



infinite workspace solutions ltd



Practice Profile

Workspace Consultancy | Project Management | Building Surveying

Registered Office: 14 Herbert Street, Dublin 2
Registered in Ireland No. 477233

PRACTICE PROFILE



At Infinite Workspace Solutions Ltd we provide a highly personalised, experienced and responsive service and as property professionals we carry full professional indemnity insurance for all our business activities.

Infinite Workspace Solutions Ltd is a multidisciplinary private practice providing workspace consultancy, design, project management and building surveying services throughout Ireland and Europe.

We advise on a wide range of professional services including the construction, maintenance, alteration and repair of property offering consultancy advice to owners, occupiers, investors and managers of commercial property.

Our objective is to provide you with the highest quality professional advice in a fast, efficient and competitive manner. Working closely with our clients we provide a personal service and we strive to exceed your expectations time and time again.

“Our aim is to assist organisations succeed in increasing staff productivity, satisfaction and retention by providing knowledgeable workspace designs for occupiers of commercial property”.



David Mooney & Daniel Hammersley

BUILDING CONSULTANCY

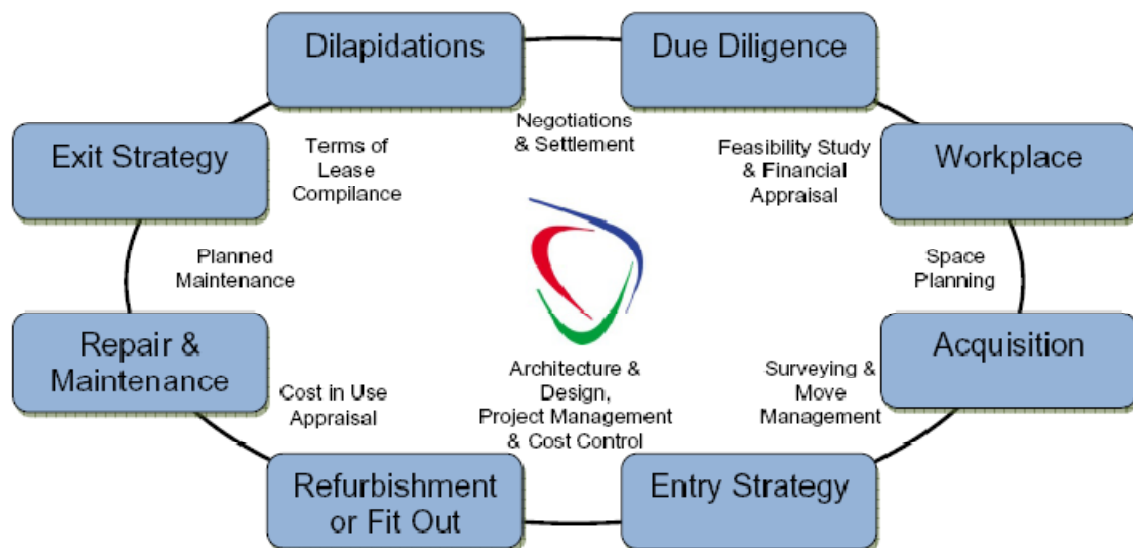


At Infinite Workspace Solutions Ltd we have Ireland covered!

Inspections and reports on building condition, the diagnosis of defects, the organisation and management of fit out and refurbishment schemes are day to day skills; above all we look at ways to maximise value and minimise liability for our clients.

“Infinite Workspace Solutions Ltd provides expert technical advice in a commercial context”.

We provide a comprehensive range of services throughout the lifecycle of a building and to a diverse range of clients including:

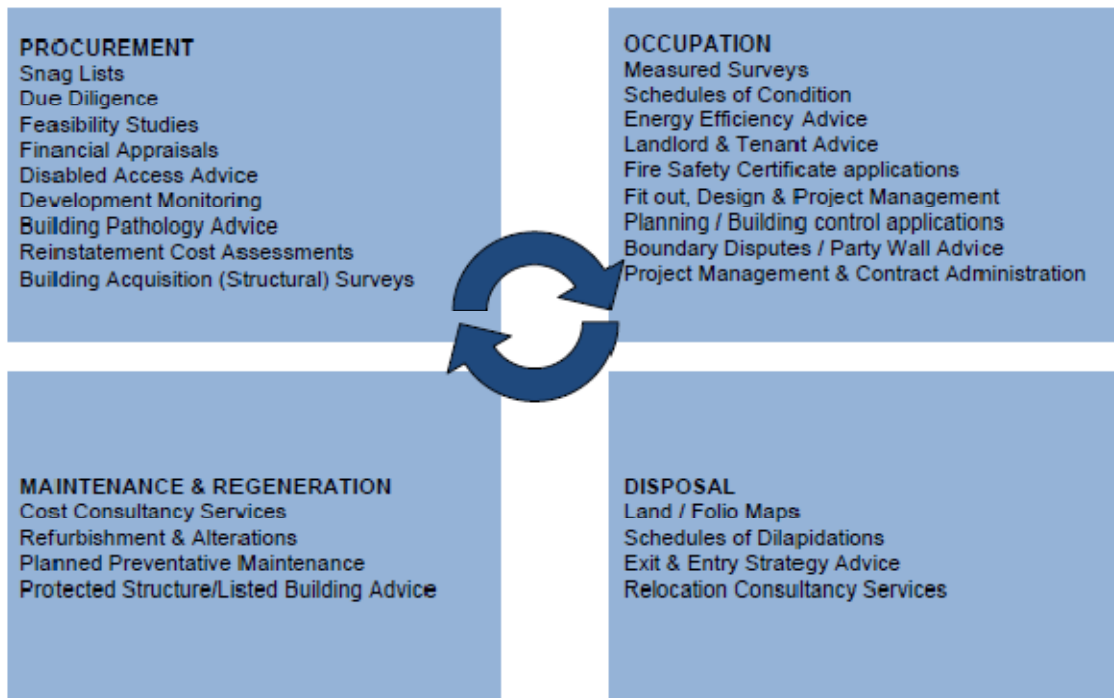


OUR SERVICES



Infinite Workspace Solutions Ltd has a key role to play in all aspects of commercial property.

Our services can be summarised as follows:



OUR SERVICES



Procurement

Snag Lists

We inspect newly constructed properties on behalf of the purchaser and produce a list of outstanding works and defects. Areas of poor workmanship and any non compliance issues with the building regulations will also be listed.

Due Diligence

The physical and operational aspects of commercial property can have a significant influence on capital value. We are experts at inspecting and reporting on the condition and quality of all types of property. We act for investors, owners or tenants, and co-ordinate specialists in environmental aspects such as land contamination, acoustics or materials testing.

Feasibility Studies & Financial Appraisals

Our unique combination of technical construction skills and commercial property expertise enables us to advise a wide range of companies who want to get the best from their property assets. Feasibility studies, development appraisals construction cost advice and the selection and appointment of consultants are all key skills.

Determine any restrictions applicable to the proposals including the following matters: Planning restrictions, building regulations and other statutory controls, boundaries and party wall matters

Advise on statutory requirements, cost implications, advantages and disadvantages.

Development Monitoring

Major capital projects involve the participation of a wide range of specialist consultants. Coordinating and managing the design and construction process needs skill, and above all independence. Project managers bridge the gap between pure construction issues and the corporate or financial objectives set by property owners and investors. We help manage risk and create value.

Acting for Investors financing development projects across Europe, we are involved in development funding agreements, influencing the design and specification of the project, and monitoring construction until completion. We regularly act for Banks and others, monitoring construction loans, managing risk because of our experience of the development process and the letting and investment market.

Disabled Access Advice

We will undertake a detailed access audit of your property and make recommendations in order to improve accessibility.

Building pathology advice

Building pathology, the accurate diagnosis of actual or latent building defects, is at the heart of the chartered building surveyors skill set. This requires all understanding of materials, design and construction technology. It is this unique skill set that differentiates building surveyors from other construction professionals.

OUR SERVICES



Procurement

Reinstatement Cost Assessment

The consequences of fire damage in property can be catastrophic. Reliable insurance assessments provide certainty of cover to underpin asset value.

A reinstatement cost assessment will advise on the anticipated cost of re-constructing a building in the event of damage by an insured risk. The valuation will have no direct relationship to the market value of the property. The survey ensures that the correct level of building insurance is maintained and that the building owner has peace of mind that their property is insured at the correct level.

Building Acquisition (Structural) Surveys

At IWSL we offer a full range of surveys for all types of property.

A building survey is an investigation and assessment of the construction and condition of a building and identifies constructional problems and works required to repair and maintain the property. This information is critical for a decision to purchase notifying you at an early stage of any potential pitfalls or areas where additional expenditure will be required.

The surveyor will cover the full extent of the interior and exterior of the building, any outbuildings, grounds and boundaries. The report will include reference to visible defects and give guidance as appropriate on maintenance and remedial measures which may be required. A visual inspection of electrical, plumbing and heating services will be undertaken, and opinion given on the need for specialist testing.

Our reports will provide you with clear, comprehensive advice with recommendations for repair and / or further investigations that may be required. We can, if requested provide a schedule of budget costs.

Where appropriate, or if requested, a survey report may also comment on health and safety issues, landlord and tenant responsibilities, mechanical and electrical installations, environmental liabilities and statutory compliance issues that may be relevant.

Previous clients include:

Treasury Holdings, Boots Pharmacy, Roche's Stores, Jury's Inns Hotels, Quinlan Asset Management, General Motors, Toys R Us, Warner Music, Scottish Provident, Bank of Ireland, Anglo Irish Bank, First Active, ACC Bank, Irish Nationwide, Bristol Myers Squibb, Mater Hospital, Rotunda Hospital, St Vincent's Hospital, Windmill Lane Pictures, National Disability Authority, Caulfield's Supermarkets, Area Life Information, Aviva, Alan Caren & Partners, Bank of Scotland Ireland, Crownway Investments.

OUR SERVICES



Occupation of Property

Measured Surveys

The purpose of a measured survey is to provide existing layout plans and elevations in a recognised and transferable AutoCAD format.

Schedule of Condition

A detailed photographic and descriptive record of a buildings condition agreed between a landlord and tenant prior to the commencement of the lease. The document acts as evidence of a properties condition and can prevent disputes between the two parties during or after the lease term. It is normal to have this appended to the lease agreement. We act on behalf of landlords to ensure that the tenant does not carry out alterations to the building or change the fabric and also tenants to ensure that costly dilapidations and wants of repair are not unduly served upon them during or after the lease term.

Energy Efficiency Advice

We encourage best practice procedures throughout all aspects of our projects including BER and sustainability, all of which contribute significantly to the quality of the end product.

Landlord and Tenant Advice

Preparation or approvals of alterations or license proposals on behalf of landlords or tenants.

Project Management & Contract Administration

It involves the preparation of specifications, production of tender documentation, contractor selection, administration of the contract from commencement through to the end of the defects liability period.

Fit out Design and Project Management

Architecture & design provides a high quality, commercially astute approach to design, interior fit outs, space planning and project management. Space audit, feasibility studies and work-style skills also form an essential part of corporate relocation projects.

Boundary Disputes / Party Wall Advice

Building work close to or affecting neighbouring property may require regulation to protect the position of the building owner and the adjoining owner. Acting for building owners or adjoining owners, our objectives are to minimise disruption and ensure that work proceeds smoothly on an agreed basis.

Previous clients include:

Masons, Vodafone, Norkan Technologies, Smurfit Ireland Ltd, Avaya, Microsoft, Bayer Plc, Merchants Quay Shopping Centre, Liffey Valley Shopping Centre, Danish Embassy, F&C Ireland, VW Bank, Schering Plough, Avery Berkel, Pacificare, Mundipharma Pharmaceuticals, Aol Global Operations Ltd, Vincent Finnegan Auctioneers, Ladbrokes

OUR SERVICES



Maintenance and Regeneration of Property

Cost Consultancy Services

Accurate cost management in construction or development projects is an essential tool for owners and investors. We provide an up to date guide to costs and budgeting. In addition, advice on construction procurement, building contracts, cost reporting and control measures enables clients and project teams to manage risk and achieve cost certainty.

Refurbishment & Alterations

Combining management with architectural design for fast track refurbishment projects in existing buildings, for letting or for occupation. In addition, cost control advice which ensures value efficient design.

Protected Structure Advice & Planned Preventative Maintenance

A building is an asset which needs to be maintained to ensure that its value is not eroded. This is all too often ignored with unfortunate economic consequences, including a subsequent greater expenditure on maintenance of building fabric or engineering services.

We can help by developing a planned preventative maintenance strategy which will assist landlords, occupiers or an in-house facilities management teams plan expenditure, protect asset value to help meet legal and statutory obligations.

Previous clients include:

USIT, Sisters of the Holy Faith, Swiss RE, ISPC, Irish Nationwide, The Winding stairs, The Grand Social venue, Tacu Family Resource Centre, Swiss Re, Gorta, VW Bank

OUR SERVICES



Disposal of Property

Land/folio maps

We provide a mapping service for the registration of title.

Schedule of Dilapidations/Exit & Entry Strategy advice

This complex area of law and surveying practice requires a combination of technical and negotiating skills. We work for landlords and tenants of every type of property advising on leasehold liabilities, negotiating settlements at the expiry of leases, or dealing with the issues of disrepair at any time.

Relocation Consultancy Services

A one stop approach offering a single point of responsibility and encompassing all aspects of the relocation process.

Taking a brief, assembling a project team, building evaluation, space planning, interior design, landlord and statutory approvals, fitting out, health and safety (under separate cover), furniture advice and move management, all covered as part of a seamless service.

Previous clients include:

GE, Aol Global Operations Ltd, Mountbrook Homes, Combined Insurance, Windsor Motors, British Sky Broadcasting, Irish Car Parks Ltd, GECAS, Brown Brothers Harriman, AON, O'Brien's Sandwich Bars

RECENT PROJECTS



**The Brunel Building,
HSQ, Dublin 8
Floors 7 - 11**

PROJECT

*Fit out & Project Management of AOL
Headquarter office*

CLIENT

Aol Global Operations Ltd

KEY ASPECTS

- *Feasibility & Due Diligence*
- *Project Management*
- *Cost Consultancy*
- *Planned Preventative Maintenance (PPM)
schedule of premise*
- *Full Professional Consultancy Service*
- *Engineering Consultancy*
- *Health & Safety Consultancy*
- *Capital Allowance Assessment*



**John Rogerson's Quay
Dublin 2**

&

**South Street
London W1**

PROJECT

*Dilapidations advice at Dublin office
Design & Project Management of European
headquarters*

CLIENT

Madison Tyler Holdings LLC

KEY ASPECTS

- *Design*
- *Project Management*
- *Cost Consultancy*
- *Building Surveying Services*



**Various Properties
Ireland**

PROJECT

*Dilapidations advice and Measured Surveys of
various properties throughout Ireland*

CLIENT

Ladbrokes Leisure (Ireland) Ltd.

KEY ASPECTS

- *Measured Survey*
- *Building Surveying Services*



**Unit D1
Santry Business Park
Dublin 9**

PROJECT

Design, Fit out & Project Management of Wassenburg Medical Devices office

CLIENT

Wassenburg Medical Devices

KEY ASPECTS

- Design
- Project Management
- Cost Consultancy
- Clean Room
- Engineering Consultancy
- Health & Safety Consultancy



**The Brunel Building,
HSQ, Dublin 8
6th Floor**

PROJECT

Fit out & Project Management of Aol Headquarter office

CLIENT

Aol Global Operations Ltd

KEY ASPECTS

- Feasibility & Due Diligence
- Project Management
- Cost Consultancy
- Full Professional Consultancy Service
- Engineering Consultancy
- Health & Safety Consultancy
- Capital Allowance Assessment



**Grattan House
Mount Street Lower
Dublin 2**

PROJECT

Reinstatement Cost Assessment for insurance purposes

CLIENT

Irish Dairy Board

KEY ASPECTS

- Building Surveying Services
- Measured Survey
- Rebuild Cost Appraisal



**5 Lower Main Street
Dundrum, Dublin 14**

PROJECT

Fit out & Project Management of Vincent Finnegan Residential office

CLIENT

Vincent Finnegan Ltd

KEY ASPECTS

- Design
 - Project Management
 - Cost Consultancy
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The Grand Social
35 Lower Liffey Street

PROJECT

Design, Refurbishment & Project Management of The Grand Social (formally Pravda)

CLIENT

Claremont New Club

KEY ASPECTS

- *Building Surveying Services*
- *Design*
- *Planning Permission (Protected Structure)*
- *Project Management*
- *Cost Consultancy*
- *Fire Safety Certificate*
- *Disability Access Certificate*



11 Eyre Square
Galway

PROJECT

Design, Refurbishment & Project Management of Irish Nationwide premises

CLIENT

Irish Nationwide Building Society

KEY ASPECTS

- *Design, Refurbishment, Space Planning & Project Management*
- *Planning Application*
- *Cost Consultancy*
- *Planned Preventative Maintenance advice*



Owen Reilly
Milltown Centre
Dublin 6

PROJECT

Design, Fit out & Project Management of Owen Reilly Residential office

CLIENT

Owen Reilly

KEY ASPECTS

- *Design*
- *Project Management*
- *Cost Consultancy*



The Grange Development
Stillorgan

PROJECT

Reinstatement Cost Assessment for insurance purposes

CLIENT

The Grange Lifestyle Services Ltd

KEY ASPECTS

- *Building Surveying Services*
 - *Measured Survey*
 - *Rebuild Cost Appraisal*
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KEY PERSONNEL



Our Building Consultancy team includes qualified Building Surveyors, Engineers and Project Managers.



Daniel Hammersley
BEng MIEI

Director & Engineer

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Background

Daniel is one of the founder members of Infinite Workspace Solutions Ltd. His background is in the area of Design and Project Engineering. Daniel graduated from IT Tallaght in 2001 where he gained a Bachelors Degree in Engineering.

Daniel has ten years experience in the property and construction industries. Daniel specialises in design, project management, space planning, workspace consultancy, fit-out and refurbishment projects. He takes a lead role in delivering a range of professional services to a broad range of public and private sector clients. Daniel has a track record of high performance in pressurised situations and working to deadlines.



David Mooney
BSc (Hons) Building Surveying

Director & Building Surveyor

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Background

David is one of the founder members of Infinite Workspace Solutions Ltd., graduating from Dundalk Institute of Technology in 2006 with an Honors Degree in Building Surveying. David has eight years experience in the property and construction industries.

Having represented a variety of public, private and commercial sector clients, David has used his knowledge of the extensive construction process to ensure project success, with project values ranging between €1m to €350m. David specialises in the areas of Due Diligence, Pre-Contract Planning, Development Construction, Cost Consultancy, Contract Administration and Statutory Obligations. David's career is based on drive, enthusiasm and commitment to achieve results for his clients in the commercial and private property sectors.

MEMBERSHIPS



The Society of Chartered Surveyors Ireland



The Institute of Engineers Ireland