



## OUR MISSION

To be one of Ireland's leading  
construction solution providers  
and be recognised as  
the main **concrete specialists**  
by industry professionals in our territories.



“CFS are experts in the construction of main concrete frame buildings for large scale commercial and residential projects.

We are the first formwork company to incorporate the manufacture and supply of our own precast structural products into the construction of building projects”.

Tim McNulty,  
Managing Director CFS Group

## CFS GROUP FOREWORD

The CFS Group is one of Ireland’s most successful construction contracting companies. We pride ourselves on our ability to complete large-scale projects efficiently, within budget and on time - every time. We are resourceful and innovative and have consistently demonstrated the ability to introduce new technological solutions and construction techniques. Our client list of top European developers speaks for itself.

In recent years, we have developed the Group by integrating Plant, Precast Manufacture and Engineering Design in order to take advantage of economies of scale, project control and cost efficiency.

We have strategically built a highly skilled team of talented professionals with a deep respect for quality and high production values. By combining top class people, a wealth of experience and the best technology available, CFS has forged the expertise and vision to sustain its success far into the future.

A handwritten signature in black ink, appearing to read 'Tim McNulty', is written over a horizontal line.

Tim McNulty, Managing Director CFS Group





Early formwork on display being inspected by Tim McNulty Senior

## FROM STRENGTH TO STRENGTH...

The Company: “was developed with the object of coping economically with the many kinds of demands occurring in the provision of formwork for concrete structures. Our company is thus not a specialised large-area type but a universal system capable of being utilised economically:

- as formwork for one-off use
- as economical large-area formwork with a number of repeated uses
- as high-efficiency shuttering for construction sites with many repeated uses and stringent concrete surface specifications.”

Quote from the late Tim McNulty Senior, seen here (LHS) on site inspecting works on Dublin Airport Car Park in the early 1970's.

## CFS GROUP – FROM STRENGTH TO STRENGTH...

Established by Tim McNulty Senior in 1969, the company has always remained a family business. Originally, it operated as subcontractors for large scale and often challenging construction projects. Ireland was at this stage entering a new 'Golden Era' of architectural design and construction, which brought with it, its own challenges. In order to facilitate these new building approaches, Tim McNulty Senior was the first to introduce new and innovative formwork solutions to Ireland.

Three projects of note, in which he utilised these techniques, are Dublin Airport Car Park, the Irish Life Centre on Abbey Street and the Irish Central Bank Building on Dame Street, Dublin 2. The latter is most interesting as it is unique in twentieth-century Dublin architecture for the manner in which floors are suspended from the roof, with the structural cables clearly visible on the outside.

The company has always been at the forefront of construction in Ireland, however, with the recent development boom the current Managing Director, Tim McNulty has found himself mirroring his father's footsteps by again bringing new and innovative construction techniques to Ireland. He has expanded the business into plant, servicing and support companies. More importantly, the Group has established a successful Precast Manufacturing business with one of the most advanced production systems in Ireland and the UK. This has meant that CFS are now the only formwork company to incorporate the manufacture and supply of their own precast structural products to the construction of building projects.

The Group now consists of five individual businesses and is today one of the leading concrete frame construction companies in Ireland.





The Irish Life Centre, Abbey Street in various stages of construction. circa. 1974.





Irish Life Centre Project in construction in 1974 and below how the development looks 35 years later in 2009



## Notable Projects & Business Milestones 1969-1992

1969	CFS Established by Tim McNulty Snr
1970	Dublin Airport Terminal Building & Spiral Ramps
1970	500 Local Authority Houses
1974-77	Irish Life Centre Project
1975	Irish Glass Bottle Factory
1975	NEC Factory, Ballivor
1976	University College Dublin Sports Complex
1978	The Central Bank –Dublin
1983	Lansdowne Stadium (East Stand)
1984	Construction Industry Federation Head Offices
1985	Burlington Industries (Tullamore)
1986	Loughlinstown Hospital
1987	Square Shopping Centre Tallaght (Ireland's first shopping centre of its scale) (Opened 23/10/1990)
1987	The Conrad Hilton Hotel, Dublin
1987	The Bon Secur Hospital
1989-92	Earlsfort Terrace
1990	CFS Joinery established to maintain and service Formwork.
1990	Dublin City University
1990-91	Bolands Mill Re-development
1991	Rotunda Hospital, Dublin
1991	Mitsubishi Electrical Head Office
1991-94	Georges Quay (Substantial Commercial Development)
1992	Tim McNulty Jnr takes the helm of CFS
1992	Avondale Chemical Plant Rathdrum
1992	Dublin City University Business School & Leisure Centre
1992	Jurys Hotel - Christ Church



Trinity College Dublin



Dublin Airport



Conrad Hilton Dublin



Rotunda Hospital, Dublin

Irish Central Bank Building-1978



## Notable Projects & Business Milestones 1993-2008

1993	Guinness Brewery – Vat House and Barley Store
1993-96	East Point Business Park in Dublin
1993	The National Gallery of Ireland
1994	CF Services is formed to manage all company plant & fleet
1995	Dun Laoghaire - Rathdown County Council Civic Offices
1996-1997	Tallaght Hospital
1997	Boyne Valley Visitor Centre, Kells
1998	'Oulart' Wexford - Award Winning Rebellion Memorial
2000	Clarion Hotel
2000	National College of Ireland
2001	CitiBank
2002	CFS Developments established
2002	CFS Development - Residential Development in Rathcoole
2002	'West Pier' Office Development– Dun Laoghaire
2003	Ballymun Regeneration Project (Santry Cross)
2004	CFS Development - Residential Development in Mount Brown
2005	CFS Development - Residential Development in Ardmore
2005	CFS develop a precasting system to back-up the mainframe contracting.
2006	Marsfield Residential Development
2006	CFS Development - Residential Development in Cabra, Dublin
2007	New CFS Precast Plant opened in Meath. The plant is so innovative that it makes the front of CPI magazine.
2007	Trinity College
2007	Viaduct for Luas Light Rail System



Dun Laoghaire  
Rathdown Civic Offices



'Oulart' Rebellion  
Memorial, Wexford



Luas Light Rail System



Above: Tim McNulty, Managing Director, reviewing engineering plans with a senior consultant.

## WE INVEST IN DEVELOPMENTS, TECHNOLOGY AND EXPERTISE...

Following the philosophy: ‘employ giants and you become a company of giants’, the CFS group has focused its efforts on the careful management of its most important assets, its people, and the innovation they can bring with them.

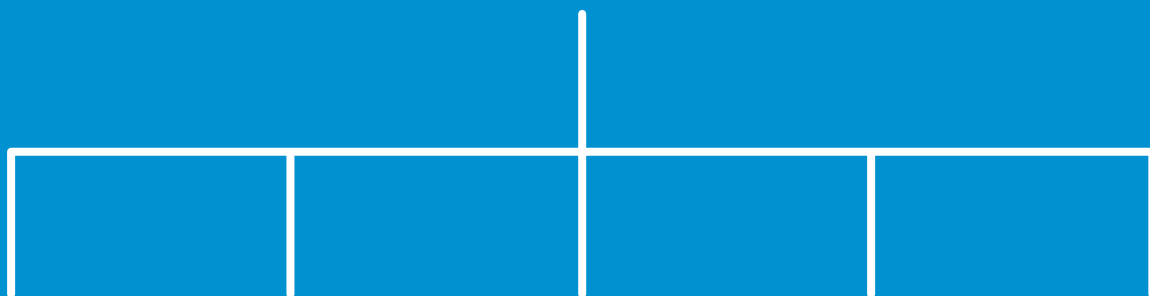
An inspirational leader, Tim McNulty is well renowned for his passion in the work that the CFS Group carry out and his focus on quality systems in every step of the process. He has built a team of talented professionals around him in order to achieve the expansion goals of the company and in order to maintain their number one ranking in concrete frame construction.





A significant investment in technology and innovation, has played a major part in the growth of the group and with this has been an investment in training and personal development. Every member of the CFS team from directors to craftsmen are constantly monitored and undergo continuous professional development.





### **CFS Structures LTD.**

Contractor for  
large scale  
concrete frame  
projects



### **CFS Developments LTD.**

Developers  
of residential  
and commercial  
projects



### **CFS Precast LTD.**

Manufacturer  
of precast  
wide-slab  
flooring and  
façade systems



### **CFS Joinery LTD.**

Maintenance  
and service  
of formwork  
panels, plant  
and machinery



### **CF Services LTD.**

Plant  
management  
company providing  
cranes, trucks  
and machinery  
for all CFS Group



- **Main Contracting**
- **Project Management**
- **Design and Build**
- **Civil Engineering**
- **Main Structural Design**
- **Precast Elements**
- **Formwork and Concrete**
- **Reinforcement**
- **Plant Hire**





## CFS Structures

***‘CFS Have Vast Experience of  
Building Commercial Headquarters  
Which Surpass World Standards’***



## CFS STRUCTURES LTD. – YOU BUILD ON OUR SUCCESS

CFS Structures are contractors for large-scale concrete frame projects. We work with a host of Ireland's key developers. We excel in the engineering design and planning of highly complex projects and we have an undisputed reputation for excellence of build and delivery.









We are advocates of using concrete framing as the method of build due to the following:

- **Concrete framing is the most cost effective way to build.**
- **Concrete structures go up faster.**
- **Concrete allows construction to start sooner – no lengthy delays whilst structural members are fabricated.**
- **Concrete framing is readily adaptable to late changes – there is no waiting time for fabrication of replacement members.**
- **Concrete framing is easily moulded and fire resistant.**

In addition, by using all the services of the group, we are able to manage and maintain all plant, provide custom precast framework efficiently and thus compete confidently on project cost and delivery.





National College of Ireland, Dublin

## OUR WORK SPEAKS FOR ITSELF AND OUR REPUTATION IS BUILT ON THE COMPANIES WE KEEP...

Over the past 30 years we have worked on many large-scale projects – some of these include:

- **Citi Bank IFSC**
- **Eastpoint Business Park**
- **Jury's Hotel Christchurch**



East Point Business Park. Major companies based here include AOL, Lexmark, Oracle Corporation and Sun Microsystems

- **The Clarion Hotel IFSC**
- **George's Quay – Ulster Bank**
- **West Pier – Dun Laoghaire**
- **Dun Laoghaire Rathdown Civic Offices**
- **Viaduct for Luas**
- **'Oulart' - Wexford - Award Winning Rebellion Memorial**
- **Chemical Plant Rathdrum**
- **Guinness Brewery – Barley Store**
- **Boyne Valley Visitor Centre, Kells**
- **Irish Glass Bottle**
- **Coca Cola**



CitiBank Headquarters



AIG Head Offices

The developments for which CFS manage the formwork are dynamic and often iconic.

CFS are responsible for a substantial amount of new building projects in Dublin's new Dockland area including projects within the world-renowned 'International Financial Services Centre' (IFSC).



Jurys Hotel, Christchurch, Dublin

**CFS are  
Specialists with  
Vast Experience  
in Hotels and  
Leisure Projects**



Jurys Hotel, Christchurch, Dublin

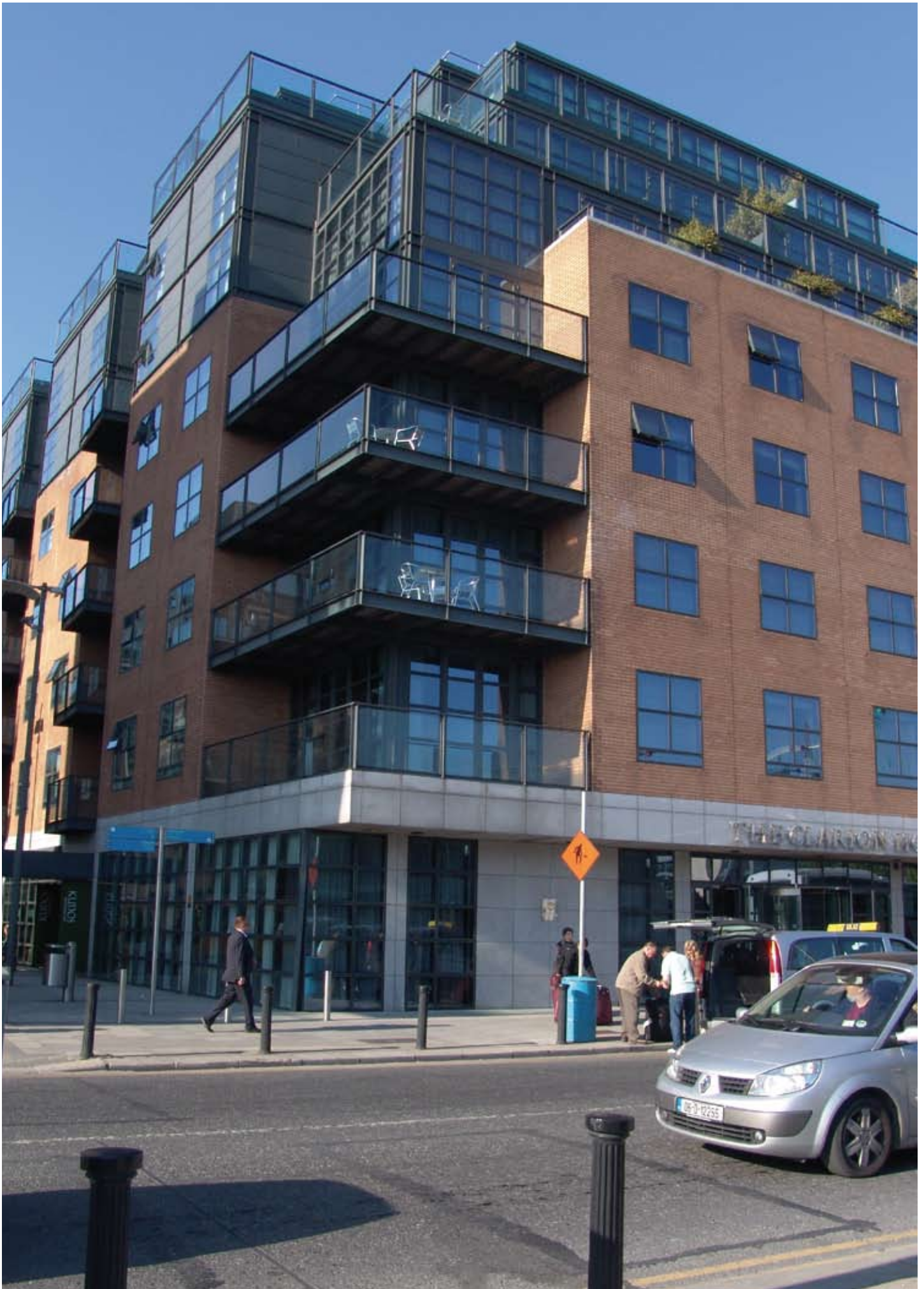


The construction of a tulach or burial mound as a place of connection between the world of the living and the “other world” was common in ancient Ireland. At Tulach a’ tSolais, built to commemorate the bicentenary of the United Irishmen’s uprising in 1798, a gleaming shaft of concrete cleaves through a green hill, opening it to the sky. The memorial is split down the middle.

We used our most experienced team of men to build the memorial. To their credit, the quality of the finished concrete was of such quality that CFS won not only notoriety but a desired Industry Award.

Construction joints are cleverly concealed. Everything is laid out according to a module, 90cm square. The only decoration of the concrete comes from the pattern of recessed tie-bolt holes, eight to each panel, in two rows of four. Bolt holes were filled with precast concrete plugs to ensure the depth of each hole would be identical.





The Clarion Hotel, Dublin



## CFS Developments

***‘CFS Have the Capacity to Build Over 1000 Residential Units Every Year’***

## CFS DEVELOPMENTS LTD.

### NEW HOMES WITH A NEW PHILOSOPHY

CFS Developments is proud to have launched some of the finest residential developments in Ireland.

We pay meticulous attention to detail in order to provide spacious, well-designed homes for our target markets and go beyond their expectations in terms of quality finish and mastercraftsmanship.



St. James's Court, Dublin 8





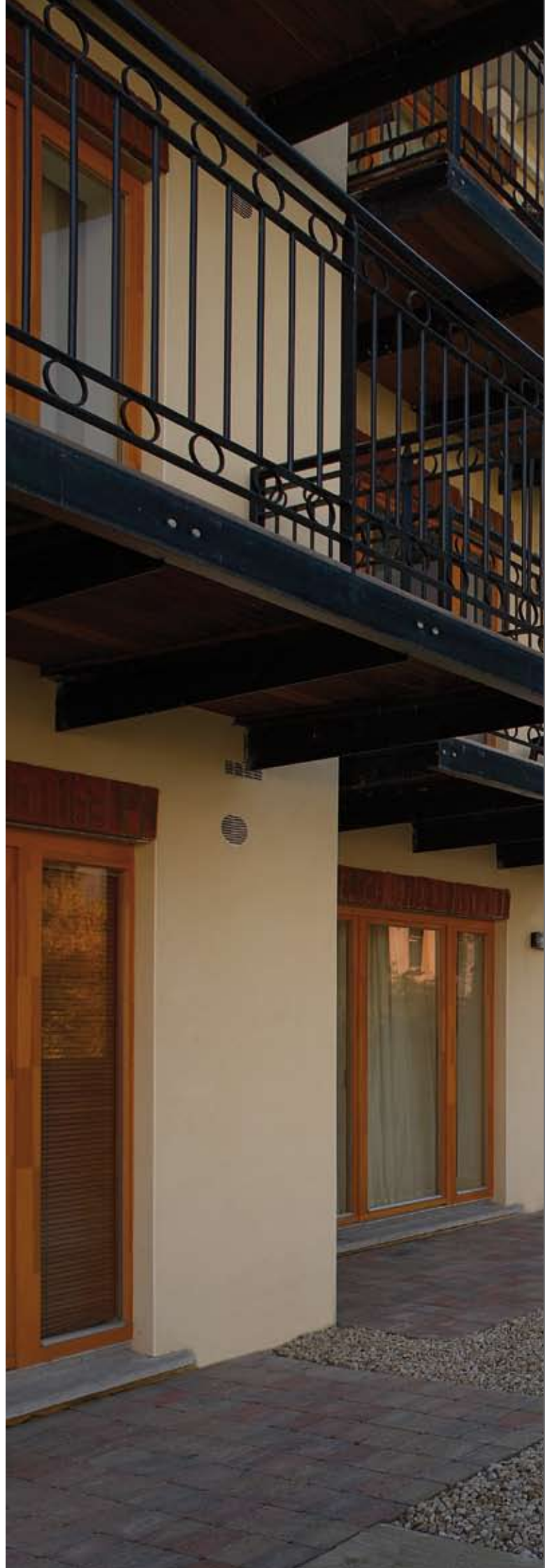


Sustainability is a key concern for us when designing any residential development, not just in terms of energy ratings and the ecological environment, but also in terms of social sustainability. We select sites which can sustain local employment or where accessibility and commuting is excellent.

Technology and innovation also play a major part in terms of connectivity and wiring for communication and 'smart home' devices.



Clarion Apartments, Dublin 1





St. James Court, Dublin 8



Housing Development at Ardmore, Co. Waterford



## CFS Precast

***‘CFS are the only formwork company to incorporate the manufacture of their own precast structural products into the construction of building projects’***



## CFS PRECAST LTD. – MOULDED TO PERFECTION

The CFS Group incorporates the manufacture and supply of its own precast products into the construction of building projects. We operate a precast facility in Summerhill Business Park, County Meath which is one of the most advanced production systems of its kind in Europe. Indeed, it is often visited by other companies from around the world who wish to view a model facility in terms of processes, technology and layout. The plant in Summerhill was featured in CPI Magazine (featured below right).

CFS Precast Limited provides a wide range of concrete products for the construction sector. Although this is mainly in the area of Wide Slab Flooring and Façade Systems, our expertise comes from taking existing designs and construction plans and re-evaluating them to develop different solutions with the aim to maximise efficiency, production methods and reduce costs. A precast façade unit can be customised to meet individual requirements through the application of different finishes. We employ a fully qualified team of engineers and

technicians who provide a comprehensive design and development service.

We are dedicated to achieving the highest standards on all areas of our business and strict quality control measures are implemented throughout the manufacturing process. All of CFS Precast's components are designed in accordance with BS8110.



**Precast construction is faster, stronger, more sustainable, more fire resistant and has higher sound control than traditional construction methods.**



## WHY CFS PRECAST?

Our Precast concrete products are cast in moulds in a factory setting. These products benefit from a much superior quality control which is achievable at a production plant. CFS Precast specialises in Wide Slab Floor and architectural Façade Systems.

### Achieving Sustainability With Precast Concrete

**Timelines:** Off site production shortens project time, allowing earlier occupancy.

**Safety:** Superior fire resistance and sound control.

**Strength:** Precast concrete is capable of higher strength which allows for long clear spans making it especially applicable to structures requiring large open spaces.

**Sustainability:** Precast concrete has many environmental benefits during construction and for the life of the structure.

### Superior Finishings

- Achieved through a controlled environment.

### Programme

- Modular units which reduces size and erection time.

### Waste Minimisation And Energy Performance

- Reduces the amount of material used and the toxicity of waste materials.
- Less community disturbance.
- Energy Performance: Precast concrete acts as an air barrier, reducing air infiltration, and saving more energy.
- Optimal insulation levels can be incorporated into precast concrete panel walls.
- Less dust and waste is created at the construction stage.

### Precast Concrete Energy-Efficient

The thermal mass of precast concrete absorbs and releases heat slowly, shifting air conditioning and heating loads to allow smaller, more efficient heating, ventilating, and air conditioning (HVAC) systems. The resulting savings are significant on heating and cooling costs.

See image below for inner and leaf wall definitions:

- A:** Façade
- B:** Cavity
- C:** Insulation
- D:** Damp Proof Course
- E:** Internal Leaf





## CFS PRECAST PRODUCT RANGE

CFS provides a wide range of concrete products for the construction sector. Although this is mainly in the area of Wide Slab Flooring and Façade Systems our expertise comes from taking existing designs and construction plans and re-evaluating them to develop different solutions with the aim to maximise efficiency, production methods and reduce costs.

### CFS Precast Ltd provide precast concrete products for the following:

- Housing.
- Hotels.
- Security Facilities.
- Office Buildings.
- Warehouses.
- Airport Terminals.
- Tram Lines.
- Hospitals.
- Shopping Malls and more.

### CFS Precast Work

- Wide Slab Flooring :-  
Includes special design flooring  
e.g. Luas Tram Viaduct.
- Façade Systems :-  
We have special Façade Systems from brick  
finish to selective coloured rendered and  
polished concrete.  
  
Units can be finished in a wide range  
of colours and textures.

### Precast Systems

- Brick faced.
- Coloured rendered faced.
- Natural stoned faced.
- Precast lift pits.
- General precast walls.
- Precast columns, beams etc.



## CFS PRECAST QUALITY ASSURANCE

The most important element for Precast is maintaining quality throughout the design and manufacturing process. All designs are signed off and approved by the client before manufacture.

We are dedicated to achieving the highest standards on all areas of our business and strict quality control measures are implemented throughout the manufacturing process. All of CFS Precast's components are designed in accordance with BS8110.

NOTE: All quality control systems are fully traceable to each individual product, date, time and type used. All technical information is supplied to the contract.



## CFS PRECAST ARCHITECTURAL CLADDING

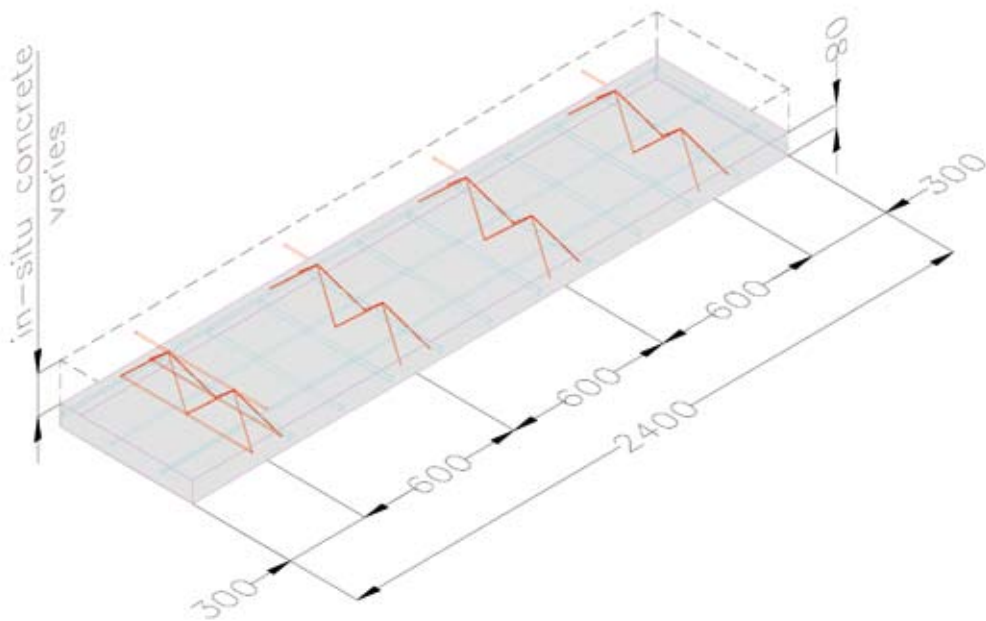
### Design from Concept to Installation

- Precast architectural cladding provides a very cost effective alternative to the traditional brickwork exterior cladding system. Brickwork faced cladding panels achieve the desirable appearance of traditional brickwork, without the significant costs associated with traditional methods.
- A precast architectural cladding solution is ideal where there is a high degree of repetition along large façades. Typically, this system is most economical on buildings such as residential apartments, commercial office buildings, multi-storey car parks and other large buildings such as schools and hospitals.
- Schemes are developed in close communication with the client and/or their representatives, from initial panelisation sketches through to full general arrangement drawings.
- Precast architectural cladding panels are all bespoke designed in accordance with BS8297 and BS8110 using the latest finite element analysis and design software.
- All panels are cast horizontally on state-of-the-art tilting tables which eliminates unwanted handling stresses.
- All permanent fixings for both restraint and support are provided in high quality stainless steel as standard.
- All handling accessories are provided in high quality stainless steel as standard.



CFS Precast Flooring Load Tables

Slab Depth (m)	Weight (KN/m²)	Max Single Span (m)	Max Multi Span (m)
150	3.6	4.1	5.2
175	4.2	4.95	6.0
200	4.8	5.75	7.25
225	5.4	6.5	8.2
250	6.0	7.2	9.1
275	6.6	7.9	10.0
300	7.2	8.55	10.5



NOTES:

- 1 Units are designed in accordance with BS8110.
- 2 0.5KN/m² dead load allowance for finishes/services.
- 3 1.0KN/m² live load allowance for partitions.
- 4 Imposed live load = 1.5KN/ m².
- 5 Greater spans can be achieved with increased slab depth.
- 6 Lighter slab weights can be achieved using lightweight void formers.
- 7 This table is intended as a guide only. The load span for each project is designed on an individual bases and may vary from this table.



## CFS PRECAST PRODUCTION

CFS Precast has one of the most advanced production systems of its kind in Europe. Our plant in Ireland is often visited by other companies from around the world who wish to view a model facility in terms of processes, technology and layout.

A precast façade unit can be customised to meet individual requirements through the application of different finishes. We employ a fully qualified team of engineers and technicians who provide a comprehensive design and development service.

Cost control is crucial in the manufacture of our products. Through early involvement and careful planning, we ensure all job costs are minimised while quality continues to be meticulously controlled.

Products are completed in line with client's requirements through in-depth discussion and client involvement at tendering stage. This ensures that products are designed, manufactured and finished according to an agreed contractual programme.





Floor manufacturing in operation



## CFS Joinery

***‘In Order to Keep Multiple Projects Working at Optimal Levels, CFS have Shrewdly Invested in Specialist Machinery and Skilled Maintenance Personnel’***

## CFS JOINERY – ENSURING QUALITY BACK-UP EVERY STEP OF THE WAY

CFS Joinery is located at a separate large facility in Summerhill Business Park, County Meath. Here we have developed state of the art hydraulic systems to remove, maintain and re-fit formwork panels with precision and rapid turnover. This ensures a steady supply of formwork system elements to all sites in which we are operating.





CFS Joinery also maintains other metal items such as CFS Construction Equipment, Structural Steelwork, Machinery, Process Equipment, Racking and Shelving and Waste Skips using various Shot Blasting methods.







## CF Services

***‘By Owning and Maintaining an Impressive Fleet of Plant, Construction Equipment and Vehicles, CFS can be Flexible, Effective and Cost Efficient’***

## CF SERVICES – REASSURINGLY EFFICIENT

In order to ensure the smooth running of our operations in the contracting, precast manufacturing and residential development areas, CFS Group has established two additional companies to manage and maintain fleet, plant and precast systems on an ongoing basis.



We own a considerable amount of stock including:

- Tower Cranes
- Kobelco BM500 Crawler Crane
- Kato KK22M Mobile Cranes
- Jones Mobile Cranes
- Bobcat Loaders
- JCN 532 - 120 Loadalls
- Schwing Lorry Mounted Concrete Pump
- Excavators
- Mini Excavators
- Linde Lansing Fork Lifts
- Thwaites 6 Ton Dumpers
- Generators
- Genie Cherrypickers
- Compressors
- Triple Axle Trailers
- Faymonville Plant Trailer
- OKM Flat-Bedded Trailers
- 3 Axle Drag Trailers
- Static Boom Pump
- Assortment of Trucks and Vehicles
- Large stock of Peri Formwork
- Large stock of Peri Scaffold
- Various Site Accommodation and Offices





CF Services manage, store and maintain all plant including Cranes, Dumpers, Diggers, Excavating Machinery, Fleet Vehicles, Trucks and specialist 'custom-designed' vehicles.

Our specialist maintenance teams are fully trained and up to date with all relevant technology and methodologies. This ensures that all necessary plant and equipment is always available for use in perfect condition and on-site when required.



## CF SERVICES – REASSURINGLY EFFICIENT





## CFS GROUP LTD. – DELIVERY AND SUPPORT

We have 'custom-designed' vehicle fleet units specifically to house and transport the various product types which we manufacture. These include specially designed 'Wall Carrier Trailer' units which have hydraulic systems to lift the Housing Unit for Façade Systems and secure it on the vehicle. This ensures that our products are always delivered to site in perfect condition.

Our on-site installation team are fully trained and up to date with all aspects of installation methods.





## CONTACT DETAILS

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## MEMO/NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



[www.cfsgroup.ie](http://www.cfsgroup.ie)



MEMBER OF  
THE FORMWORK  
ASSOCIATION





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