



HOPE | HEALING | RECOVERY





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. 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, 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

Daviu, 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
Well Water Treatment Driveway	€9,749.34 €19,295.00



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 healthled 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

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



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

"

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

44

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 EXTELLIZION ACTERATIONS ALITY REHOVATIONS AT TABOR COPCES BALLIH DEASIG HOUSE

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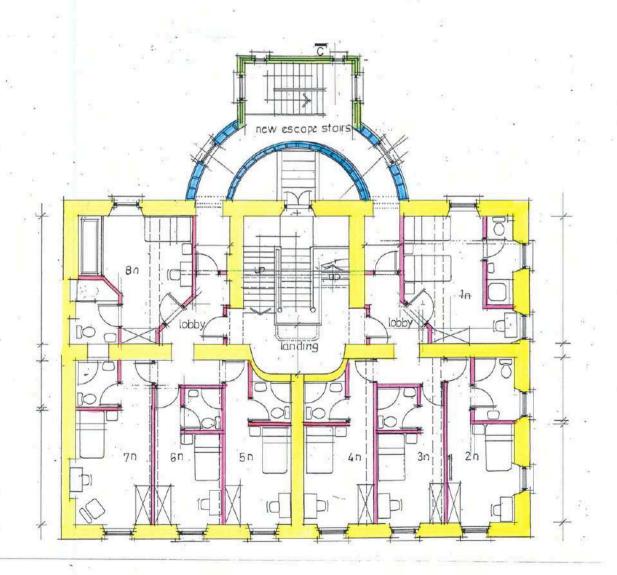
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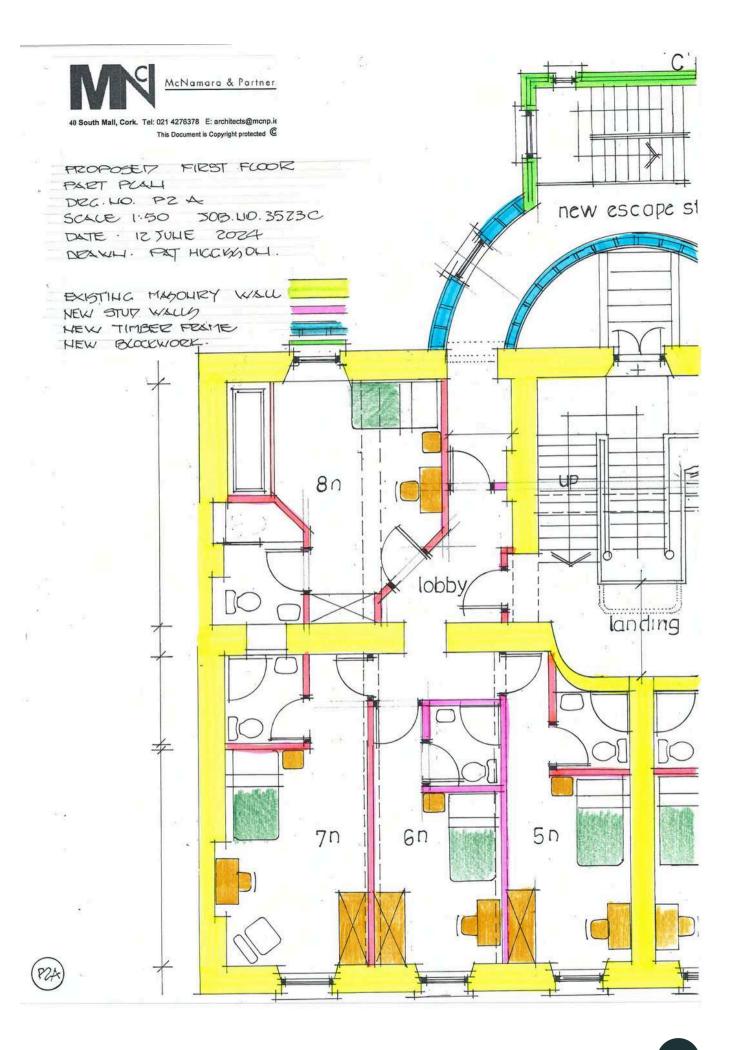


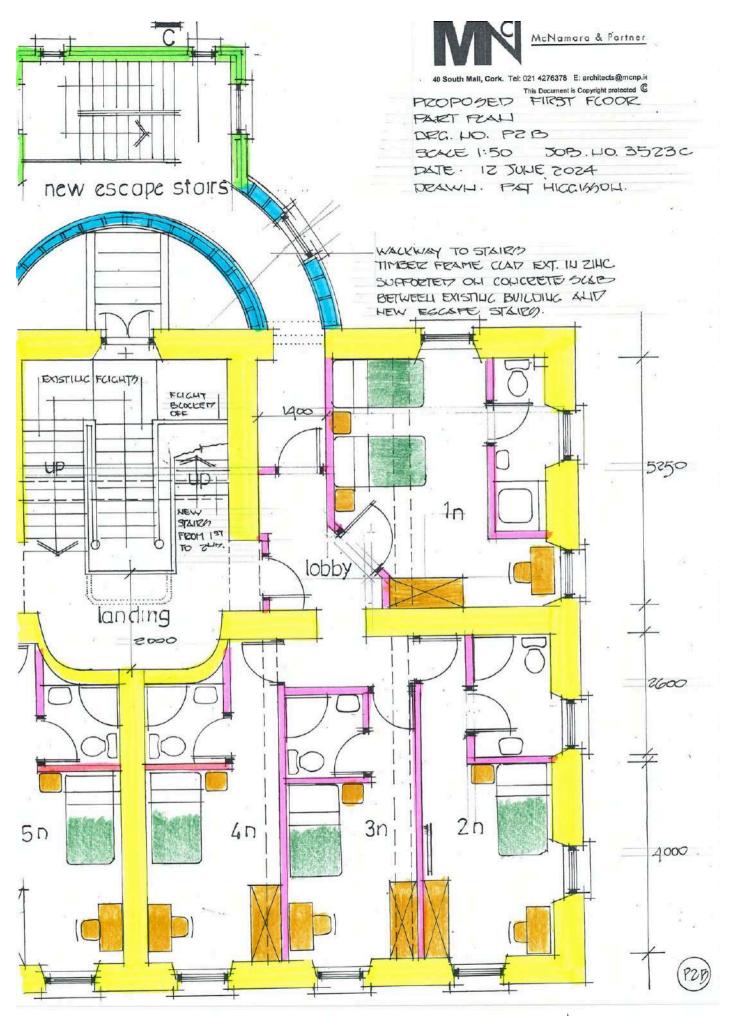
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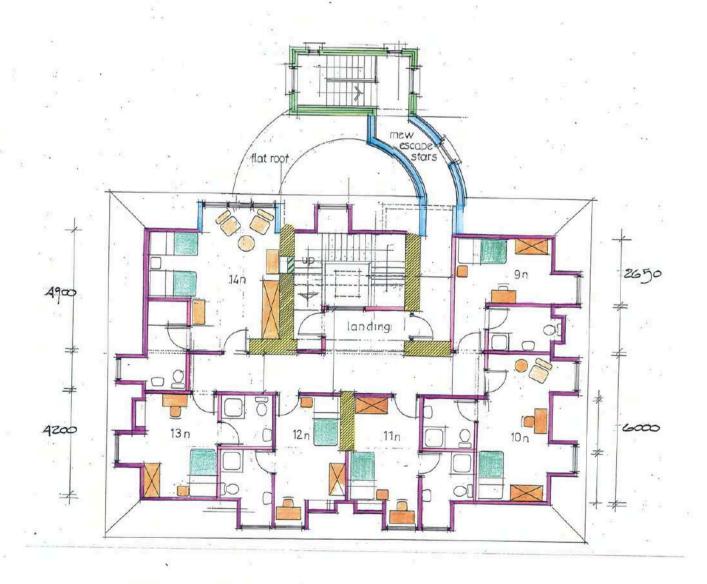




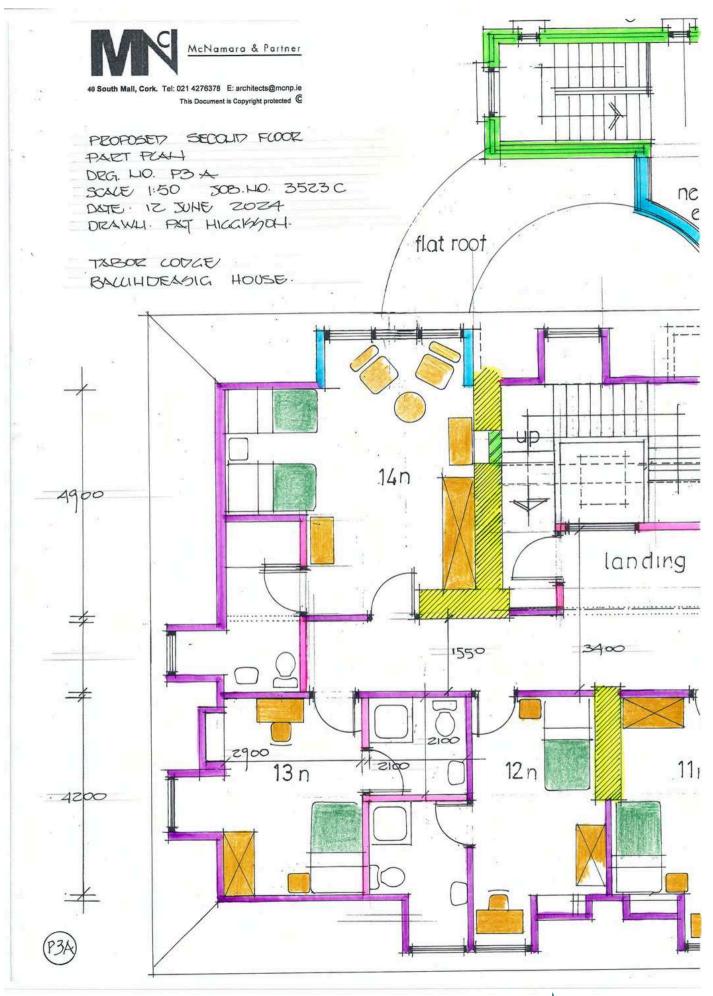
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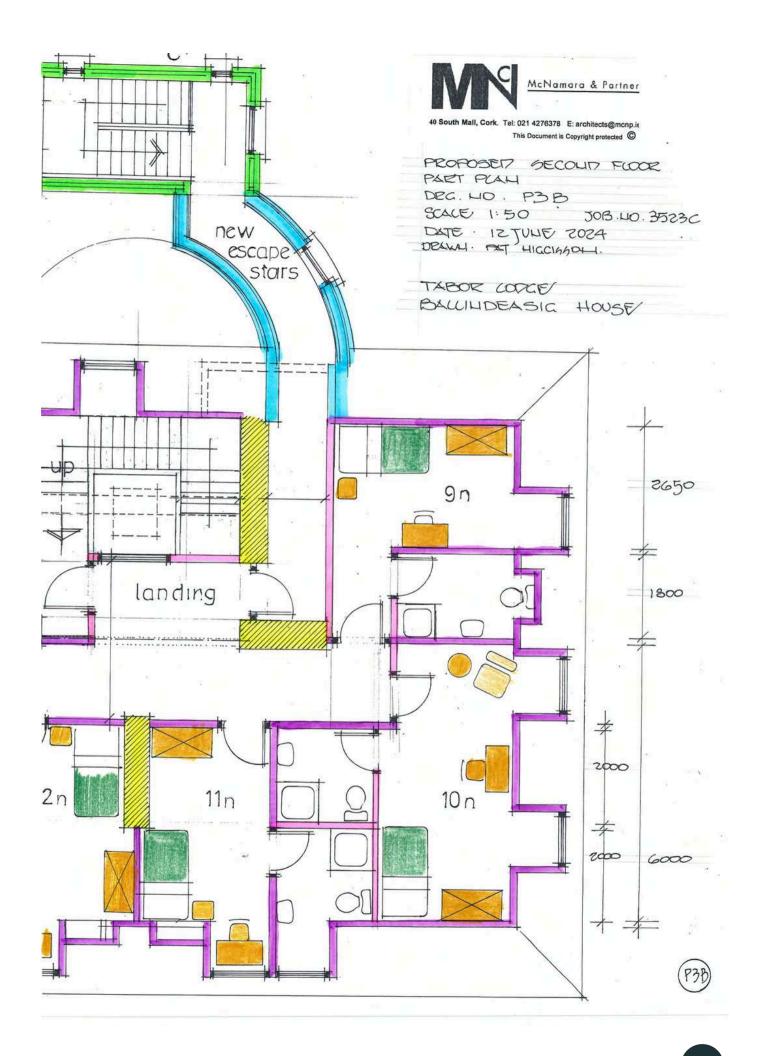
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PROPOSETY PLALL







EXTENSION ACTERATIONS AND REHOVATIONS TO TABOR COTORS

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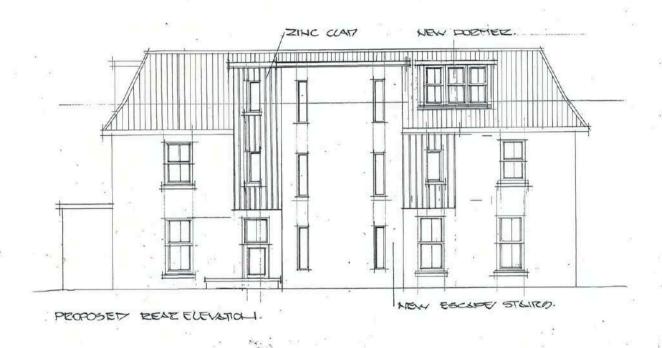
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40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.ie

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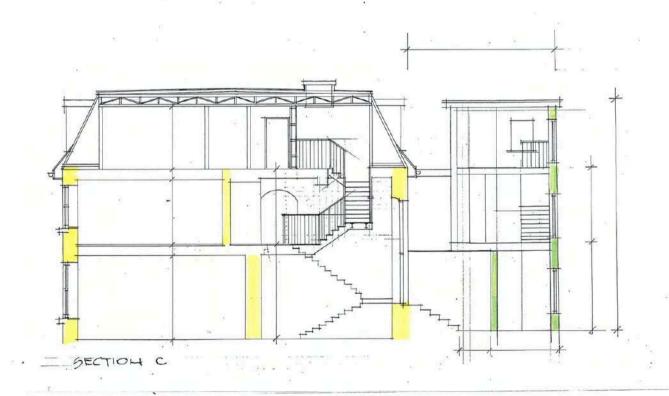


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McNamara & Partner

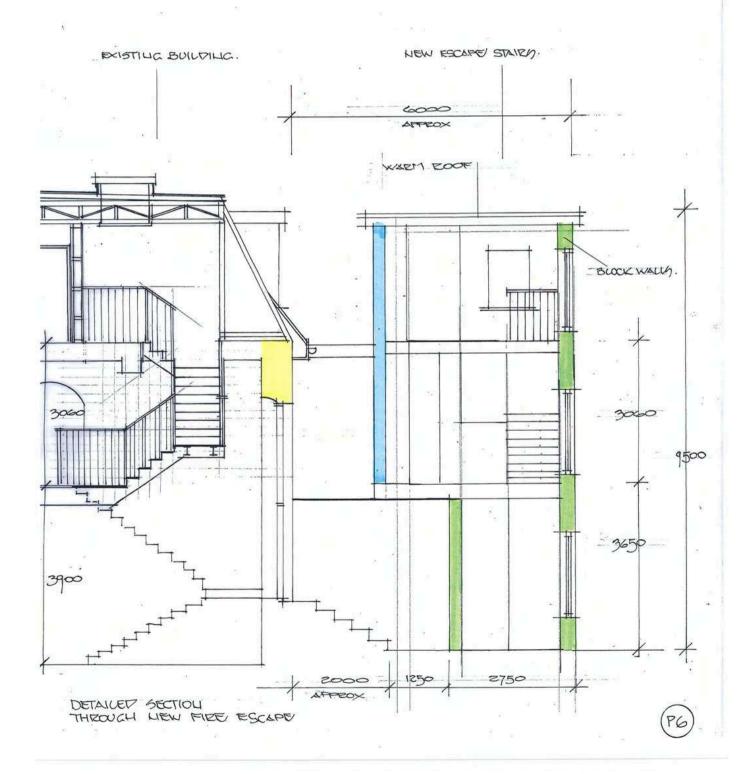
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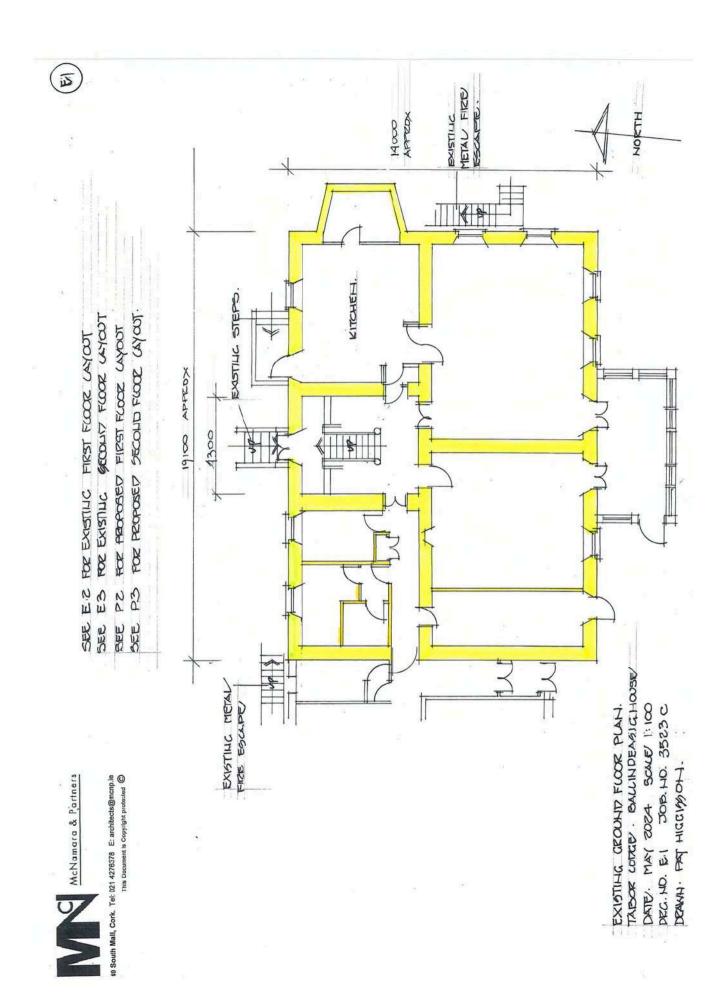


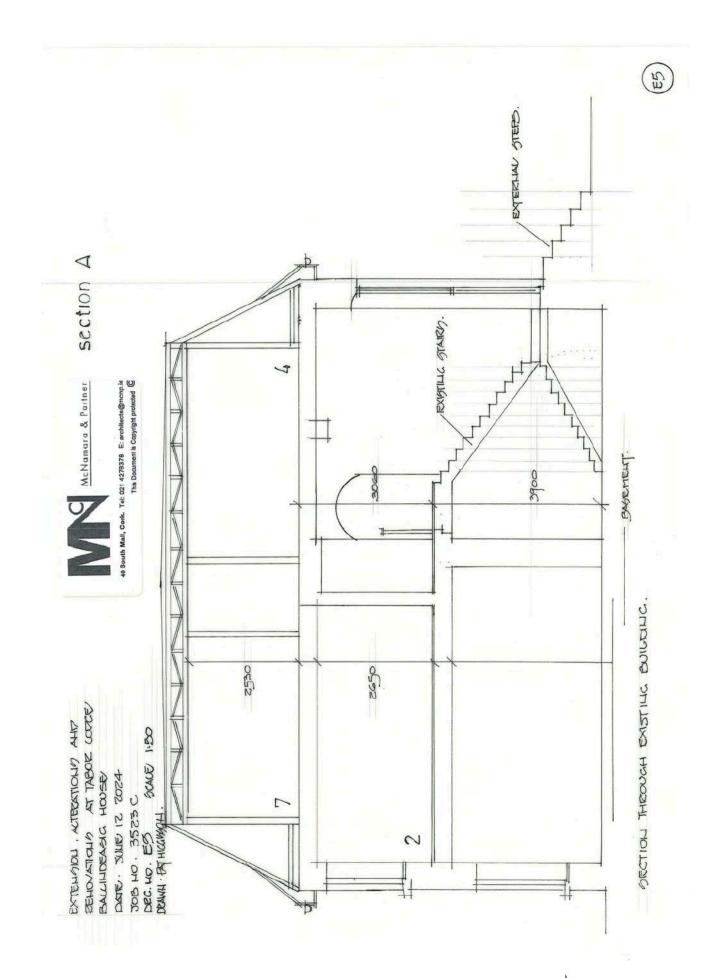
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section B

EXTENSION ACTERATIONS AND ESSUDVATIONAL TO TABOR LODGE

BALCHDEANIA HOUSE DATE: JUNE 12 2024

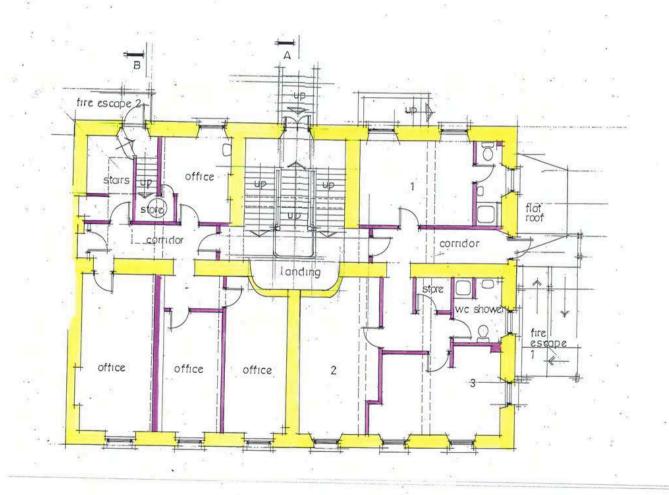
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McNamara & Partner 40 South Mall, Cork. Tel: 021 4276378 E: architects@mcnp.le This Decument is Copyright protected © RXISTING ROOF SECTION THEOLICH EXISTING BUILDING. 2530 2650 10

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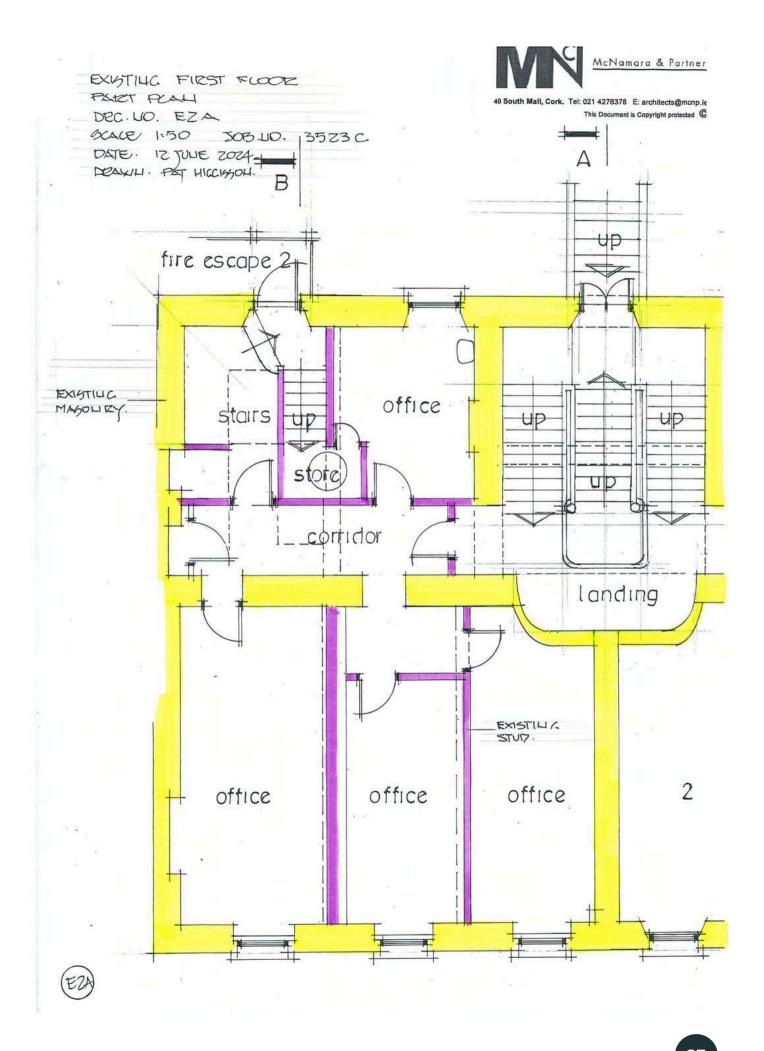
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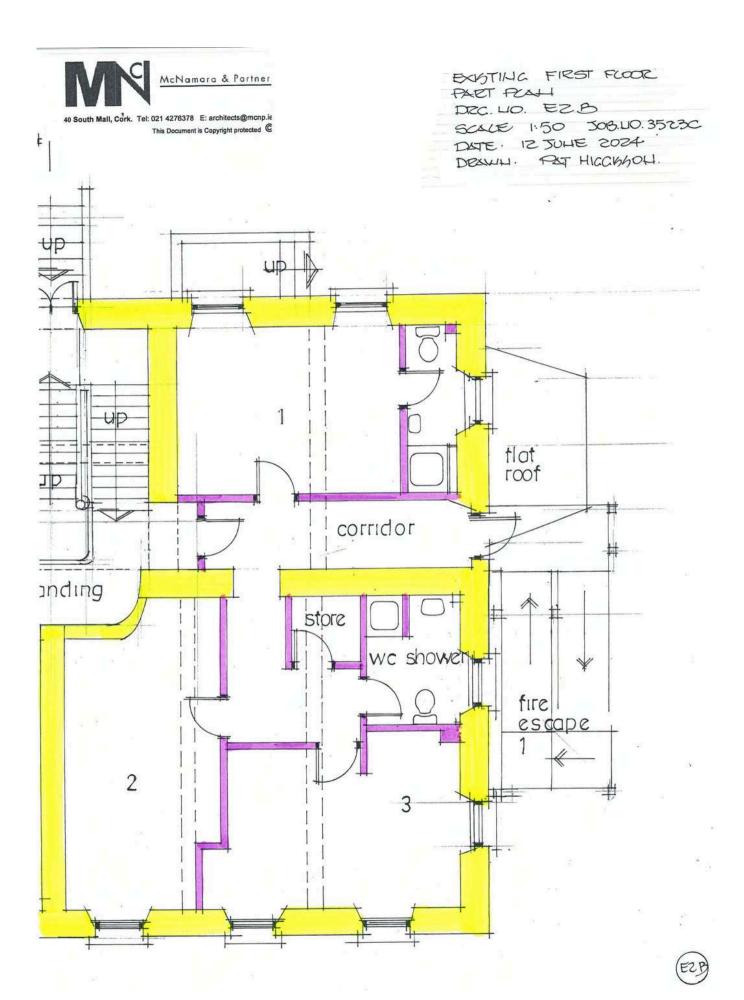


FIRST FLOOR







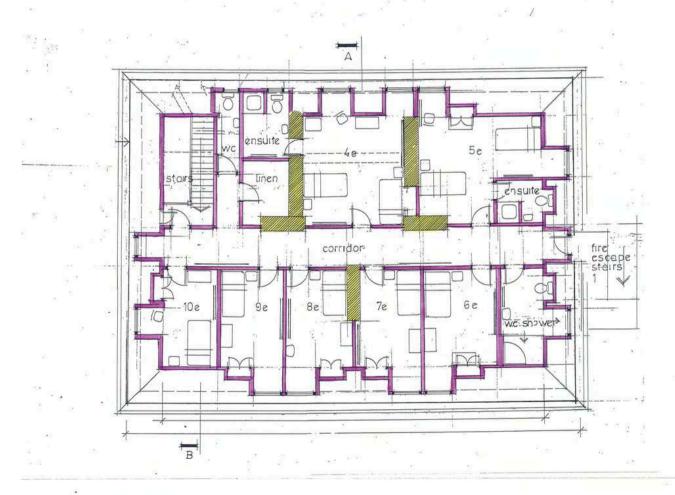




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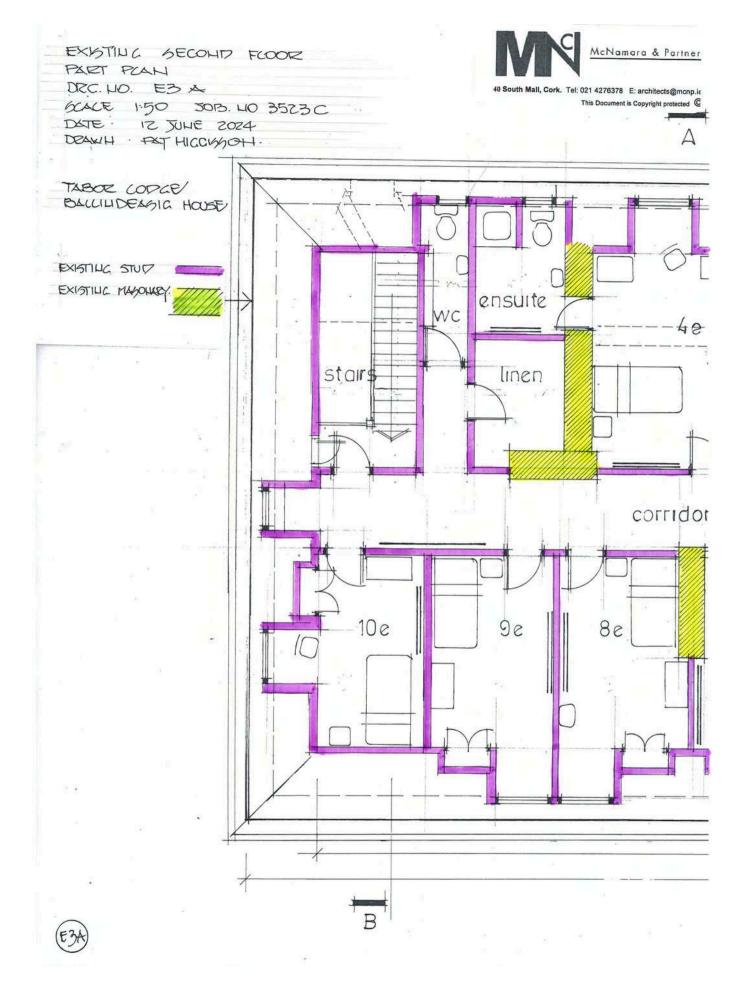


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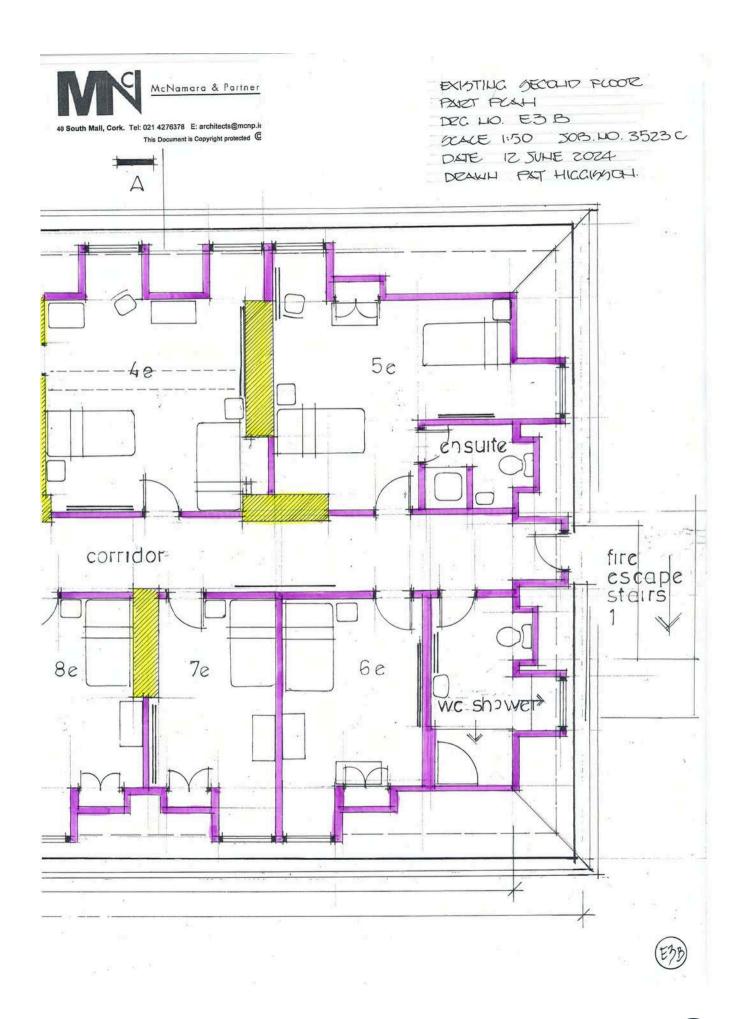


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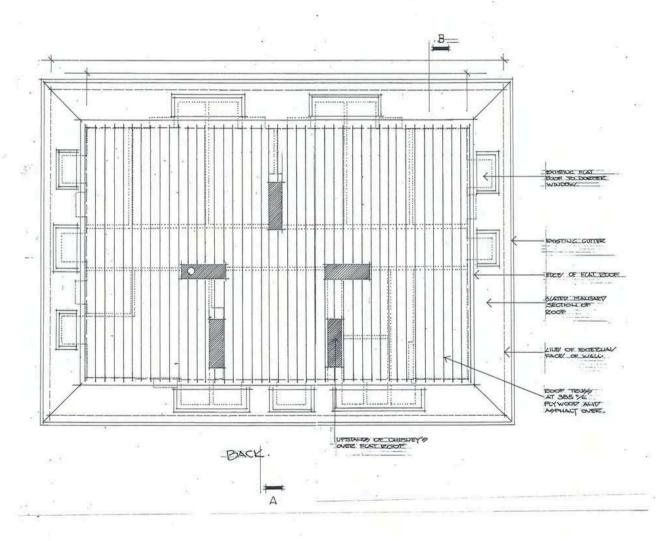
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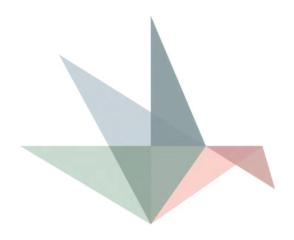
PLAN OF EXISTING BOOF

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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: EAMONNOHANLON 1@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

Eamon O Hanlon

TABOR GROUP HOPE - HEALING - RECOVERY

FULL ESTIMATE SUMMARY

Job Name : TABOR LODGE
Client's Name:

Trd	Trade Description	Trade	Cost/m2	Sub Total	Mark	Trade
lo.		%			Up %	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		10,52
	(45) CEILING FINISHES	2.09		33,807		33,80
	(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		22,100
	(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					1,426,55
	Vat at 13.5%	11.89		192,585		192,586
	Total Budget Estimate					1,619,14-

100.00 1,619,143 1,619,144

Final Total : € 1,619,144

Eamonn O'Hanlon & Associates

Page: 1 of

Date of Printing: 3/Jul/24

Global Estimating System (32 Bit) - J

TRADE BREAKUP

Job Name :	Job Description
Client's Name:	

Ite	m Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Tra	de: 1					
	External works					
1	Take out exsisting 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 Internal Works	2.00	Nr	5,000.00		10,000.00
=						
	Ground Floor					
	Take up floor boards to ground floor and set aside for refitting	198.00		12.00		2,376.00
	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
	Take out built in furniture and remove same off site to suitably licenced tip	1.00	item			EXCL
	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

Eamonn O'Hanlon & Associates Page: 1 of 12 Date of Printing: 3/Jul/24

Global Estimating System (32 Bit) - J



Job Name :	 <u>Job Description</u>
Client's Name:	

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade :	1					(Continued)
size 90 900mn	e for building up existing escape door openings to x 2100mm to create opening for window size in x 1800mm including insertion of cill complete oc and insitu backing all in preparation for new g	2.00	Nr	525.00		1,050.00
	n blockwork plastered either side in blocking up I door opening in door ope size 900 x 2100mm ete	1.00	Nr	850.50		850.50
	ut existing electrical installation complete and e same off site to suitably lienced tip	1.00	item	2,000.00		2,000.00
comple tip	ut existing heating and plumbing installation ete and remove same off site to suitably licenced	1.00	Item	2,000.00		2,000.00
	ut ware and tiling to ensuite to shower room and e same off site to suitably licenced tip	4.00	Nr	685.00		2,740.00
25 Take o	ut existing internal door sets size 900 x 2100mm nove same off site to suitably licenced tip	22.00	Nr	55.00		1,210.00
26 Provid	e for demolishing existing Partitions assumed ork and remove same off site to suitably licenced	196.00	m2	42.00		8,232.00
	p existing floor finishes and remove same off site	183.00	m2	11.00		2,013.00
	own existing assumed plasterboard ceiling and e same off site to suitably licenced tip	183.00	m2	15.00		2,745.00
	xisting slab and insulation from knee walls and e same off site to suitably licenced tip	218.00	m2	15.25		3,324.50
1 March 255	ut built in furniture and remove same off site to y licenced tip	1.00	item			EXCL
	ff existing skirtings and remove same off site to y licenced tip	241.00	m	2.00		482.00
create	e existing window opening in Dormerwall to door opening to new stairwell extension by ng height slightly and making good to finishes	1.00	Nr	750.00		750.00
size 70 900mn	e for building up existing escape door openings 0 x 2100mm to create opening for window size n x 1800mm including insertion of cill complete pe and insitu backing all in preparation for new g	1.00	Nr	585.00		585.00
	t and trim section of existing floor to facilitate airs complete to Engineers design; floor as sarv	1.00	Item	3,988.00		3,988.00
35 Supply	and fit new stairs complete with handrails ading etc - design to be agreed at a later stage	1.00	PC Sum	10,000.00		10,000.00
36 Provid same	e for main contractors discount associated with	1.00	item	526.32		526.32

Eamonn O'Hanlon & Associates Page: 2 of 12

Date of Printing: 3/Jul/24

Job Description Client's Name:						
Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade: 1						(Continued)
	ng electrical installation complete and ff site to suitably licaced tip	1.00	item	2,000.00		2,000.0
38 Strip out existi	ng heating and plumbing installation emove same off site to suitably licenced	1.00	Item	2,000.00		2,000.0
DEMOLITION	& ALTERATIONS				Total:	102,029.52
Trade: 2						
First Floor						
1 70mm metal st	udwork faced either side with 12.5mm ith a skim coat finish 70mm accoustic een studs	204.00	m2	139.00		28,356.00
Extra over for						
2 Moisture resist	ant board to one side	85.00	m2	3.50		297.5
3 Forming door	openings size 900 x 2100mm	20.00	Nr	120.00		2,400.0
4 Three way inte	rsections	12.00	Nr	45.00		540.0
5 Abutments wit	h Other finishes	28.00	Nr	45.00		1,260.0
Second Floor						
Plasterboard w insulation betw	udwork faced either side with 12.5mm ith a skim coat finish 70mm accoustic reen studs	201.00	m2	139.00		27,939.0
Extra over for						
7 Moisture resist	ant board to one side	64.00	m2	3.50		224.0
8 Forming door	openings size 900 x 2100mm	14.00	Nr	120.00		1,680.0
9 Three way inte	rsections	10.00	Nr	45.00		450.0
10 Abutments wit	h Other finishes	22.00	Nr	45.00		990.0
(22) INTERNA	L WALLS				Total:	64,136.5
Trade: 3	WARD WAR MONTHS FARE SE			400 Dayson		SOUL PROPERTY AND
timbers comple		202.00		48.55		9,807.1
repairs - extent	isional Sum for possible roof timber to be determIned when works opened up	1.00	ProvSum	10,000.00		10,000.0
(27) ROOF ST	RUCTURE				Total:	19,807.1
Trade: 4						
Second Floor						

Page: 3 of 12

TABOR GROUP HOPE - HEALING - RECOVERY

Date of Printing: 3/Jul/24

Global Estimating System (32 Bit) - J

Eamonn O'Hanlon & Associates

Job Name :	<u>Job Description</u>
Client's Name:	

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade: 4						(Continued)
complete size	aluminium triple glazed windoes 1100mm x 1600mm with top opening mer section of roof complete	6.00	Nr	924.00		5,544.00
complete size	aluminium triple glazed windoes 2700mm x 1600mm with top opening mer section of roof complete	1.00	Nr	2,268.00		2,268.00
complete size	aluminium triple glazed windoes 2500mm x 1600mm with top opening mer section of roof complete	2.00	Nr	2,100.00		4,200.00
	board and bearers to window cills	17.00	m	52.00		884.00
5 3 Coats Paint t	o window board complete	17.00	m	12.00		204.00
6 Airtightness ta	pe to reveals of windows internally	58.00	m	15.50		899.00
First Floor						
	aluminium triple glazed windows to ngs size 1100mm x 1600mm complete	12.00	Nr	924.00		11,088.00
	board and bearers to window cills	16.00	m	52.00		832.00
9 3 Coats Paint t	o window boards complete	16.00	m	12.00		192.00
10 Airtightness ta	pe to reveals of windows internally	65.00	m	15.50		1,007.50
Ground Floor						
	Aluminium triple glazed windows size	8.00	Nr	1,323.00		10,584.00
12 Supply and fit	Aluminium triple Glazed external soors 0mm single doors complete with 5 point	2.00	Nr	1,985.00		3,970.00
	oors size 1200mm x 2400mm	1.00	Nr	2,250.00		2,250.00
14 MDF window internally	board and bearers to window cills	11.00	m	52.00		572.00
15 3 Coats Paint t	o window boards complete	11.00	m	12.00		132.00
16 Airtightness ta	pe to reveals of windows internally	74.00	m	15.50		1,147.00
External Cons	servatory					
111111111111111111111111111111111111111	ing windows and door units and dispose e to suitably licenced tip	9.00	Nr	200.00		1,800.00
	Aluminium triple glazed windows size	6.00	Nr	1,764.00		10,584.00
19 Ditto size 900r	nm x 2800mm	2.00	Nr	1,373.40		2,746.80
20 Ditto Door and	l fanlight unit size 1200mm x 2800mm	1.00	Nr	2,855.00		2,855.00
21 MDF window internally	board and bearers to window cills	11.00	m	52.00		572.00
11 100000000000000000000000000000000000	o window boards complete	11.00	m	12.00		132.00

Eamonn O'Hanlon & Associates Page: 4 of 12 Date of Printing: 3/Jul/24

bb Name : lient's Name:			Job Descrip	otion_	
tem Item Description	Quantity	Unit	Rate	Mark Up %	Amount
					(Continued)
Trade: 4 23 Airtightness tape to reveals of windows internally	71.00	m	15.50		1,100.50
(31) EXTERNAL WALL COMPLETIONS				Total :	65,563.80
					866 8 2 866
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
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		6,790.0
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		1,274.0
5 Painting Internal door sets complete size 900 x 2100mm	34.00	Nr	125.00		4,250.0
6 Painting internal screen complete	1.00	Nr	150.00		150.0
1 Supply and fit 1200mm x 1200mm Automatic Opening vent complete with upstands, trimming to opening; making good as necessary and making good as	1.00	Nr	5,250.00		5,250.0
neccessary all around opening (37) ROOF COMPLETIONS				Total:	5,250.00
Trade: 7					
Provide for making good lime based plaster to reveals of external openings	1.00	Item	5,855.00		5,855.0
(41) WALL FINISHES EXTERNALLY				Total :	5,855.00
Trade: 8					
Drylining					
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		4,896.0
Lining Internal walls					

Page: 5 of 12

Global Estimating System (32 Bit) - J



Date of Printing: 3/Jul/24

Eamonn O'Hanlon & Associates

tem	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade	r: 8					(Continued)
I	Lining Attic walls					
	52.5mm insulated plasterboard with a skim coat finish n lining to knee walls / Mansard / dormer walls	218.00	m2	46.00		10,028.00
5 2 d	200mm rigid indulation fitted between jists in Mansard / lormer sections of roof	218.00	m2	42.00		9,156.00
1	Filing To selected areas					
tl	Selected tiling allowing a PC Sum of C 30 per m2 for the supply of same include for all labour adhesive and trims	292.00	m2	83.48		24,376.16
	Fanking to tiling areas	292.00	m2	35.00		10,220.00
F	Painting and decorating					
8 3	Coats emulsion paint to plastered walls internally	2,313.00	m2	8.50		19,660.50
(4 Trade		136.00	m	5.00	Total:	680.00 145,973.66
(4 Trade	22) WALL FINISHES INTERNALLY 2: 9 Ciling To selected areas				Total:	145,973.66
(4 Trade 1 1 S	22) WALL FINISHES INTERNALLY 22 9	56.00			Total:	145,973.66
rade	22) WALL FINISHES INTERNALLY 9 Filling To selected areas Selected tiling allowing a PC Sum of Ç 30 per m2 for the supply of same include for all labour adhesive and		m2		Total:	145,973.66 4,674.88
1 S ti tr 2 T	22) WALL FINISHES INTERNALLY Filling To selected areas Selected tiling allowing a PC Sum of Ç 30 per m2 for the supply of same include for all labour adhesive and trims	56.00	m2	83.48	Total:	
(4 Trade 1 St th tu 2 T S 3 S 8 8	Selected Vinyl flooring Selected seamless marmoleum or similar flooring to elected areas complete with approved levelling	56.00	m2 m2	83.48	Total:	145,973.666 4,674.88 1,960.00
(4 Trade 1 St tt tt 2 T S S S S S S O	Selected tiling allowing a PC Sum of Ç 30 per m2 for the supply of same include for all labour adhesive and rims Fanking to tiling areas Selected Vinyl flooring Selected seamless marmoleum or similar flooring to	56.00	m2 m2 m2	83.48 35.00	Total:	145,973.66 4,674.88
(4 Trade 1 S tt tt tt 2 T S S S S S S S S S S S S S S S S S S	Filing To selected areas Selected tiling allowing a PC Sum of Ç 30 per m2 for the supply of same include for all labour adhesive and trims Fanking to tiling areas Selected Vinyl flooring Selected seamless marmoleum or similar flooring to the selected areas complete with approved levelling to the same of the selected areas complete with approved levelling to the same of th	56.00 56.00 325.00	m2 m2 m2	83.48 35.00 54.85	Total:	145,973.66 4,674.88 1,960.00
(4 Trade 1 S tt tt tt 2 T S S S S S S S S S S S S S S S S S S	Filing To selected areas Selected tiling allowing a PC Sum of Ç 30 per m2 for the supply of same include for all labour adhesive and trims Fanking to tiling areas Selected Vinyl flooring Selected seamless marmoleum or similar flooring to the selected areas complete with approved levelling to selected areas complete with approved levelling to selected areas complete with approved levelling to select the same sextra over for coved skirting 100mm high	56.00 56.00 325.00	m2 m2 m2	35.00 54.85 23.25 35.00	Total:	1,960.00 17,826.2: 13,136.2: 1,190.00
(4 Trade 1 S tt tt tt 2 T S S S S S S S S S S S S S S S S S S	Filing To selected areas Selected tiling allowing a PC Sum of Ç 30 per m2 for the supply of same include for all labour adhesive and trims Fanking to tiling areas Selected Vinyl flooring Selected seamless marmoleum or similar flooring to the selected areas complete with approved levelling to the selected areas complete with a selected areas complete wi	56.00 56.00 325.00	m2 m2 m2	35.00 54.85 23.25 35.00		1,960.00 17,826.25 13,136.25
(4 Trade 1 S tt tt tt 2 T S S S S S S S S S S S S S S S S S S	Filing To selected areas Selected tiling allowing a PC Sum of Ç 30 per m2 for the supply of same include for all labour adhesive and trims Fanking to tiling areas Selected Vinyl flooring Selected seamless marmoleum or similar flooring to the selected areas complete with approved levelling to the selected areas complete with a selected areas complete wi	56.00 56.00 325.00	m2 m2 m2	35.00 54.85 23.25 35.00		145,973.666 4,674.88 1,960.00 17,826.25
(4 Frade 1 S th tu 2 T S S S O O 4 F 5 T (4 Frade 1 P ff	Filing To selected areas Selected tiling allowing a PC Sum of Ç 30 per m2 for the supply of same include for all labour adhesive and trims Fanking to tiling areas Selected Vinyl flooring. Selected seamless marmoleum or similar flooring to the selected areas complete with approved levelling to the selected areas.	56.00 56.00 325.00 565.00 34.00	m2 m2 m Nr	35.00 54.85 23.25 35.00		1,960.00 17,826.25 13,136.25 1,190.00 38,787.38
(4 Frade 1 S th tu 2 T S S S O O 4 F 5 T (4 Frade 1 P ff	Filing To selected areas Selected tiling allowing a PC Sum of Ç 30 per m2 for the supply of same include for all labour adhesive and trims Fanking to tiling areas Selected Vinyl flooring. Selected areas complete with approved levelling to the elected areas.	56.00 56.00 325.00 565.00 34.00	m2 m2 m Nr	83.48 35.00 54.85 23.25 35.00		1,960.00 17,826.25 13,136.25 1,190.00 38,787.38

Eamonn O'Hanlon & Associates Page: 6 of 12 Date of Printing: 3/Jul/24

Job Name: Job Description Client's Name: Item Unit Rate Mark **Item Description** Quantity Amount Up % No. Trade : 11 1 12.5mm Plasterboard with a skim coat finish fixed to 198.00 m2 36.85 7,296.30 underside of second floor joists in forming ceiling to 2 Extra over for some bulkheads to later design - beam 1.00 PCSum 7,500.00 7,500.00 box outs etc 3 62.5mm Insulated plasterboard with a skim coat finish 191.00 m2 52.00 9,932.00 to underside of roof in forming second floor ceiling 8.50 3,306.50 4 3 Coats emulsion paint to plastered ceilings new 389.00 m2 5 3 Coats emulsion paint to Ground floor ceiling 198.00 m2 10.00 1,980.00 6 200mm quilt insulation laid between first and second 191.00 m2 19.85 3,791.35 (45) CEILING FINISHES Total: 33,806.15 Trade: 12 Flat Roof Finish 1 PVC roof finish on 150mm Roof insulation on VCL in 204.00 m2 178.00 36,312.00 warm roof finish to flat roof 45.00 2,520.00 2 Extra over for dressing up at perimeter 56.00 m 3 Extra over for dressing to upstands 24.00 m 45.00 1,080.00 4 Dressing to openings to discharge from flat to mansard 6.00 Nr 85.00 510.00 roof 2,520.00 5 Verge detail 56.00 m 45.00 1,344.00 6 Lead flashing to upstands 56.00 24.00 m Mansard Roof Finish 7 Selected Natural slate on Vertical battens and counter 127.89 225.00 m2 28,775.25 battens on felt in facing to mansard roof - Allowing a PC Sum of Ç 4.00 per slate for supply 8 Extra for double eaves course 68.00 m 17.16 1,166.88 9 Extra for Monoridge slate at junction with flat roof 53.00 m 54.00 2,862.00 10 Lead flashing / undercloak detail to hip junctions 21.00 m 85.00 1,785.00 11 Lead flashing to sides of dormers 40.00 m 55.00 2,200.00 12 Lead flashing to front of dormer Apron type 24.00 m 65.00 1,560.00 13 Supply and fit new hardwood fascia and soffit complete 10,736.00 122.00 m 88.00 with bearers including 3 coats Gloss paint to selected colour to same (47) ROOF FINISHES Total: 93,371.13 Trade:

Eamonn O'Hanlon & Associates Page: 7 of 12 Date of Printing: 3/Jul/24

Global Estimating System (32 Bit) - J



bb Name :lient's Name:			Job Descri	puon.	
Item Item Description	Quantity	Unit	Rate	Mark	Amount
No.				Up %	
Trade: 13					
1 Painting walls externally	338.00	m2	35.00		11,830.00
(48) PAINTING & DECORATING EXTER	NALLY			Total:	11,830.00
Trade: 14					
Drainage To Main Roof					
1 125mm Cast aluminium Guttering to ends of roof	mansard 68.00	m	92.00		6,256.00
2 Extra over for 90 degree bends	4.00	Nr	45.00		180.0
3 Extra over for outlets in the running length	6.00	Nr	55.00		330.00
4 100mm box section cast aluminium downpipe	es 66.00	m	85.00		5,610.00
5 Extra over for anti splash shoes	6.00	Nr	65.00		390.0
6 Extra over for swan necks	6.00	Nr	52.00		312.0
Dormer roofs					
7 125mm Cast aluminium Guttering to ends of roof	mansard 23.00	m	92.00		2,116.0
8 Stop ends	20.00	Nr	45.00		900.0
9 Extra over for outlets in the running length	10.00	Nr	55.00		550.0
10 100mm box section cast aluminium downpipe	es 20.00	m	85.00		1,700.0
11 Extra over for anti splash shoes	10.00	Nr	65.00		650.0
12 Extra over for swan necks	10.00	Nr	52.00		520.0
(52) DRAINAGE & REFUSE DISPOSAL	1,,			Total:	19,514.00
Trade: 15					
1 Provide a PC Sum for central heating and plu complete	mbing 1.00	PCSum	81,500.00		81,500.00
2 Provide for 5% MCD associated with same	1.00	Item	5,594.74		5,594.74
3 Provide for builders work and firestopping co	omplete 1.00	Item	12,500.00		12,500.00
(59) MECHANICAL INSTALLATION				Total:	99,594.7
Trade: 16					
1 Provide a PC Sum for electrical installation of	omplete 1.00	PC Sum	80,000.00		80,000.00
2 Provide for 5% MCD associated with same	1.00	Item	4,230.58		4,230.58
3 Provide for builders work and firestopping co	omplete 1.00	Item	12,500.00		12,500.00

Eamonn O'Hanlon & Associates Page: 8 of 12 Date of Printing: 3/Jul/24

Job Name : Job Description Client's Name: Item Quantity Unit Rate Mark Amount **Item Description** No. Up % (69) ELECTRICAL INSTALLATION Total: 96,730.58 Trade: 17 1 Provide a PC Sum for supply of sanitary ware complete 14.00 PC Sum 21,000.00 1,500.00 2 Provide for 5% MCD associated with same 14.00 Nr 78.95 1,105.26 Total: (79) FIXTURES & FITTINGS 22,105.26 Trade: 18 (19) Substructures 1 Excavate foundation trench and remove excavated 34.00 m3 56.00 1,904.00 material off site to suitably licenced tip 2.220.00 2 35n concrete in foundations poured on or against earth 12.00 m3 185.00 3 A393 mesh reinforcemnent in foundation 34.00 m2 18.00 612.00 4 450mm deadwork in rising walls 19.00 m2 146.00 2,774.00 576.00 5 extra over for curved work 12.00 m2 48.00 6 Ground floor slab complete 13.00 m2 185.00 2,405.00 (21) External Walls 350mm cavity wall 8 350mm cavity wall with 1 layer of 100mm block 122.00 m2 42.00 5,124.00 outside plastered, 150mm insulated cavity and 100mm block wall internally drylined complete 15.00 255.00 9 100mm precast lintols over openings 17.00 m 462.00 10 Precast concrete cills complete with insulation and 11.00 m 42.00 insitu backing 11 Close cavity at eaves 15.00 m 15.00 225.00 12 Close cavity at jambs 34.00 m 15.00 510.00 13 Close cavity at heads with stepped dpc over same 15.00 135.00 9.00 m Lightweight wall 14 150mm studwork faced inside with plywood battens and 72.00 m2 523.83 37,715.76 12.5mm plasterboard and skim, 150mm rigid insulation between studs and faced on outside with felt, battens, counter battens plywood and zinc all curved 15 (23) Floors & Galleries

Eamonn O'Hanlon & Associates Page: 9 of 12 Date of Printing: 3/Jul/24



Job Name :	X4 x x x x x x x x x x x x x x x x x x x	Job Description
Client's Name:		

Ite	m Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trac	de: 18					(Continued)
16	Light weight floor structure complete with ceiling to underside and preparation for finish above same all curved	12.00	m2	398.00		4,776.00
17	Curved steel beams	28.00	m	352,00		9,856.00
Ti	Form bearing pads in existing wall for ends of steel frame	6.00	Nr	255.00		1,530.00
19						
	(24) Stairs & Ramps					
	Supply and fit steel stairs complete with balustrading and the like serving ground, first and second floor	1500000	PC Sum	20,000.00		20,000.00
0.00	Provide fo 5% MCD associated with same	1.00	item	1,052.63		1,052.63
22						
	(27) Roof Structire and finish					
23	Warm roof comprising of 12.5mm plasterboard and slat benath; 225 x 44mm joists with bridging at appropriate centres; 44mm firring pieces to create falls. 22mm wbp plywood, 150mm roof insulation and single ply PVC roof sinish complete		m2	335.50		5,703.50
24	Ditto but Curved profile	20.00	m2	429.00		8,580.00
25	Hardwood fascia and soffit painted	11.00	m	85.00		935.00
26	Ditto but curved profile	20.00	m	112.00		2,240.00
27						
	(31) External Wall Completions					
28	Supply and fit Aluminium Framed triple glazed windows size 600mm x 1200mm complete	6.00	Nr	444.00		2,664.00
29	Ditto size 1200mm x 1200mm	8.00	Nr	842.40		6,739.20
30	Note windows in curved walls not curved		Note			
31	Supply and fit aluminium framed door unit size 1000mm x 2400mm complete with panic bold and locking mechanisms	1.00	Nr	1,850.00		1,850.00
32	MDF window board and bearers to window cills internally	15.00	m =	52.00		780.00
33	3 Coats Paint to window boards complete	15.00	m	12.00		180.00
	Airtightness tape to reveals of windows internally	67.00	m	15.50		1,038.50
35						
	(37) Roof Completions			12.02.02.02.00		20.232.20.00
	Supply and fit assumed AOV requirement over stairwel complete aize 1000mm x 1000mm	1 1.00	Nr	3,250.00		3,250.00
37						

Earmonn O'Hanlon & Associates Page: 10 of 12 Date of Printing: 3/Jul/24

nen	ame : t's Name:			Job Descrip		
Iter	m Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trac	de: 18					(Continued)
	(43) Floor Finishes					
38	Provide a provisional allowance for stair and floor finishes to later detail	1.00	ProvDum	10,000.00		10,000.0
39						
	(52) Drainage & Refuse Disposal					
40	Provide for alumase gutter sand downpipes complete	1.00	item	5,495.00		5,495.0
	(20) SITE STRUCTURES (STAIRWELL)				Total:	141,587.5
Trac			Illian So	2 - 200 - 110 - 201 - 12 - 12 - 12 - 12		
1	Provide for footpath works around the external stairs extent to be agreed	1.00	ProvSum	10,000.00		10,000.0
	(40) ROADS PATHS PAVINGS				Total:	10,000.0
	be defined (50) DRAINAGE				Total:	20,000.0
Tra	de: 21				525341	0,000,000
1	Provide for external scaffolding complete	676.00	m2	38.00		
2	Provide for scaffolding to stairwell					25,688.0
- 5		1.00	item	15,000.00		
	Provide for full time foreman	1.00	item weeks	15,000.00 2,200.00		15,000.0
3	Provide for full time foreman Provide for contracts manager 20% of time	H==500VK	weeks	CHISTONOSOPACH		15,000.0 88,000.0
3		40.00	weeks	2,200.00		15,000.0 88,000.0 16,000.0
3 4 5	Provide for contracts manager 20% of time	40.00 8.00	weeks weeks	2,200.00 2,000.00		15,000.0 88,000.0 16,000.0 14,400.0
3 4 5 6	Provide for contracts manager 20% of time Provide for Quantity Surveyor 20% of time	40.00 8.00 8.00	weeks weeks	2,200.00 2,000.00 1,800.00		15,000.0 88,000.0 16,000.0 14,400.0 28,000.0
3 4 5 6 7	Provide for contracts manager 20% of time Provide for Quantity Surveyor 20% of time Provide for labourer part time	40.00 8.00 8.00 40.00	weeks weeks weeks weeks	2,200.00 2,000.00 1,800.00 700.00		15,000.0 88,000.0 16,000.0 14,400.0 28,000.0
3 4 5 6 7 8	Provide for contracts manager 20% of time Provide for Quantity Surveyor 20% of time Provide for labourer part time Provide for fencing container huts and compound	40.00 8.00 8.00 40.00 1.00	weeks weeks weeks item weeks	2,200.00 2,000.00 1,800.00 700.00 1,500.00		15,000.0 88,000.0 16,000.0 14,400.0 28,000.0 1,500.0
3 4 5 6 7 8 9	Provide for contracts manager 20% of time Provide for Quantity Surveyor 20% of time Provide for labourer part time Provide for fencing container huts and compound Provide for health and safety	40.00 8.00 8.00 40.00 1.00 40.00	weeks weeks weeks item weeks	2,200.00 2,000.00 1,800.00 700.00 1,500.00 350.00		15,000.0 88,000.0 16,000.0 14,400.0 28,000.0 1,500.0 7,800.0
3 4 5 6 7 8 9	Provide for contracts manager 20% of time Provide for Quantity Surveyor 20% of time Provide for labourer part time Provide for fencing container huts and compound Provide for health and safety Provide for skips for general rubbish	40.00 8.00 8.00 40.00 1.00 40.00 15.00	weeks weeks weeks item weeks Nr	2,200.00 2,000.00 1,800.00 700.00 1,500.00 350.00 520.00		15,000.0 88,000.0 16,000.0 14,400.0 28,000.0 1,500.0 7,800.0 6,000.0
3 4 5 6 7 8 9 10	Provide for contracts manager 20% of time Provide for Quantity Surveyor 20% of time Provide for labourer part time Provide for fencing container huts and compound Provide for health and safety Provide for skips for general rubbish Provide for temporary power	40.00 8.00 8.00 40.00 1.00 40.00 15.00 40.00	weeks weeks weeks item weeks Nr	2,200.00 2,000.00 1,800.00 700.00 1,500.00 350.00 520.00		25,688.0 15,000.0 88,000.0 16,000.0 14,400.0 1,500.0 7,800.0 6,000.0 25,000.0

Eamonn O'Hanlon & Associates Page: 11 of 12 Date of Printing: 3/Jul/24



ob Name : Client's Name:	TEAL (1,170°C, 1011) 22 CT 1011 1			Job Descri		
Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade: 22						
1 Provide a Cont unforseen work	ingency Sum for design development and	1.00	ProvSum	150,000.00		150,000.00
CONTINGEN					Total:	150,000.00
Subtotal Trade: 24					Total:	
1						
Vat at 13.5%					Total:	
Trade: 25						
1						

Eamonn O'Hanlon & Associates Page: 12 of 12 Date of Printing: 3/Jul/24

>>> 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.	
В	Jetting of peculation area & CCTV of same to identify issue.	
С	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	
•	Freatment System Upgrades: 50kg Carbon Media 6 CuFt of Filox Media New 1465 Softener x3 Clack Control Valve heads	€9,749.34	1	€9,749.34	
(#) (#)	Pipework Labour				
- Total ex	Commissioning kcl. vat			€9,749.3	

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



>>> Driveway Twomey Tarmacadam

TWOMEY TARMACADAM

QUOTATION

Nº 406

YERR	owstip	210	use	
	DUR J	FILL		
	CORK			

1, Westbury Crescent, Wilton, Cork. Tel.: 021 4545793 Mobile: 087 6442554

12.6.24.

V.A.T. No. IE F2462763D

Quantity	Description	€	cent
	For The Reports to Roadway which		
	will include digging out of large		
	Sections of excisting roadway		
	811E		
804	Blinding to be supplied		
50 47	of Tarraradam to be supplied and		
	Kaid and rolled out with a heavy		
	are soint to be sealed with liquid		
	Between to be sealed with liquid		
8			
	Sub Total	17.000	00
	V.A.T. @ 132%	2.295	00
	TOTAL	19-295	0







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