



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

CONSULTATIVE GROUP MEETING – 20TH JUNE, 2013

Ronan Doyle

Grangegorman Development Agency



OVERVIEW



- Projects
 - Phoenix Care Centre
 - Primary Care
 - Public Realm / Site Infrastructure
 - Demolitions
 - Adaptive Re-use
 - EHSI
 - Public Private Partnerships (PPP's)
 - Broadstone Gate
- Communications
- Labour & Learning Forum

PHOENIX CARE CENTRE



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- Completion of final snagging by 10 May
- Occupation date 21 May

- NCR Access



PRIMARY CARE CENTRE

- Sanctioning Authority HSE
- Public health services and Clinics, GP services and child/adolescent mental health support unit
- 2,900m², including refurbishment of structure 12



- Design Team – Taylor/ J O’Connell/ ARUP/ Ethos/ DLPKS
- Current status - Stage 1/2a, Completion date 05/15

PRIMARY CARE CENTRE



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SITE INFRASTRUCTURE & PUBLIC REALM



- **Consultants** – MRY/ DMOD/ ARUP/ Lutzow 7
- **Status** – Stage 2B Design for Tranche 1 (Detailed Design)
- **Planning** – Application on 18th October 2012
- **Target Tender Date** – 25th June 2013
- **Contractor Appointment Date** – September 2013
- **Works Completion Date** – March 2015

DEMOLITIONS



- **Consultants** – Coady, DBFL, DLPKS
- **Status** – Stage 4
- **Planning** – Application on 9 October 2012
 - Permission 3 December 2013
- **Tender Date** – 18 February 2013, 31 May 2013
- **Contractor Appointment Date** – June 2013
- **Works Completion Date** – September 2013

DEMOLITIONS

Tranche 1

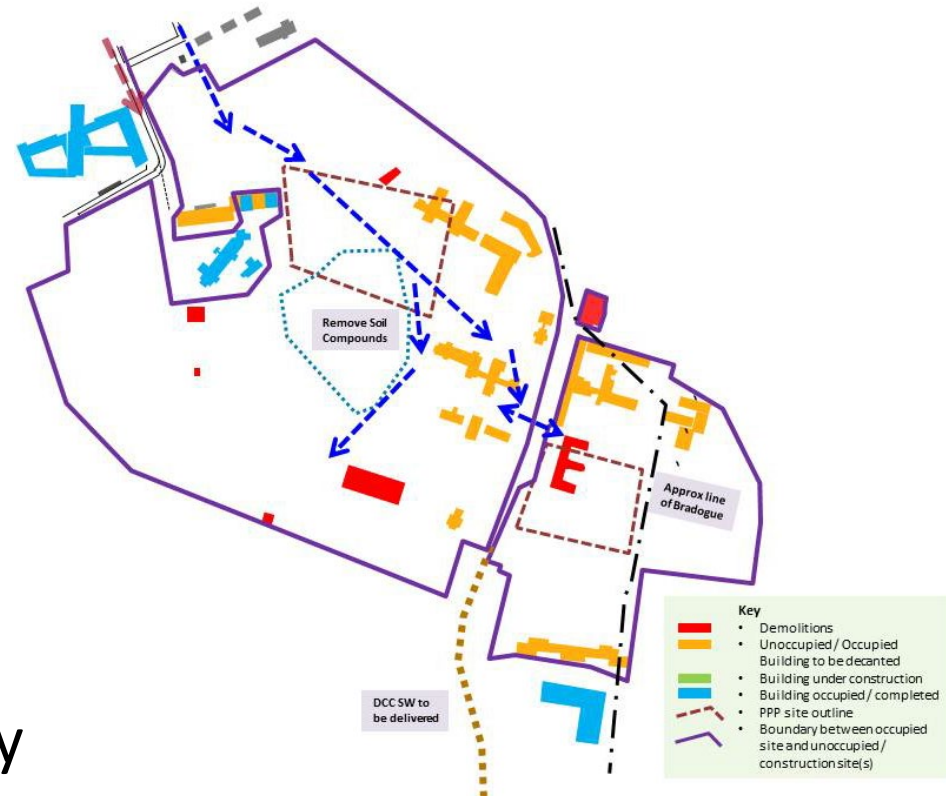
- Commencement Date 4 June
- Compliance with Planning Conditions letters issue from DCC 10 June
- Works underway on all fronts
 - Haul Road Construction
 - Archaeological Slit Trenching
 - Asbestos Removal
 - Soft strip from buildings
 - Compound set up
- Grangegorman Villas Residents Liaison ongoing
- Completion Mid-Late September



DEMOLITIONS

Tranche 2

- Tenders returned 11 June
- Competitive tenders received
- Draft Tender Report prepared
- Commence on site mid July
- Completion end September



ADAPTIVE RE-USE



- **Consultants** – Taylor/ JJ O’Connell/ ARUP/ Ethos/ DLPKS
- **Status** – Stage 2B
- **Planning Application Date** – 28 November 2012
- **Planning Permission Date** – 22 February 2013

ADAPTIVE REUSE



- Structures 08 + 09 – Top House & GDA Building
 - Tender 14 June
 - Tender Report and Recommendation mid August
 - Letter of Intent end August
 - Start on site mid September
 - Completion end of May 2014
- Structures 17, 19, 20 & 22 – Cluster
 - Tender mid July
 - Tender Report and Recommendation mid September
 - Letter of Intent end September
 - Start on site mid October
 - Access to structures affected detail design programme
 - Completion end June 2014

DIT RESEARCH HUB (EHSI & HHI)



- **Consultants** – RKD, ARUP, Bruce Shaw, Sweet
- **Status**
 - Stage 2A (Planning Revision)
 - Stage 2B (Tender Documents)
- **Revised Planning Application** – 21 June 2013
- **Target Tender Date** – September 2013
- **Contractor Appointment Date** – January 2014
- **Works Completion Date** – June 2015

CENTRAL AND EAST QUADS

- NDFA managed procurement
- Public Private Partnership
- Central Quad ~33,347m²
- East Quad ~16,051m²
- Technical Advisors – HKTT, Sheppard Robson, JVT, MOR
- OJEU Notice 09/13
- Completion 09/17



PPP's – PROGRAMME

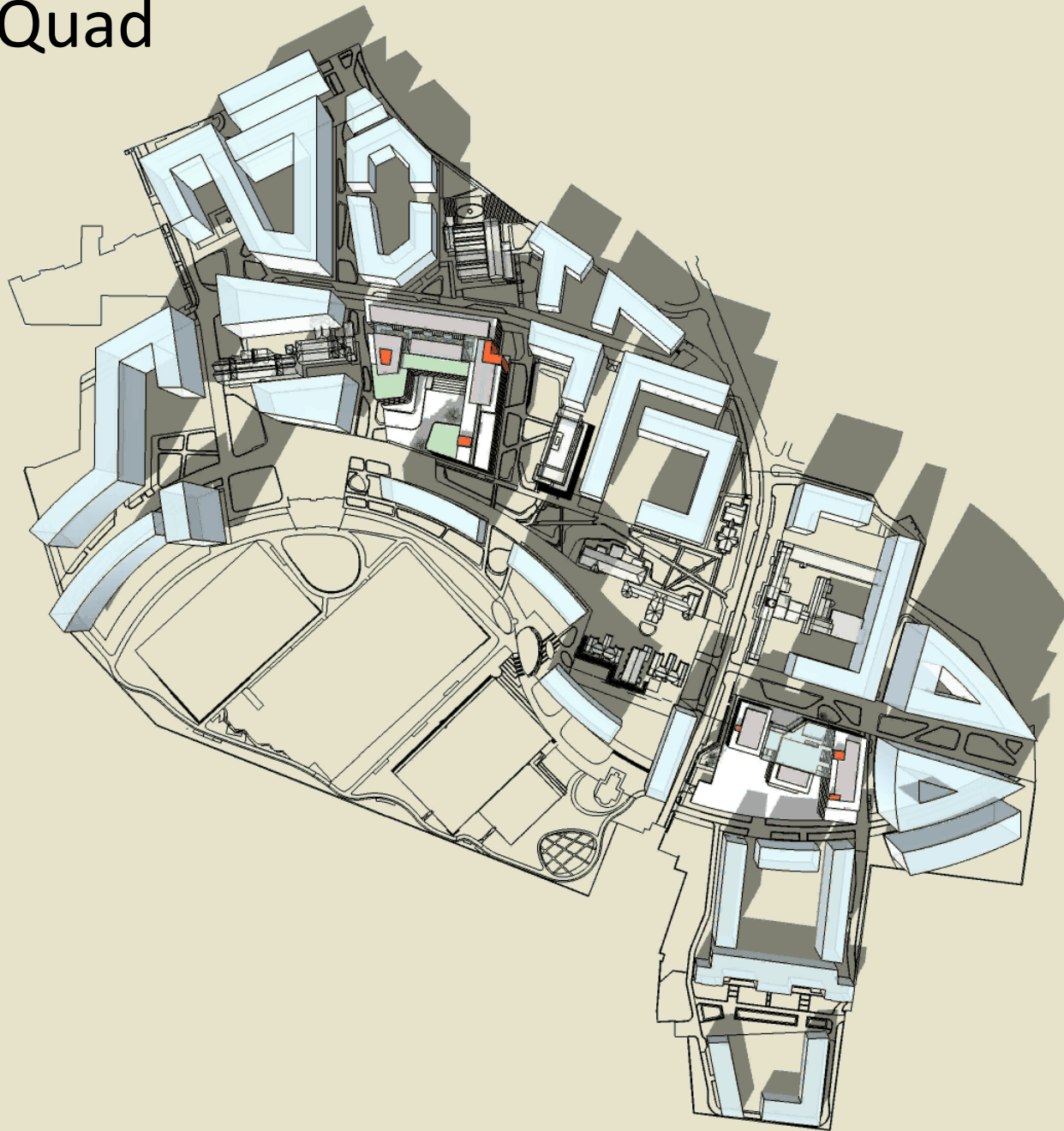


- Schedules of Accommodation finalised after value engineering undertaken to re-align with project budget
- DIT stakeholder consultation complete
- OJEU advert on programme for September
- Site Investigations complete. Archaeology progressing
- GDA drafting site logistics & estates management plans

Central Quad



East Quad



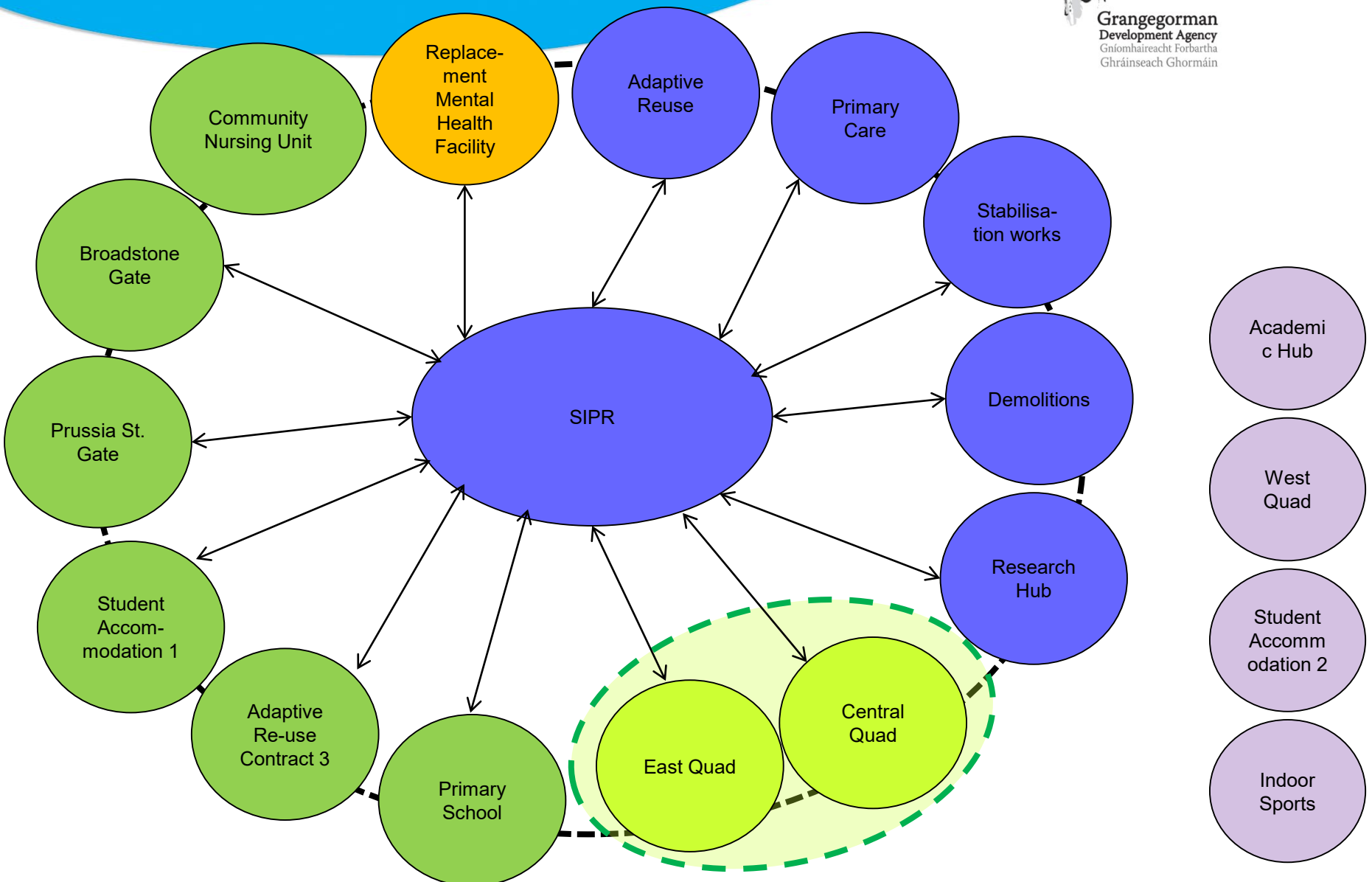
Broadstone Gate



Other Works



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COMMUNICATIONS



- **Community Liaison Committee**
 - Third meeting took place on Wednesday 12th June
 - DCC rep joined the group
- **Pitches**
 - Arrangements have been made for limited access once demolition contract begins
 - Offsite arrangements now becoming critical. Issues have arisen over Army pitch access.
- **Per Cent for Arts Curator for RMHF**
 - Shortlisted artists visited the site on 4th June. Now compiling proposals
- **Mediation – Grangegorman Villas**
 - Process is progressing and mediator has reported positive feedback.

COMMUNICATIONS



- **Website**
 - Designers now working on overall page designs (stage 2)
- **General Communication**
 - Summer Newsletter being compiled
 - A number of letter drops have taken place to inform residents of work taking place locally
 - Information evening took place on 19th June on Roadworks to happen as part of SIPR
- **Demolitions**
 - GDA met with Grangegorman Villas residents on Wednesday 12th June to discuss options for demolition compound. Further option now being explored.

LABOUR & LEARNING FORUM

Educational Planning Seminar – 23 April 2013

- Over 60 people from nearly 20 organisations attended.
- The Forum created the opportunity for organisations from the area to meet and discuss educational need in the area.
- Identified a number of educational challenges and opportunities for the North West Inner City.
- The adult education subgroup to review and plan their work for the coming year based on analysis from participants of the day.



CHILD POVERTY PROJECT



- Call for proposals from the Department of Children and Youth Affairs.
- The co-ordinator and the DIT worked with local organisations (at very short notice) to submit a project proposal for the area.
- First time such an approach was taken in the area.
- Regardless of the success of the project, the process has strengthened the partners' resolve to work collaboratively on educational projects within the NWIC.

Social and Economic Poverty Indicators



- The 2011 lone parenting ratio figures for the EAs in the Grangegorman area, are significantly higher than the national area. Arran Quay C had a lone parent ratio of 43.36% with Arran Quay D having a ratio of 50%, and Inns Quay C having 62.21%.
- There is a very significant non-Irish national population living in the GDA area. A number of the GDA EDs record levels above 40 per cent: Arran Quay A: 40.94 per cent; Arran Quay B: 46.20 per cent; Arran Quay C: 49.63 per cent; and Inns Quay B: 46.54 per cent.
- The unemployment situation in some of the EA's was considerably worse than the national situation. In 2011, Arran Quay D returned a rate of 38.73 per cent for males and 21.23 per cent for females in Cabra East C.
- A total of 26.43% of all people living in the GDA area had either no formal qualification, primary education or lower secondary level education.

THANK YOU



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