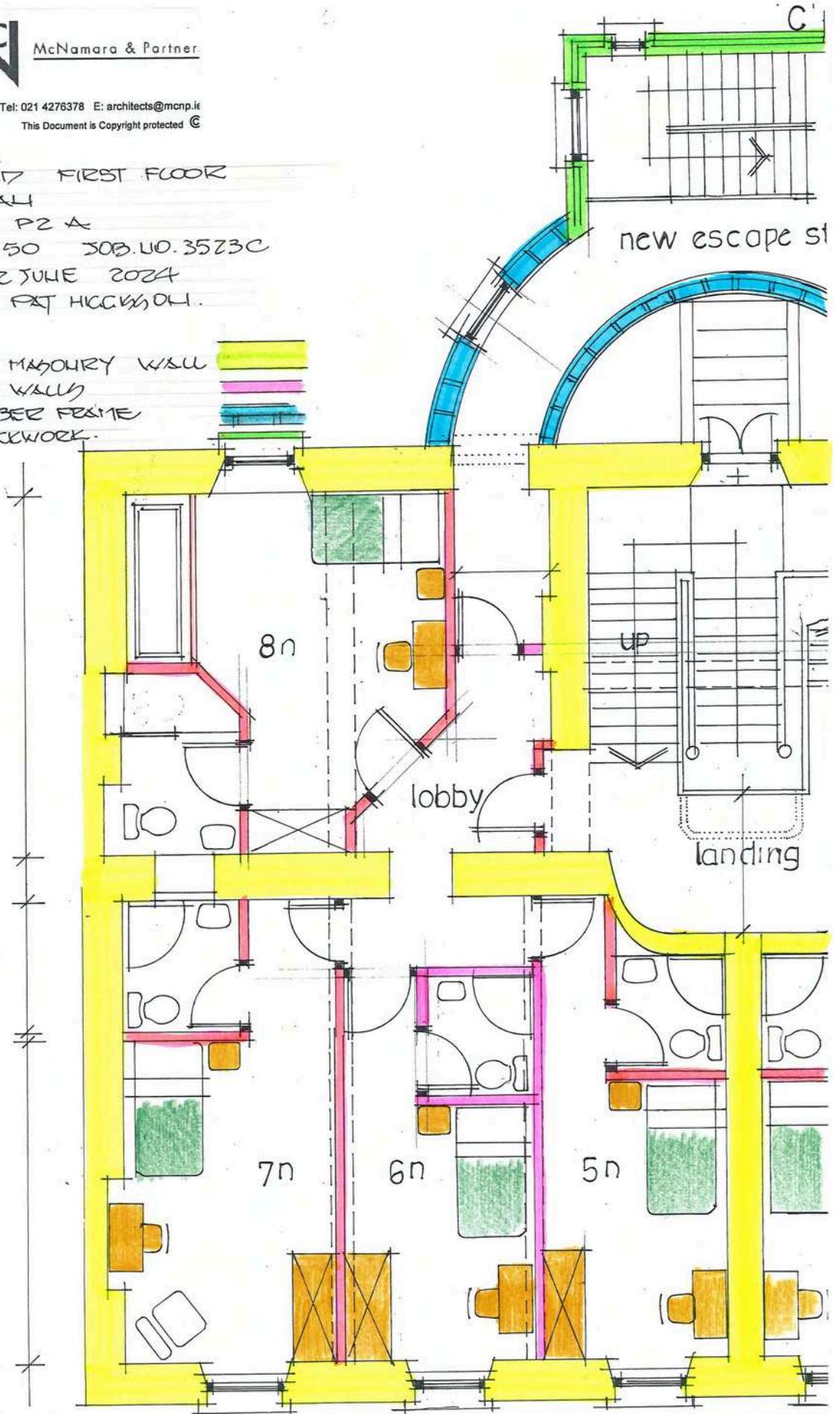
This Document is Copyright protected ©

PROPOSED FIRST FLOOR PLAN
READ IN CONJUNCTION WITH DRAWINGS P2A & P2B



PROPOSED FIRST FLOOR
PART PLAN
DEC. NO. P2 A
SCALE 1:50 JOB. NO. 3523C
DATE 12 JUNE 2024
DRAWN. PAT HICKSON.

EXISTING MASONRY WALL
NEW STUD WALL
NEW TIMBER FRAME
NEW BLOCKWORK



PROPOSED FIRST FLOOR

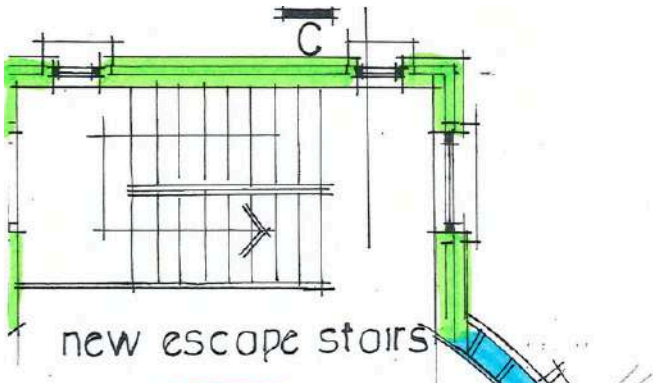
PART PLAN

DRG. NO. P2B

SCALE 1:50 JOB. NO. 3523C

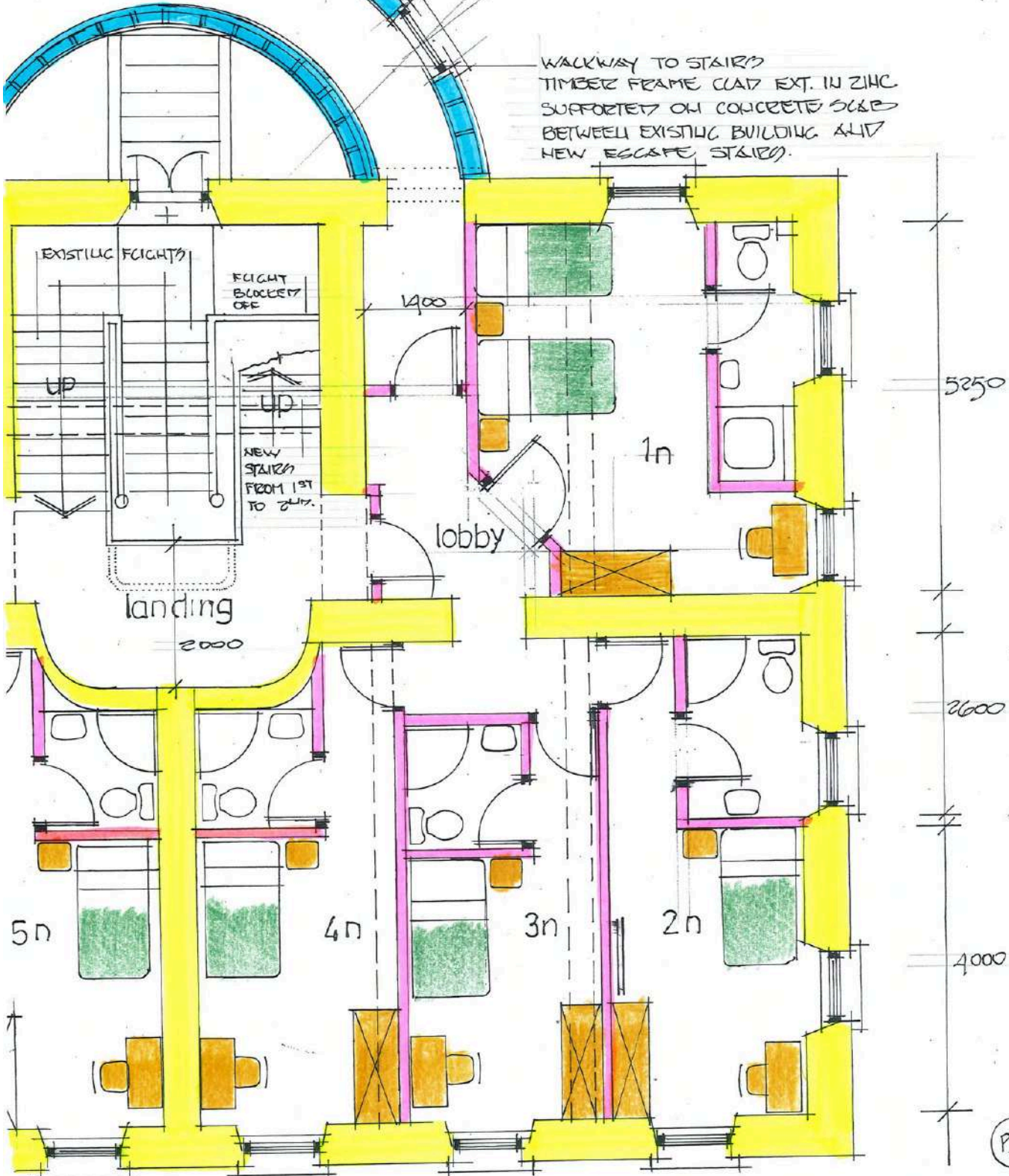
DATE: 12 JUNE 2024

DRAWN: PRT HICGISHOH.



new escape stairs

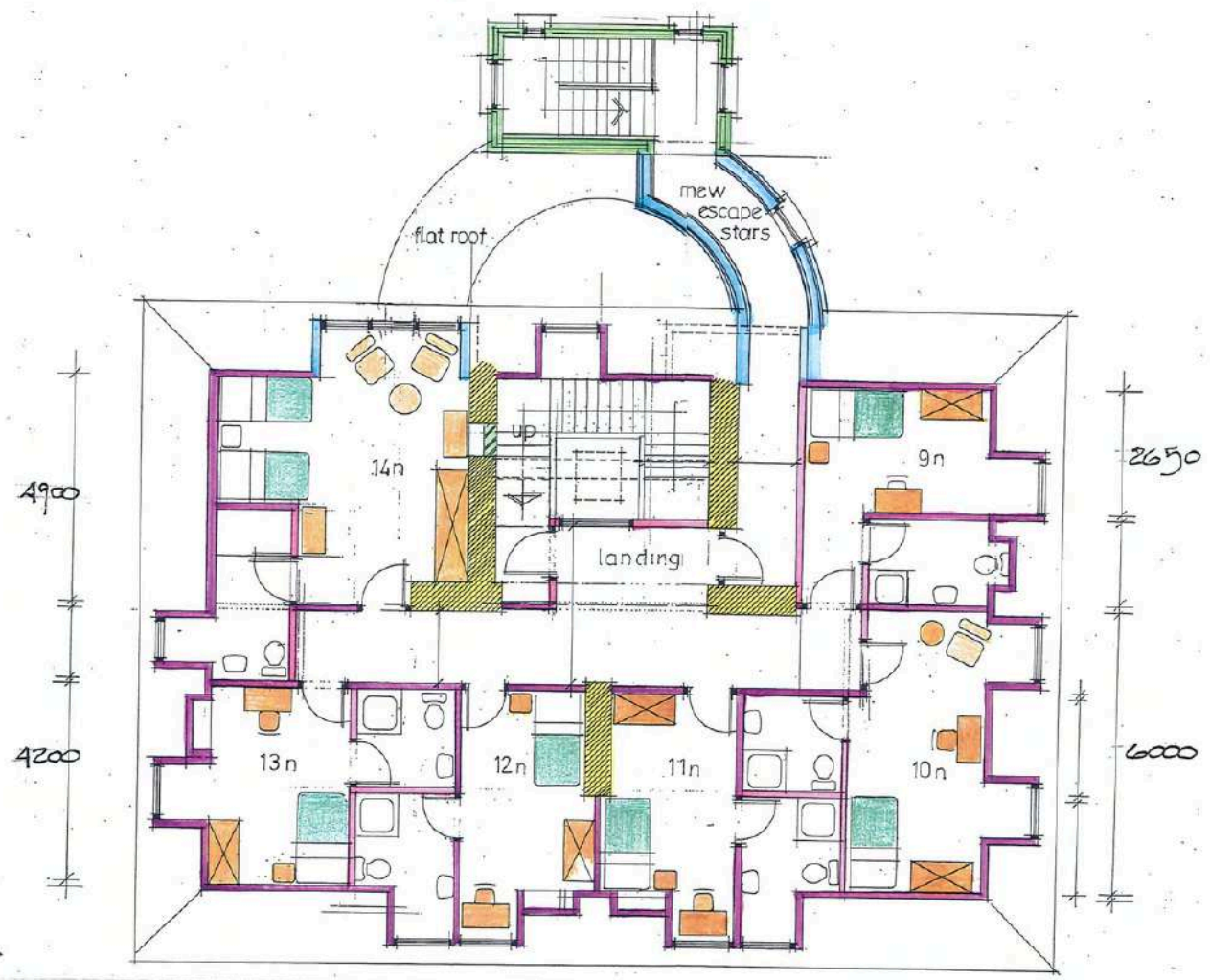
WALKWAY TO STAIRS
TIMBER FRAME CLAD EXT. IN ZINC
SUPPORTED ON CONCRETE SLABS
BETWEEN EXISTING BUILDING AND
NEW ESCAPE STAIRS.



P2B

EXTENSION, ALTERATIONS AND
 RENOVATIONS TO TADOR LODGE/
 BALLYNEALSIG HOUSE
 DATE: JUNE 12 2024
 JOB. NO. 3523 C SCALE 1:100
 DEC. NO. P3
 DRAWN: PAT HIGGINS

PROPOSED SECOND FLOOR PLAN
 READ IN CONJUNCTION WITH DRAWINGS P3A & P3B



PROPOSED PLAN
 SECOND FLOOR

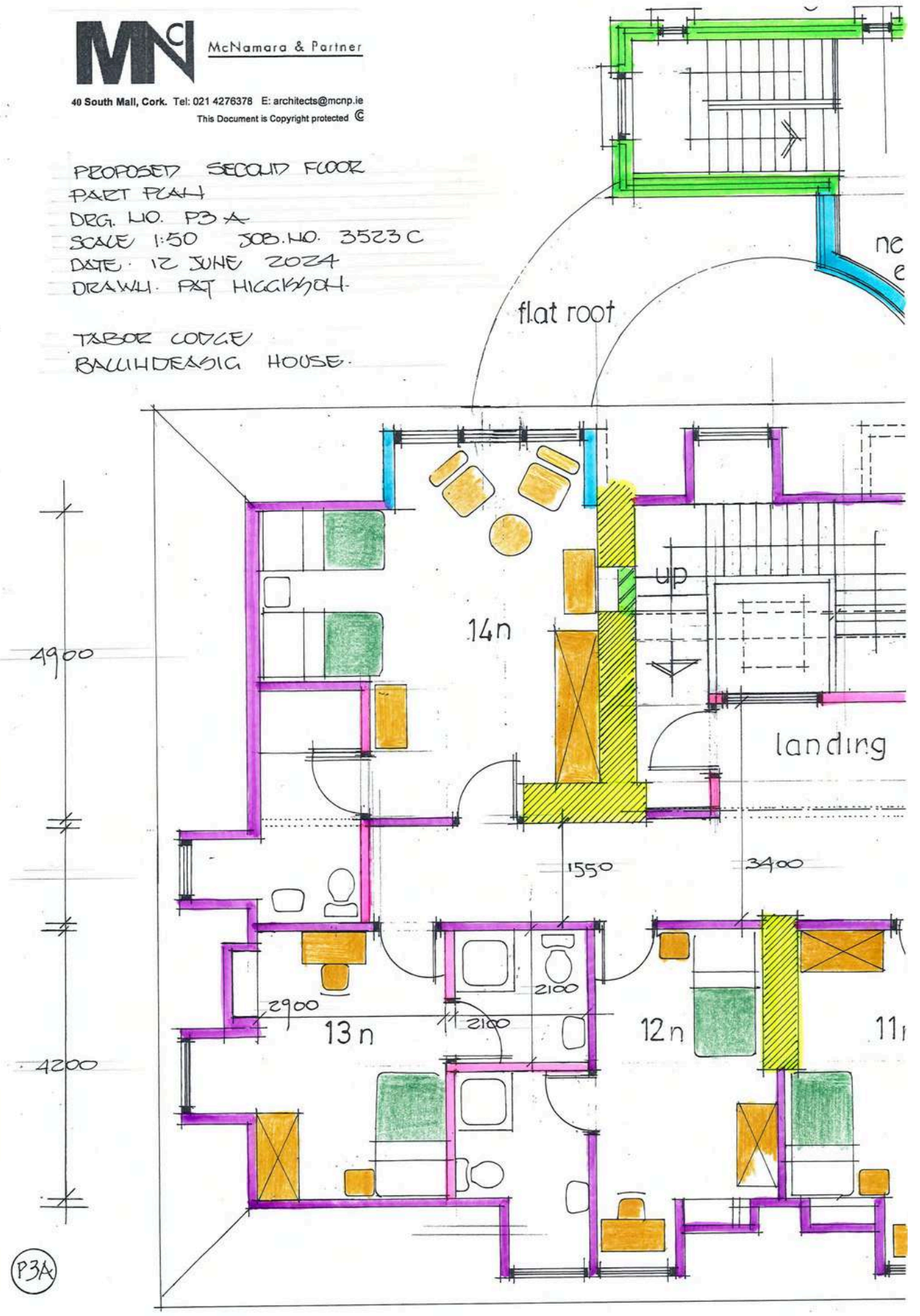


McNamara & Partner

40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.ie
This Document is Copyright protected ©

PROPOSED SECOND FLOOR
PART PLAN
DEG. NO. P3 A
SCALE 1:50 JOB. NO. 3523 C
DATE: 12 JUNE 2024
DRAWN: PJT HIGGINS

TABOR LODGE
BALLINDEASIG HOUSE.





McNamara & Partner

40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.ie

This Document is Copyright protected ©

PROPOSED SECOND FLOOR
PART PLAN

DEC. NO. P3B

SCALE 1:50

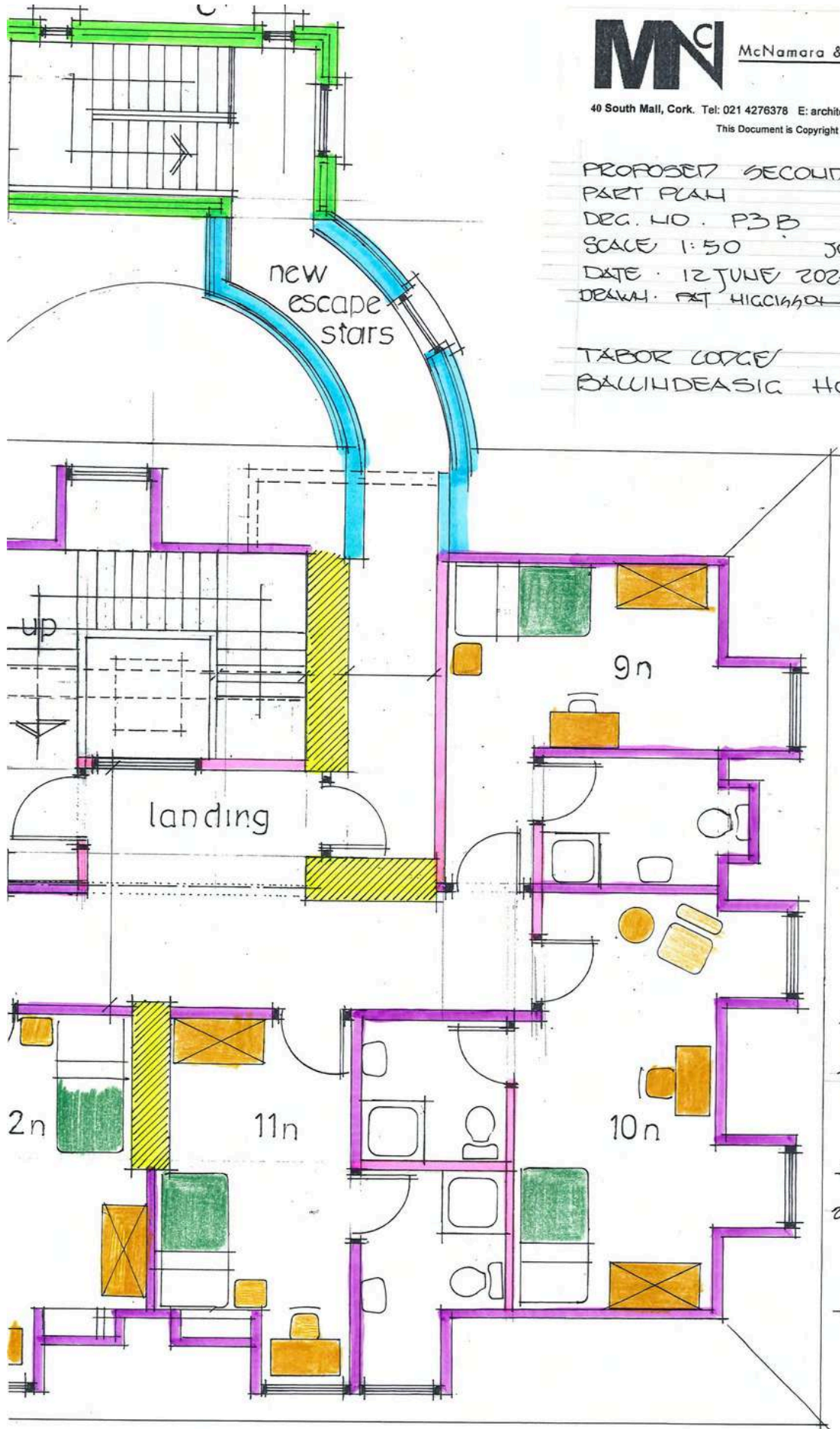
JOB. NO. 3523C

DATE 12 JUNE 2024

DRAWN: PAT HIGGINSOHL

TABOR LODGE

BALLINDEASIG HOUSE



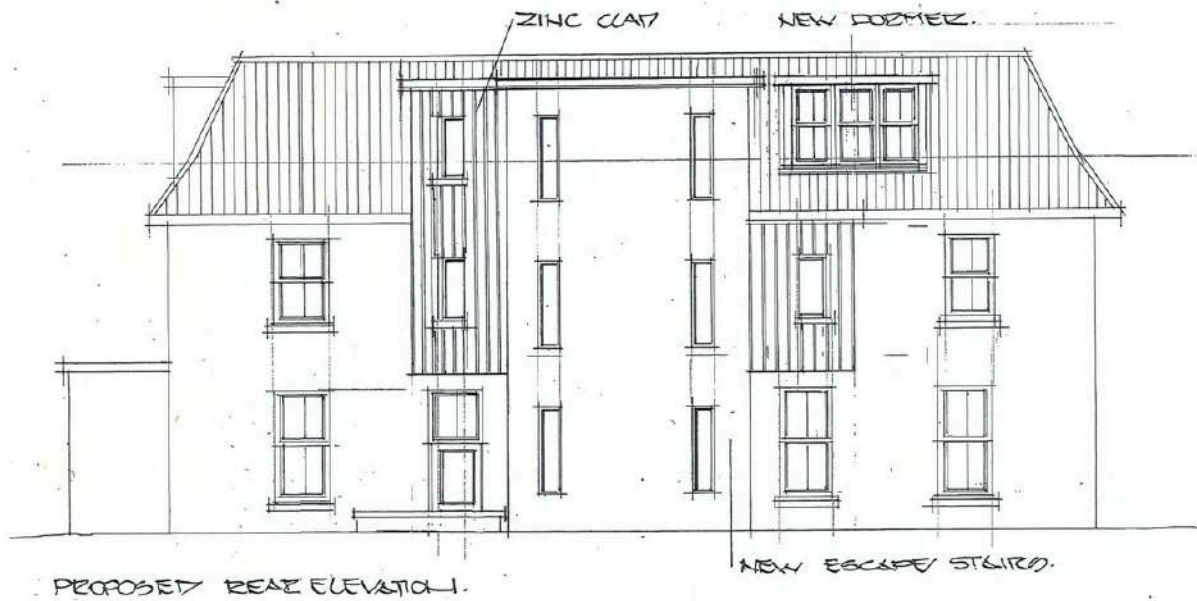
P3B

EXTENSION ALTERATIONS AND
RENOVATIONS TO TABOR LODGE
BALINDASIG HOUSE
DATE: JUNE 12 2024
JOB. NO. 3523C SCALE 1:100
DES. NO. P4
DRAWN. P&T MCCORMACK



McNamara & Partners

40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.ie
This Document is Copyright protected ©



EXTENSION ALTERATIONS AND
RENOVATIONS TO TAYLOR LODGE/
BALLINDEASIG HOUSE
DATE: JUNE 12 2024
JOB. NO: 3523 C SCALE: 1:100
DRC. NO: P5
DRAWN: PAT HIGGINSCH.

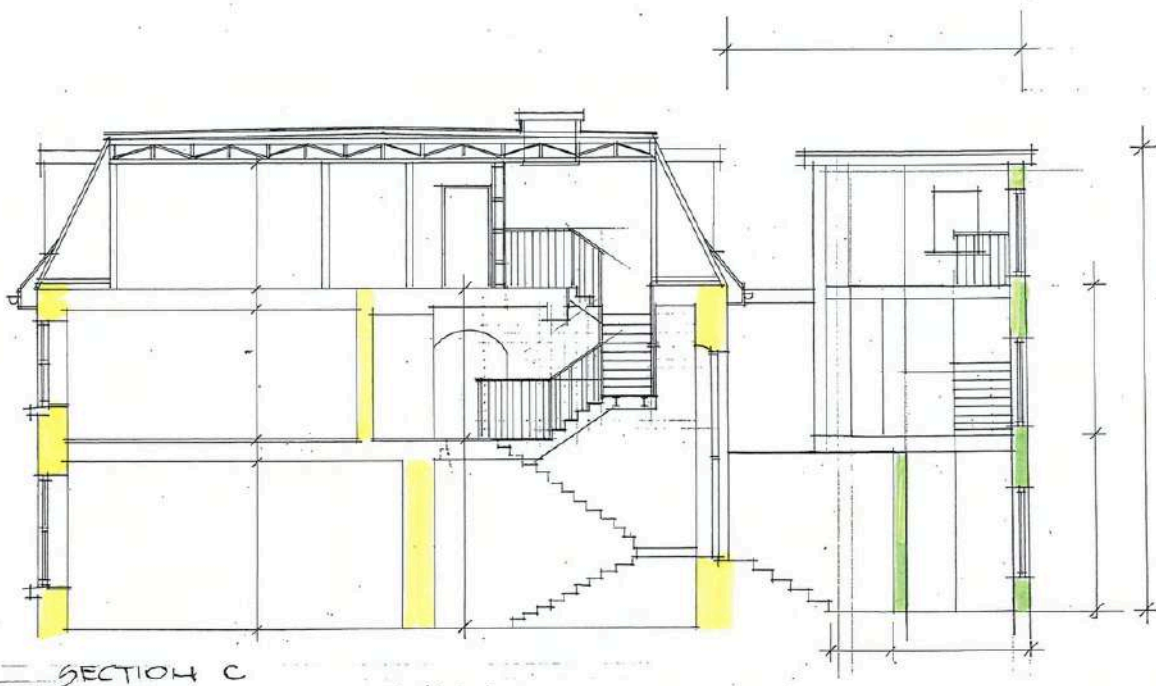


McNamara & Partner

40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.ie

This Document is Copyright protected ©

SECTION C.



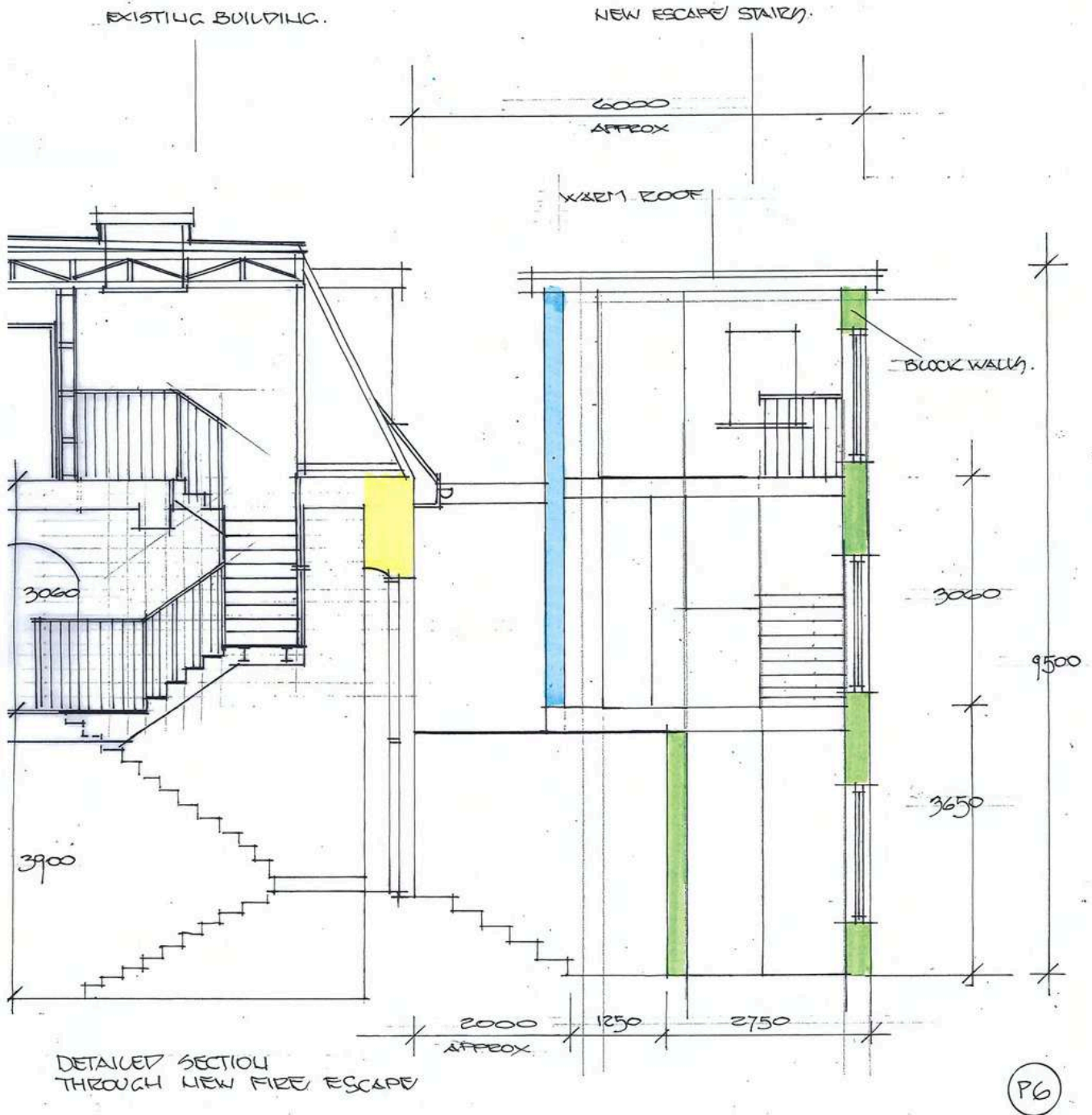
SECTION C

EXTENSION ALTERATIONS AND
 RENOVATIONS AT TABOR LODGE/
 BALLINDEAGH HOUSE
 DATE: JUNE 12 2024
 JOB NO. 3523 C
 DEC. NO. P6 SCALE 1:50
 DRAWN: PAT HIGGINSOHN.



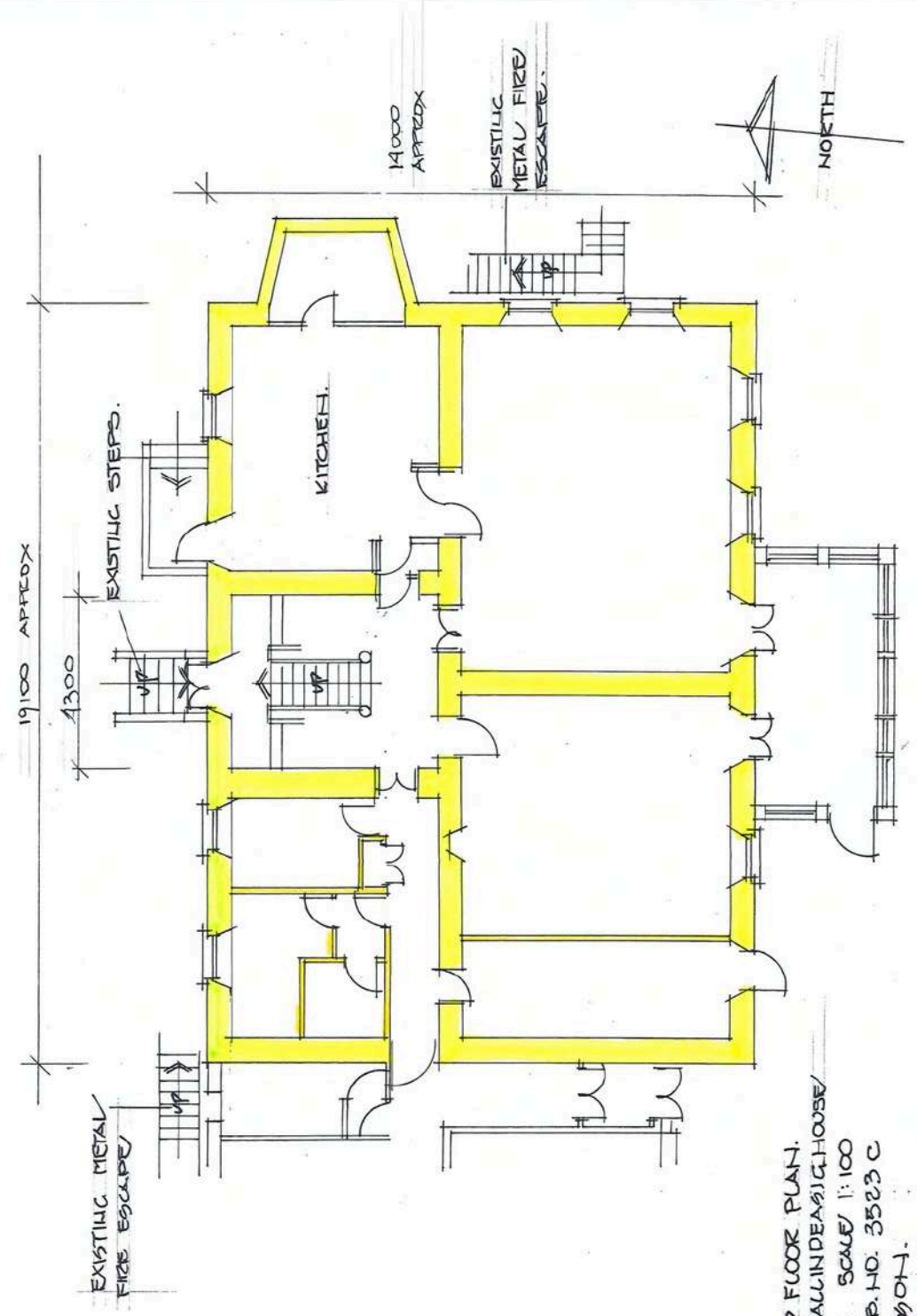
McNamara & Partner

40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.ie
 This Document is Copyright protected ©



E1

SEE E-2 FOR EXISTING FIRST FLOOR LAYOUT
SEE E-3 FOR EXISTING SECOND FLOOR LAYOUT
SEE P-2 FOR PROPOSED FIRST FLOOR LAYOUT
SEE P-3 FOR PROPOSED SECOND FLOOR LAYOUT



MNA McNamara & Partners
 40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnpla
 This Document is Copyright protected ©

EXISTING GROUND FLOOR PLAN.
 TAYLOR LODGE - BALLINDEAGH HOUSE
 DATE: MAY 2024 SCALE 1:100
 DEC. NO. E1 JOB NO. 3523 C
 DRAWN: PAT HIGGINS 07-1.

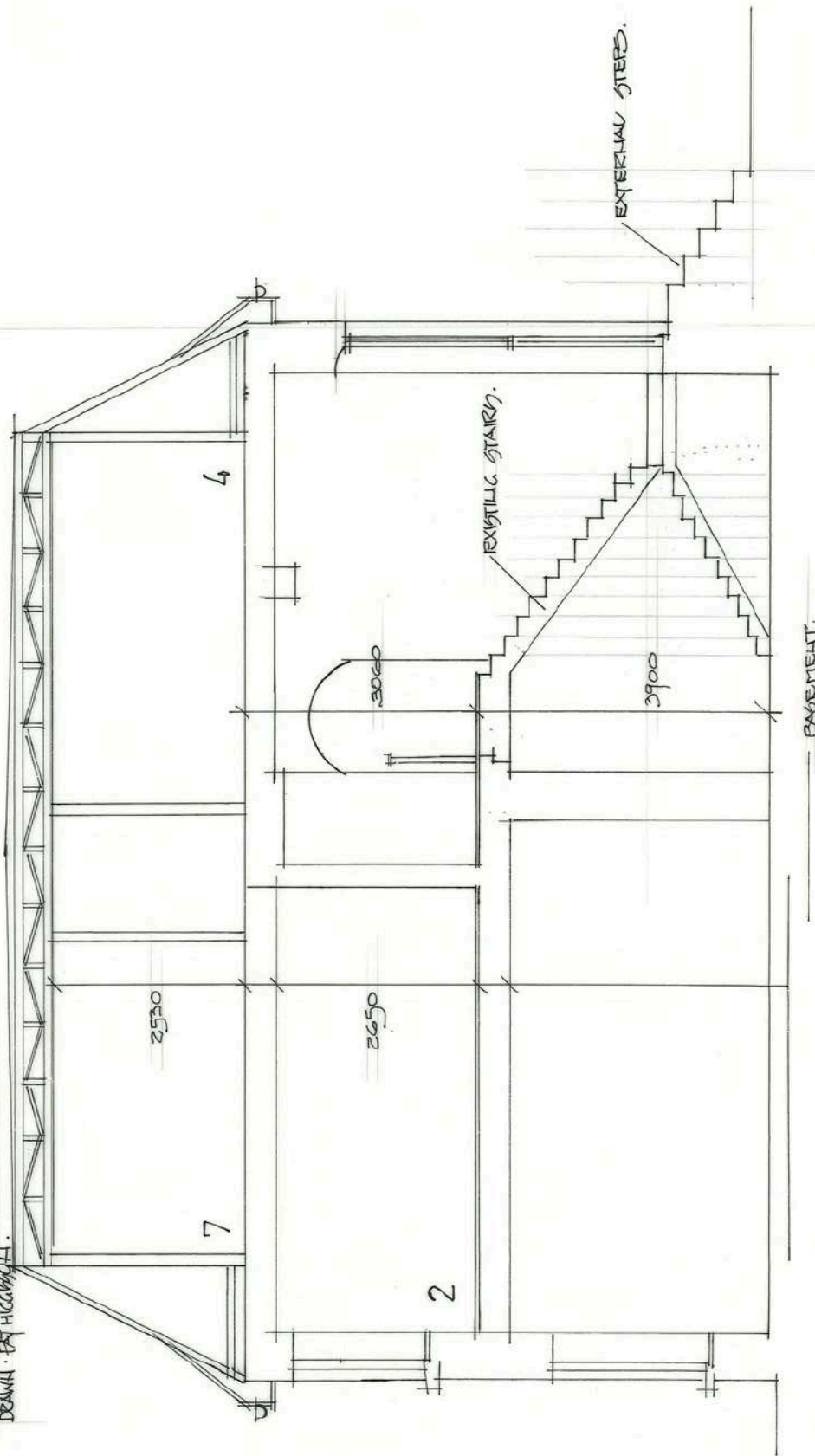
EXTENSION, ALTERATIONS AND
 REHABILITATION AT TABOR LODGE
 BAUNDELAG HOUSE
 DATE: JUNE 12 2024
 JOB NO. 3523 C
 DEC. NO. E5 SCALE 1:50
 DRAWN: PAT HICKEY/HGH.



McNamara & Partner

40 South Mall, Cork. Tel: 021 4278378 E: architects@mna.ie
 This Document is Copyright protected ©

section A



SECTION THROUGH EXISTING BUILDING.

E5



TABOR GROUP
 HOPE - HEALING - RECOVERY

EXTENSION ALTERATIONS AND
RENOVATIONS TO TAVOR LODGE/
BALLINDEAGHG HOUSE
DATE: JUNE 12 2024
JOB NO. 3523C
DEC. NO. EG SCALE 1:50
DRAWN: PAT HICKEY/DH.

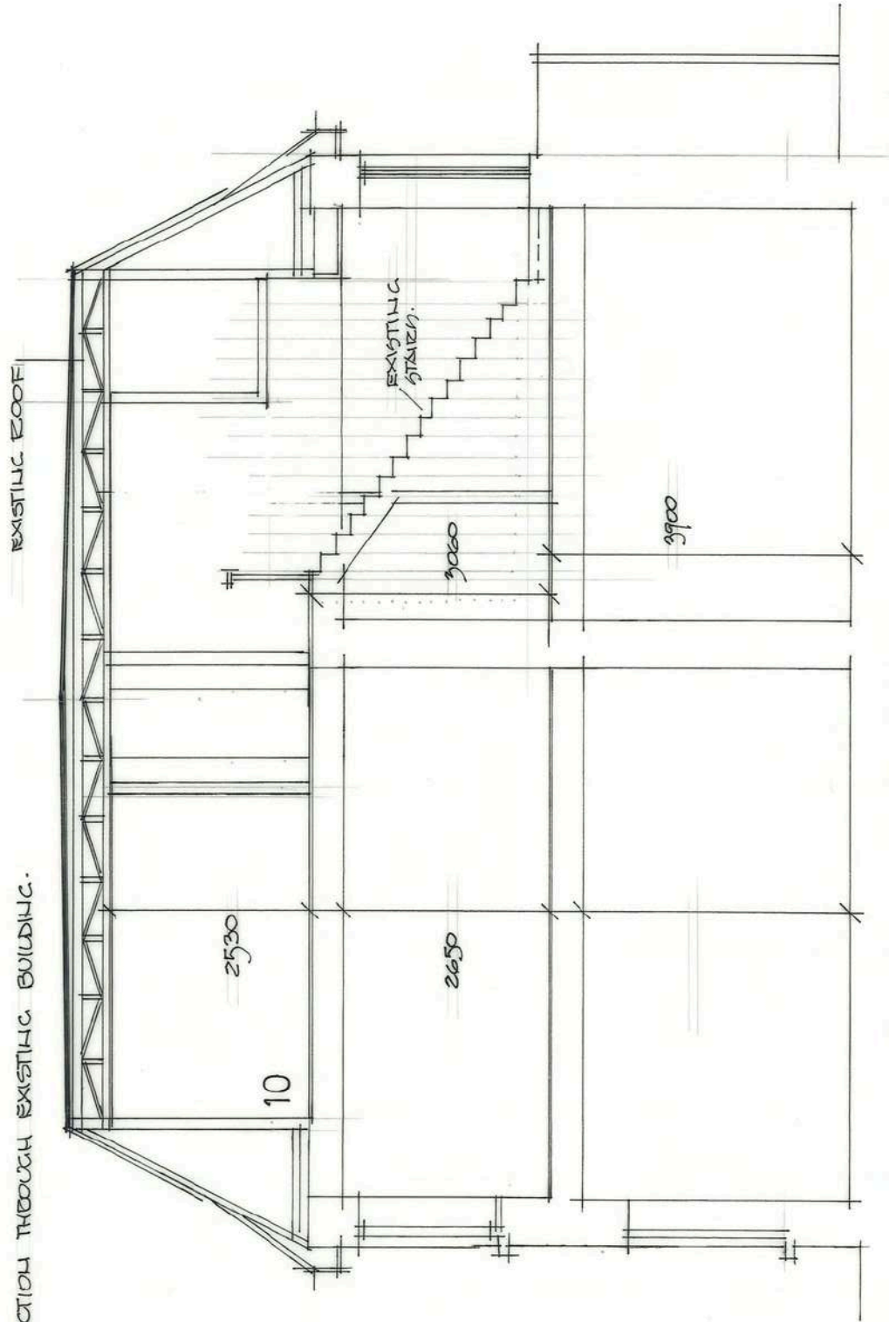


McNamara & Partners

40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.ie
This Document is Copyright protected ©

section B

SECTION THROUGH EXISTING BUILDING.



EXTENSION ALTERATIONS AND
RENOVATIONS TO TABOR LODGE/
BALLINDEASIG HOUSE

DATE JUNE 12 2024

JOB NO 3523C SCALE 1:100

DEC. NO. E2

DRAWN. PAT HIGGINS OLI.



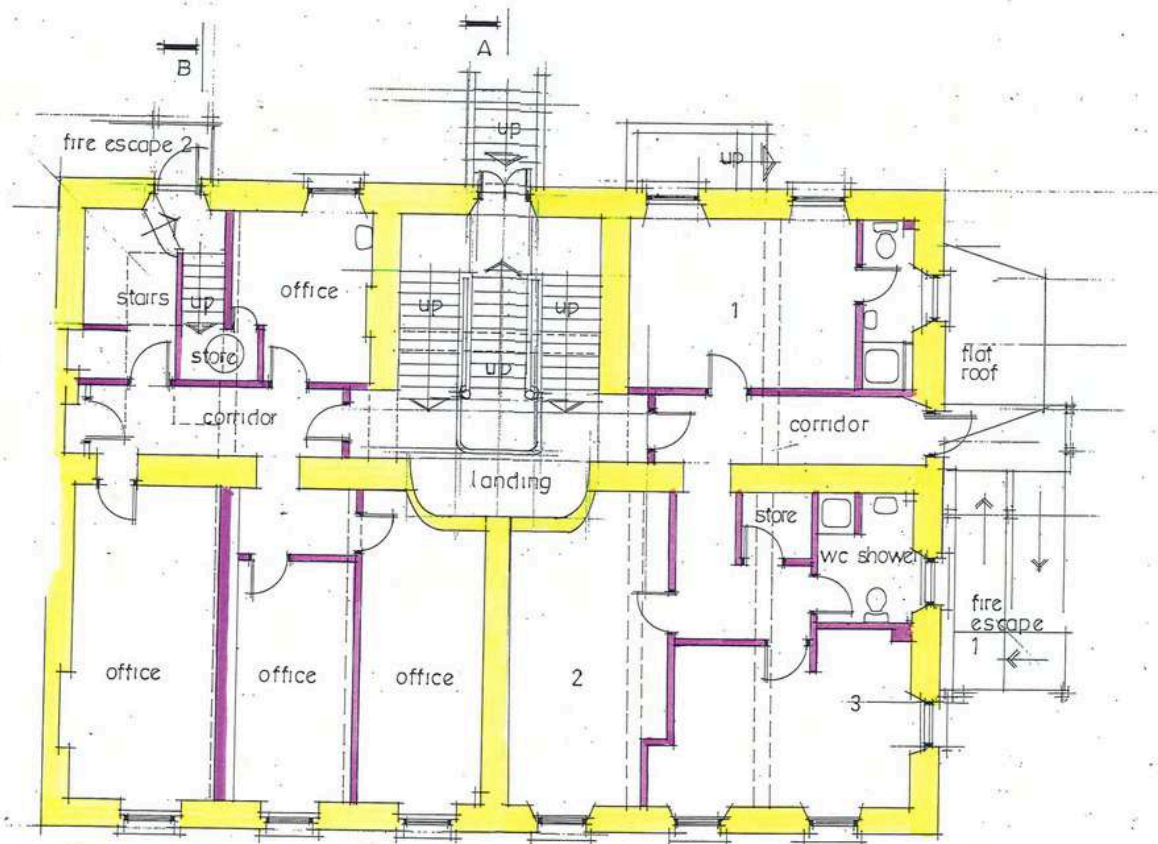
McNamara & Partner

40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.ie

This Document is Copyright protected ©

EXISTING FIRST FLOOR PLAN

READ IN CONJUNCTION WITH DRAWINGS E2A & E2B



EXISTING
FIRST FLOOR

E2



EXISTING FIRST FLOOR

PROJECT PLAN

DEC. NO. EZA

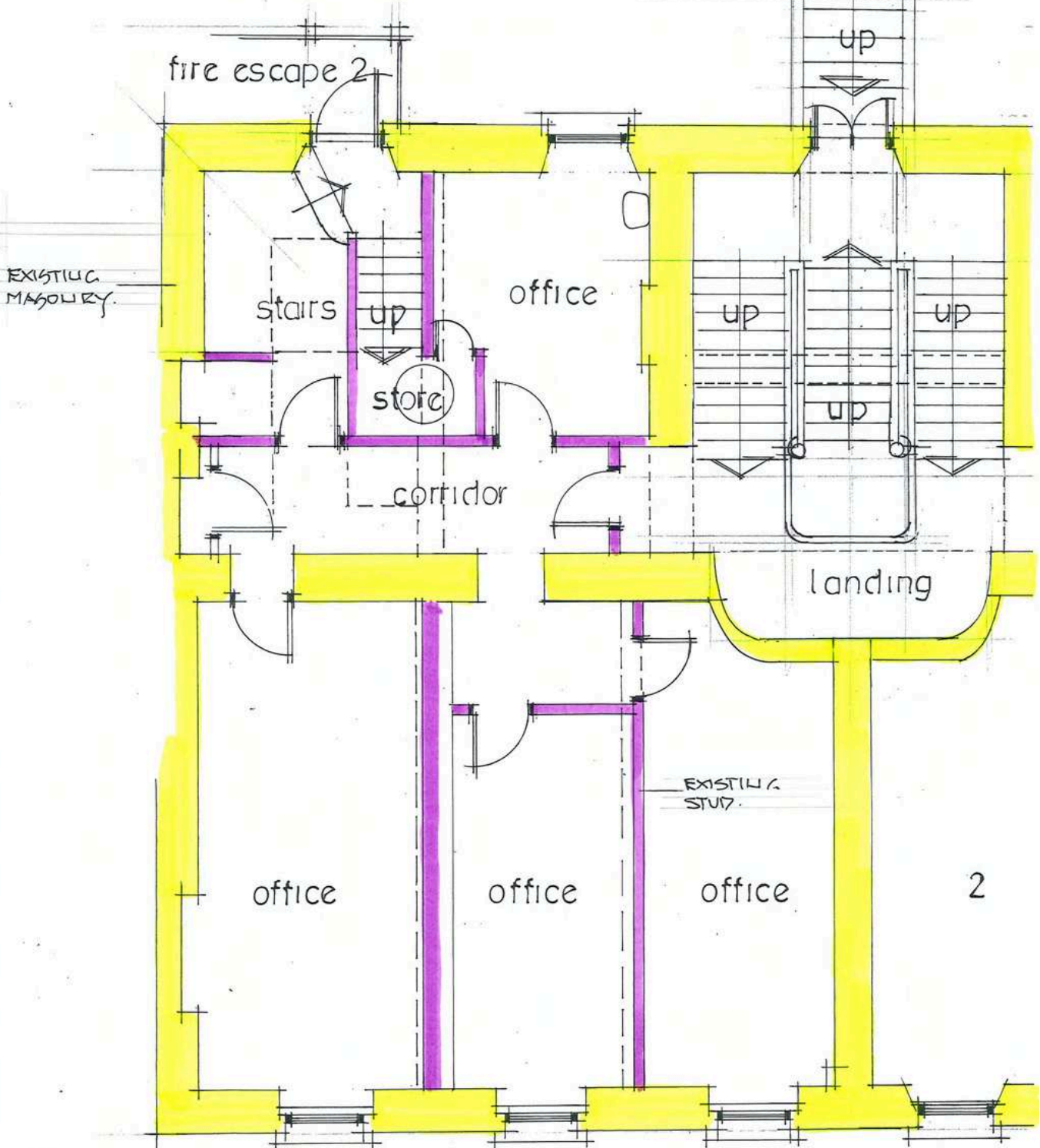
SCALE 1:50 SOB. NO. 3523 C

DATE 12 JUNE 2024

DRAWN BY HIGGINS

B

A



EZA



McNamara & Partner

40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.ie
This Document is Copyright protected ©

EXISTING FIRST FLOOR

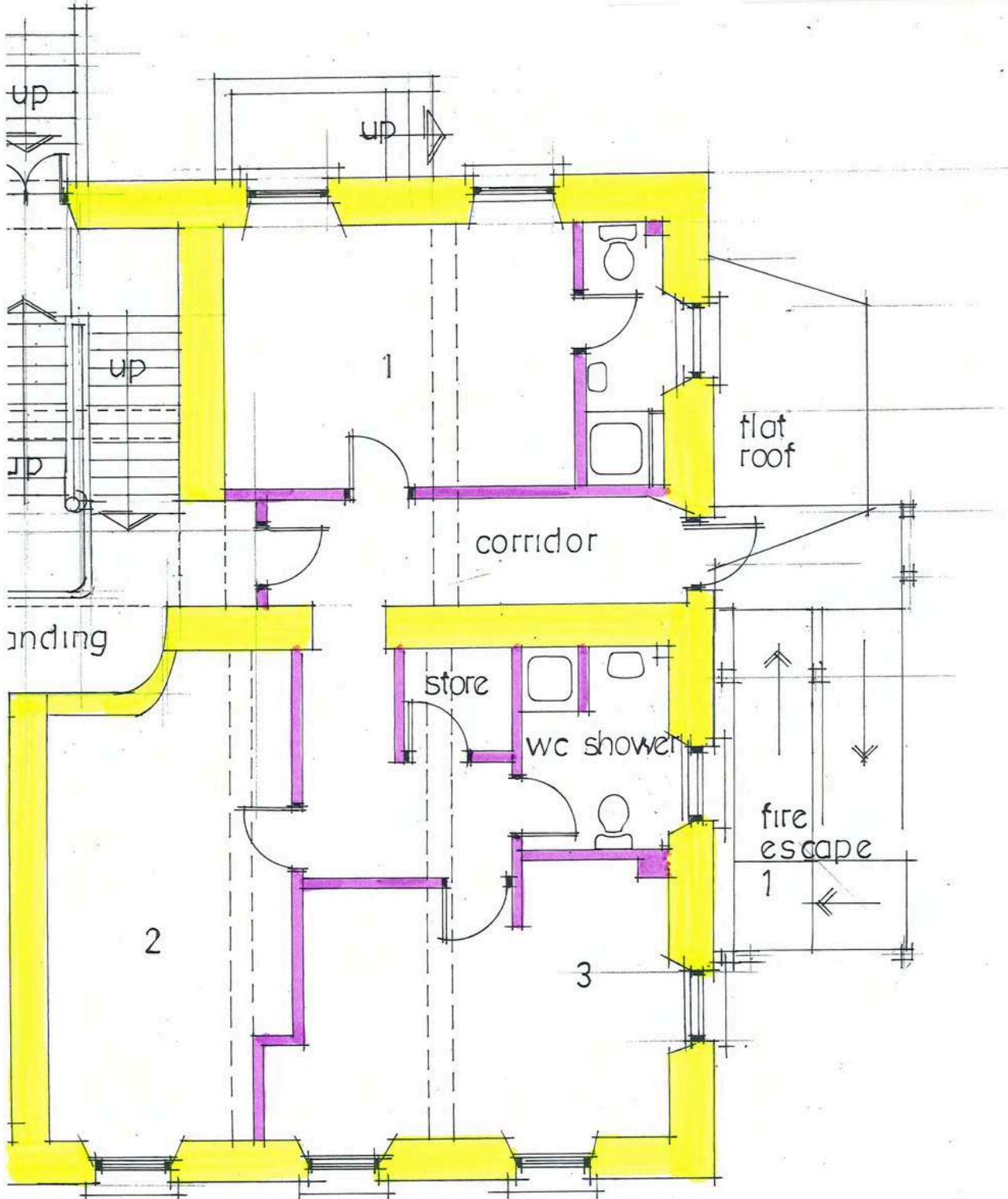
PART PLAN

DEC. NO. E2.B

SCALE 1:50 JOB.NO. 3523C

DATE. 12 JUNE 2024

DRAWN. P&T HIGGSHOH.



E2.B

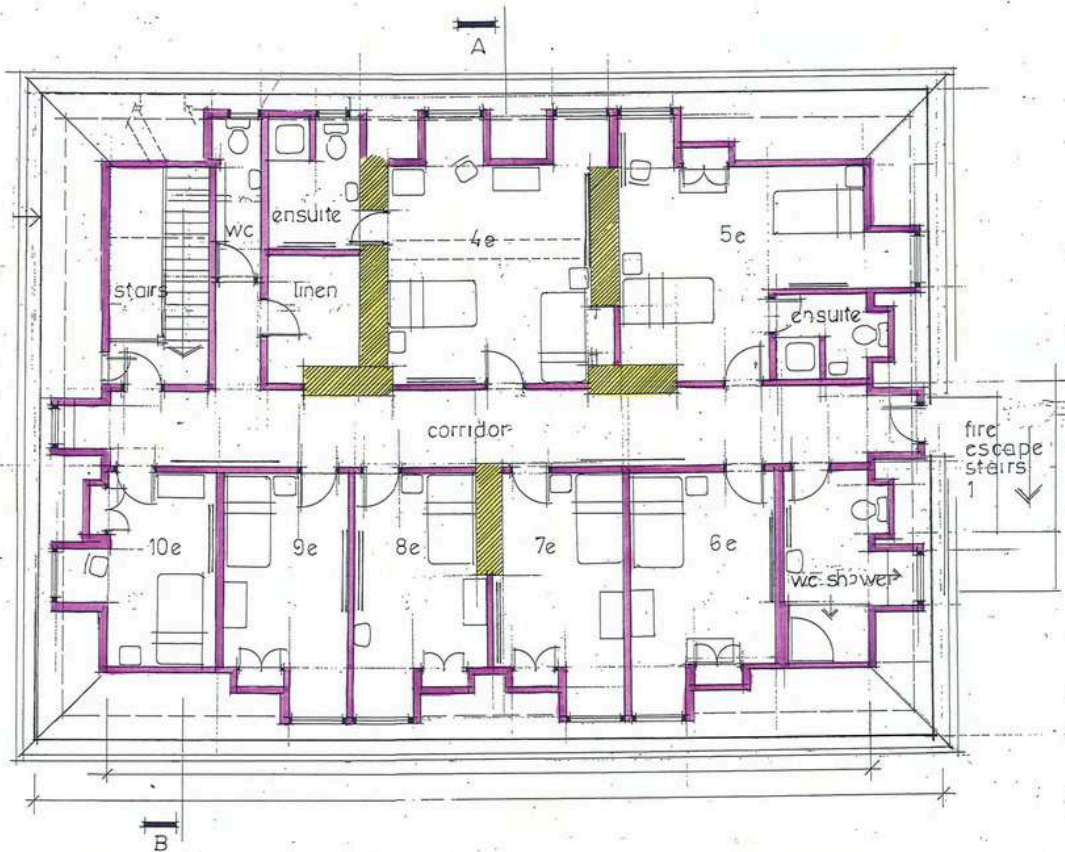
EXTENSION ALTERATIONS AND
RENOVATIONS TO TAVOR LODGE
BALLINDEASSIG HOUSE
DATE: JUNE 12 2024
JOB NO 3573C SCALE 1:100
DEC. NO. E3
DRAWN: PAST HICGISHOH



McNamara & Partner

40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.ie
This Document is Copyright protected ©

EXISTING SECOND FLOOR PLAN
READ IN CONJUNCTION WITH DRAWING E3A AND E3B



EXISTING
PLAN - SECOND FLOOR.

E3

EXISTING SECOND FLOOR

PART PLAN

DEC. NO. E3 A

SCALE 1:50 JOB. NO 3523 C

DATE 12 JUNE 2024

DRAWN FAY HICKEY



McNamara & Partner

40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.ie

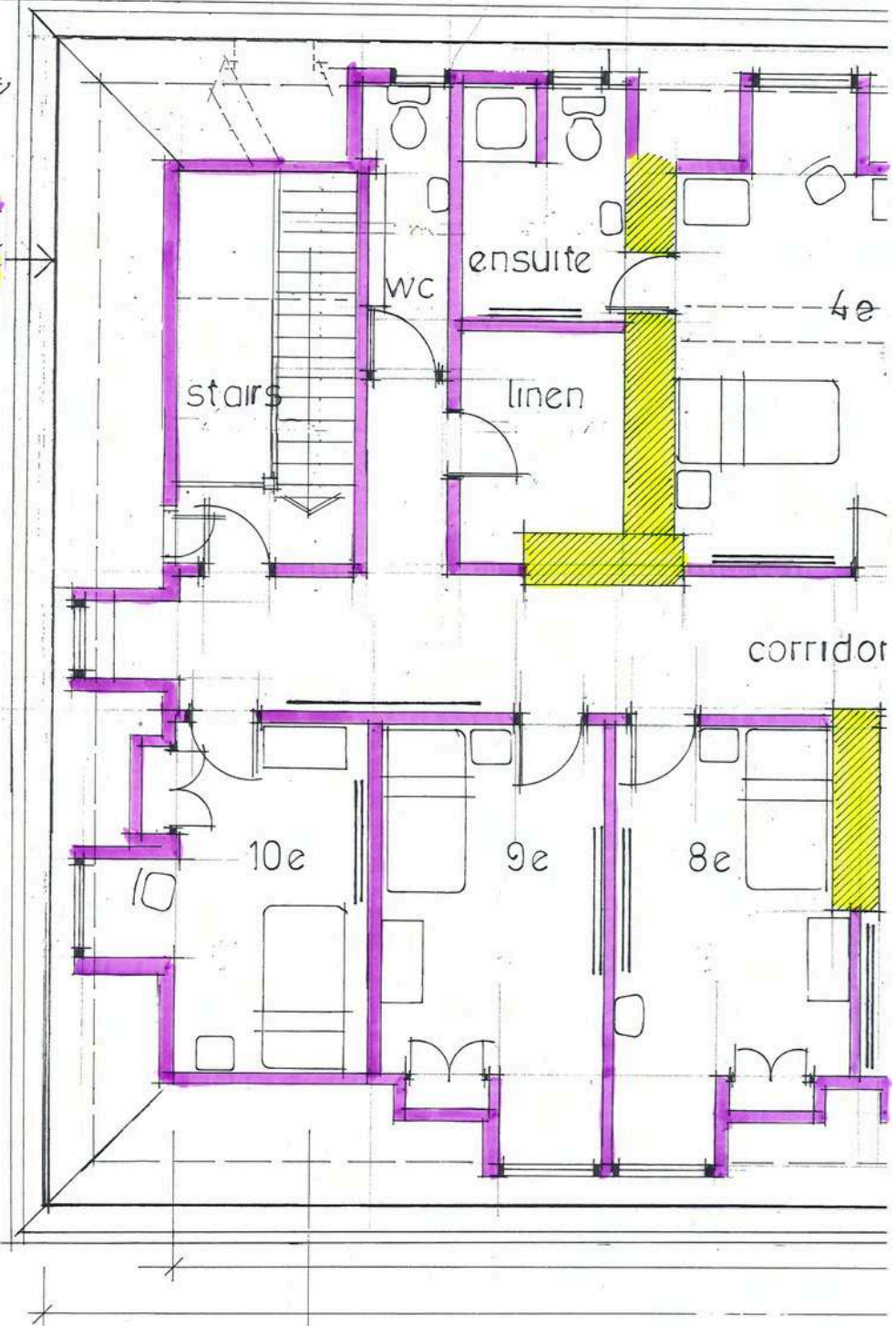
This Document is Copyright protected ©

A

TABOR LODGE/
BALLIDEASIG HOUSE

EXISTING STUD 

EXISTING MASONRY 



E3A

B





McNamara & Partner

40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.ie
This Document is Copyright protected ©

EXISTING SECOND FLOOR

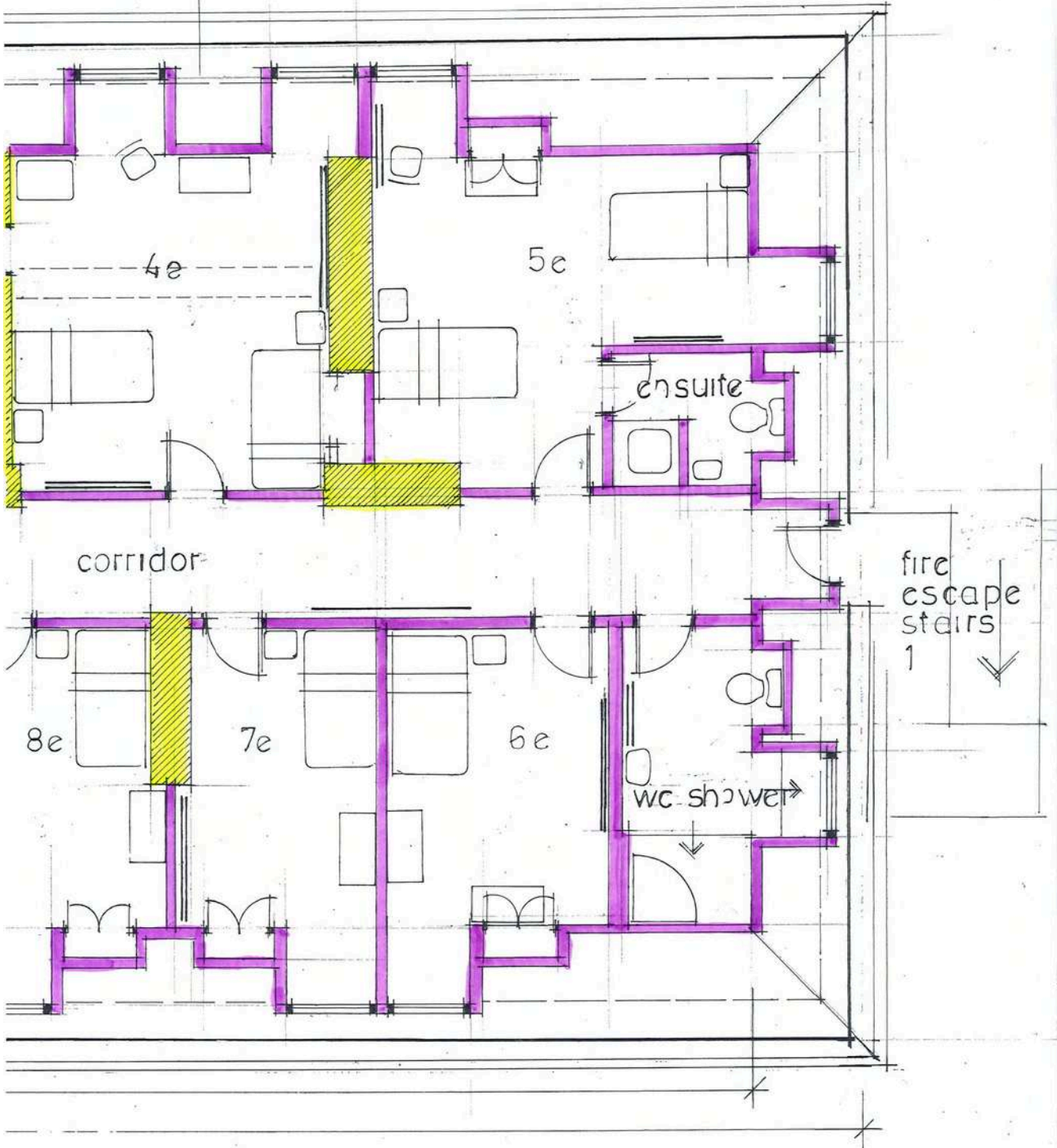
PART PLAN

DEC NO. E3 B

SCALE 1:50 JOB NO. 3523 C

DATE 12 JUNE 2024

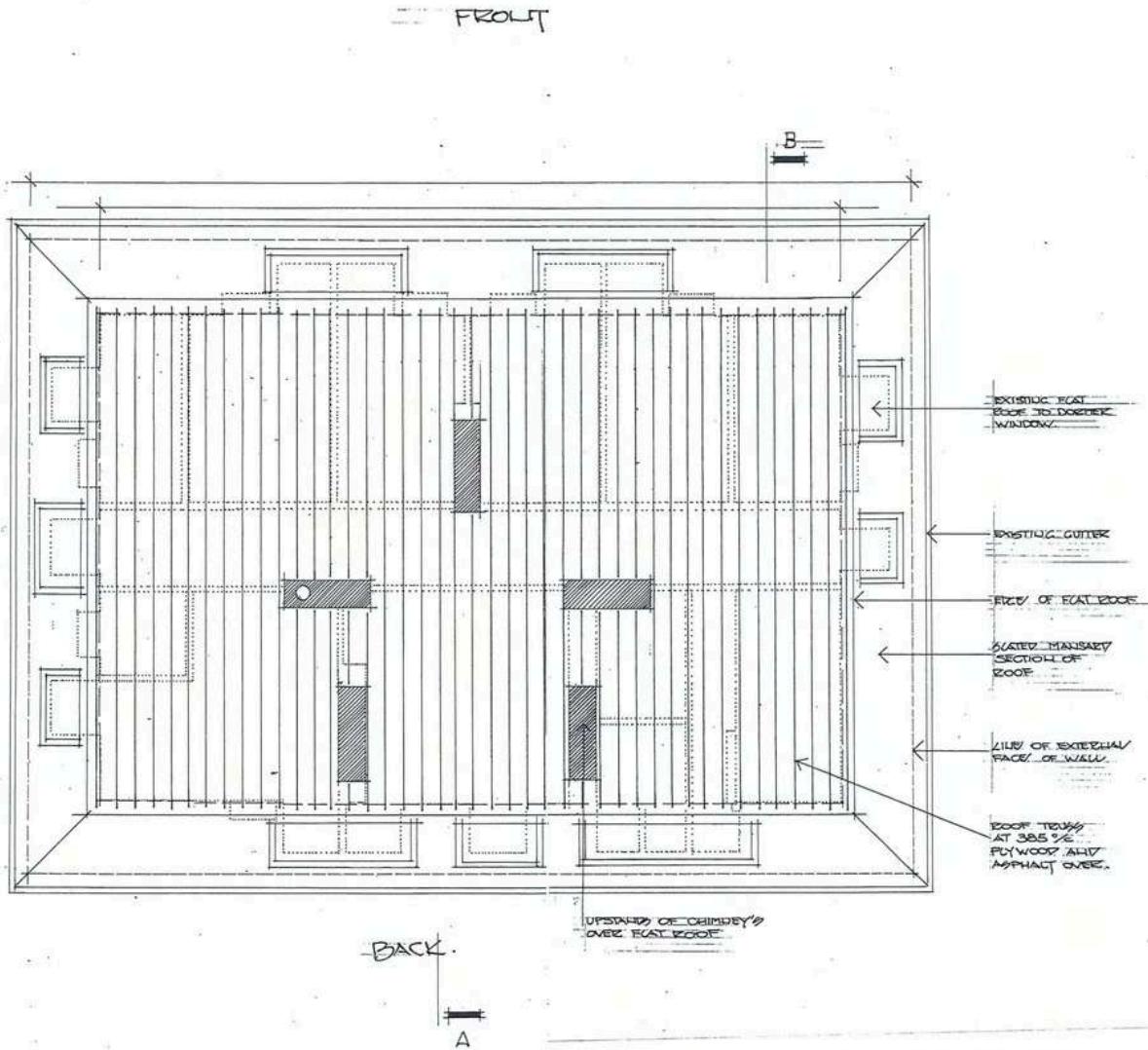
DRAWN PRT HICKEY/CH



(E3B)

EXTENSION ALTERATIONS AND
 RENOVATIONS TO TABOR LODGE
 BALINDRASIG HOUSE
 DATE: JUNE 12 2024
 JOB NO. 3523C SCALE 1:100
 DRG. NO. E4
 DRAWN. PAT HIGGINSOHN.

PLAN OF EXISTING ROOF



E4



APPENDIX 3

Costings

»» Tabor Lodge Upgrade

(including Roof Repair, 14 Ensuites, Painting, Decorating & Refurbishment - Eamonn O'H)

EAMONN O'HANLON & ASSOCIATES

ENTERPRISE HOUSE
MARINA COMMERCIAL PARK
CENTRE PARK ROAD
CORK

QUANTITY SURVEYORS
PROJECT COST CONSULTANTS

MOB: 086 2795576

EMAIL: EAMONNOHANLON1@GMAIL.COM

3rd July 2024

Attention : Pat Higginson

Re : Proposed Works at Tabor Lodge, Ballindeasig House, Belgooly , Co. Cork

Pat ,

Following on from our recent discussions and subsequent site visit to Tabor Lodge, we attached herewith our detailed budget cost plan consisting of Summary & Trade breakdown .

We note the following exclusions :

- Planning fees & Contributions
- Capital Contributions & Utility Supplier Contributions
- Professional fees
- Fixed Price (future inflation allowance) until completion
- Client fit out – furniture , fittings , blinds & drapes etc.
- IT & Telephone Installations
- White Goods
- External lighting
- External Works

We trust that the above meets with your approval , should you have any further queries please do not hesitate to contact the undersigned .

Yours faithfully



Eamonn O Hanlon

FULL ESTIMATE SUMMARY

Job Name : TABOR LODGE

Job Description

Client's Name:

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
	DEMOLITION & ALTERATIONS	6.30		102,030		102,030
	(22) INTERNAL WALLS	3.96		64,137		64,137
	(27) ROOF STRUCTURE	1.22		19,808		19,808
	(31) EXTERNAL WALL COMPLETIONS	4.05		65,564		65,564
	(32) INTERNAL WALL COMPLETIONS	1.46		23,694		23,694
	(37) ROOF COMPLETIONS	0.32		5,250		5,250
	(41) WALL FINISHES EXTERNALLY	0.36		5,855		5,855
	(42) WALL FINISHES INTERNALLY	9.02		145,974		145,974
	(43) FLOOR FINISHES	2.40		38,788		38,788
	(44) STAIR FINISHES	0.65		10,527		10,527
	(45) CEILING FINISHES	2.09		33,807		33,807
	(47) ROOF FINISHES	5.77		93,372		93,372
	(48) PAINTING & DECORATING EXTERNALLY	0.73		11,830		11,830
	(52) DRAINAGE & REFUSE DISPOSAL	1.21		19,514		19,514
	(59) MECHANICAL INSTALLATION	6.15		99,595		99,595
	(69) ELECTRICAL INSTALLATION	5.97		96,731		96,731
	(79) FIXTURES & FITTINGS	1.37		22,106		22,106
	(20) SITE STRUCTURES (STAIRWELL)	8.74		141,588		141,588
	(40) ROADS PATHS PAVINGS	0.62		10,000		10,000
	(50) DRAINAGE	1.24		20,000		20,000
	PRELIMINARIES	15.22		246,388		246,388
	CONTINGENCY SUM	9.26		150,000		150,000
	Subtotal					<u>1,426,558</u>
	Vat at 13.5%	11.89		192,585		192,586
	Total Budget Estimate					<u>1,619,144</u>
		100.00		1,619,143		1,619,144

Final Total : € 1,619,144

TRADE BREAKUP

Job Name : [REDACTED] Job Description
 Client's Name: [REDACTED]

Item No.	Item Description	Quantity	Unit	Rate	Mark	Amount
						Up %
<i>Trade : 1</i> [REDACTED]						
External works						
1	Take out existing windows and remove same off site to suitably licenced tip	33.00	Nr	150.00		4,950.00
2	Take out existing external door units size 900 x 2100mm and remove same off site to suitably licenced tip	3.00	Nr	150.00		450.00
3	Take off existing roof finish and remove same off site	202.00	m2	18.85		3,807.70
4	Take off existing slating to Mansard roof and remove same off site to suitably licenced tip	253.00	m2	22.00		5,566.00
5	Provide for dismatling external steel stairs complete and remove same off site to suitably licenced tip	2.00	Nr	5,000.00		10,000.00
Internal Works						
Ground Floor						
6	Take up floor boards to ground floor and set aside for refitting	198.00	m2	12.00		2,376.00
7	Supply and fit chicken wire mesh to hold insulation in place fitted to underside of joists	198.00	m2	10.00		1,980.00
8	Supply and fit 250mm quilt insulation between joists	198.00	m2	22.25		4,405.50
9	Provide for relaying floor boards complete	198.00	m2	15.00		2,970.00
First Floor						
10	Strip out ware and tiling to ensuite to shower room and remove same off site to suitably licenced tip	2.00	Nr	685.00		1,370.00
11	Take out existing stairs from first to second floor assumed as timber and remove same off site to suitably licenced tip	1.00	item	885.00		885.00
12	Infill existing floor opening with joists trimmers and flooring all to engineers requirements	1.00	item	1,850.00		1,850.00
13	Take out existing internal door sets size 900 x 2100mm and remove same off site to suitably licenced tip	15.00	Nr	55.00		825.00
14	Provide for demolishing existing Partitions assumed studwork and remove same off site to suitably licenced tip	154.00	m2	42.00		6,468.00
15	Take up existing floor finishes and remove same off site to suitably licenced tip	198.00	m2	11.00		2,178.00
16	Take down existing assumed plasterboard ceiling and remove same off site to suitably licenced tip	198.00	m2	15.00		2,970.00
17	Take out built in furniture and remove same off site to suitably licenced tip	1.00	item			EXCL
18	Take off existing skirtings and remove same off site to suitably licenced tip	241.00	m	2.00		482.00
19	Enlarge existing window opening in 600mm thick wall to create door opening to new stairwell extension by lowering height slightly and making good to finishes	2.00	Nr	1,000.00		2,000.00

TRADE BREAKUP

Job Name : [REDACTED]

Job Description

Client's Name:

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 4 [REDACTED]		<i>(Continued)</i>				
23	Airtightness tape to reveals of windows internally	71.00	m	15.50		1,100.50
<u>(31) EXTERNAL WALL COMPLETIONS</u>						Total : 65,563.80
Trade : 5 [REDACTED]						
1	Supply and fit FD30 door sets complete with Frame Architrave and all associated ironmongery size 900 x 2100mm (First Floor)	20.00	Nr	485.00		9,700.00
2	Supply and fit FD30 door sets complete with Frame Architrave and all associated ironmongery size 900 x 2100mm (Second Floor)	14.00	Nr	485.00		6,790.00
3	Extra over for vision Panel and 60minute rating to Stairwell	6.00	Nr	255.00		1,530.00
4	Supply and fit 30/30 Glazed timber screen to stairwell complete size 1400mm x 1400mm	1.00	Nr	1,274.00		1,274.00
5	Painting Internal door sets complete size 900 x 2100mm	34.00	Nr	125.00		4,250.00
6	Painting internal screen complete	1.00	Nr	150.00		150.00
<u>(32) INTERNAL WALL COMPLETIONS</u>						Total : 23,694.00
Trade : 6 [REDACTED]						
1	Supply and fit 1200mm x 1200mm Automatic Opening vent complete with upstands, trimming to opening; making good as necessary and making good as necessary all around opening	1.00	Nr	5,250.00		5,250.00
<u>(37) ROOF COMPLETIONS</u>						Total : 5,250.00
Trade : 7 [REDACTED]						
1	Provide for making good lime based plaster to reveals of external openings	1.00	Item	5,855.00		5,855.00
<u>(41) WALL FINISHES EXTERNALLY</u>						Total : 5,855.00
Trade : 8 [REDACTED]						
<u>Drylining</u>						
1	70mm metal studwork faced with 82.5mm Insulated plasterboard with a skim coat finish in drylining to inner face of external walls	337.00	m2	93.00		31,341.00
2	Ditto to reveals 300mm wide	136.00	m	36.00		4,896.00
<u>Lining Internal walls</u>						
3	Dot and dab 12.5mm Plasterboard with a skim coat finish to internal dividing walls	848.00	m2	42.00		35,616.00



TRADE BREAKUP

Job Name : [REDACTED]

Job Description

Client's Name:

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 22</i> [REDACTED]						
1	Provide a Contingency Sum for design development and unforeseen works	1.00	ProvSum	150,000.00		150,000.00
<u>CONTINGENCY SUM</u>						Total : 150,000.00
<i>Trade : 23</i> [REDACTED]						
<u>Subtotal</u>						Total :
<i>Trade : 24</i> [REDACTED]						
1						
<u>Vat at 13.5%</u>						Total :
<i>Trade : 25</i> [REDACTED]						
1						
<u>Total Budget Estimate</u>						Total :

➤➤ Waste Water Treatment & Percolation

Estimate €120,000.00 to include:
Munster Drains



NWCPO, 14-11423-02

19th June 2024

Client: Tabor Lodge

Contact: Theresa O Connell

Site: Minane Bridge Cork

Part	Work Activity & Resources	Price
A	Cleaning of primary and secondary septic tanks, disposal of same to a certified waste facility.	
B	Jetting of percolation area & CCTV of same to identify issue.	
C	Daye rate for a excavator and associated job items including new pipe, etc.	
		€3750

Vat applicable @13.5%.

No retention to be deducted. Quotes valid for 60 days.

I trust the above meets with your satisfaction, should you have any queries please do not hesitate to contact me.

Thanks & Regards,
Andrew Daly

Well Water Treatment

Water Technology Limited



Sharon Whelehan
Table Lodge

26/01/2024

Quote Ref: 230AH2036

Dear Sharon,

Please find below a quote for a system upgrade to your water treatment system.

Scope of the work quoted are:

- Replace Media in x2 1465 Filox Filters.
- Replace Carbon in 1465 Carbon Filter.
- Replace existing Softener for new 1465 Clack Softener.
- Replace Control Valves on Both Filox vessels and Carbon vessels for new Clack heads.
- Adjust pipework to suit Clack head connections.

We are proposing two engineers to complete all works in two days including commissioning.

Description	Unit Price	Qty	Total Price
Water Treatment System Upgrades: <ul style="list-style-type: none">- 50kg Carbon Media- 6 CuFt of Filox Media- New 1465 Softener- x3 Clack Control Valve heads- Pipework- Labour- Commissioning	€9,749.34	1	€9,749.34
Total excl. vat			€9,749.34

Recommendation: We highly recommend yourselves to request a quote to change the existing pump setup to a duty-standby system. This would ensure a water supply in the case of a malfunction of a pump.

Kind regards,
Arved Hertwich





TABOR GROUP
HOPE • HEALING • RECOVERY

**NEED HELP
WITH AN ADDICTION?**

Contact us in confidence:

021 488 7110

info@taborgroup.ie

Tabor Group
Spur Hill, Doughcloyne
Cork, T12 YE14



CRO NUMBER: 311070

REGISTERED CHARITY NUMBER: 20042127