

## CONSULTATIVE GROUP– 18 SEPTEMBER 2014

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Grangegorman Development Agency



# OVERVIEW



- HSE Projects
  - Phoenix Care Centre
  - Primary Care Centre
  - Community Nursing Unit
- DIT Projects
  - Public Realm / Site Infrastructure
  - Adaptive Re-use
  - DIT Research Hub
  - Clocktower Fit-Out
  - Public Private Partnerships (PPP's)
  - Replacement Bus Park
  - Stabilisation of Lower House and Church of Ireland
  - Future Programmes
- Other Projects
- Grangegorman Employment Charter Compliance
- Communications/Community

# PRIMARY CARE CENTRE

## Advance Works



### Programme/Progress

- Bourke Builders have completed most of original works requirements package
- Work inside on removing soft sots of soil under floor slabs
- Work externally on winter temporary storm drain system
- Work externally on sample brickwork wall panel for planners inspection



# PRIMARY CARE CENTRE

## Main Works



### Planning Permission

- Planning for Primary Care granted by Dublin City Council on 11th September 2014
- Includes permission to locate 45 car parking spaces behind 226/228 NCR which is within location of location for long term carpark basement
- Pedestrian gate allowed on Grangegorman Upper to connect into Campus green fingers beside the primary school. Vehicle gate is for service deliveries

### Procurement/Tender Stage 2B works

- Shortlist of Contractors under consideration
- Design team completing tender works drawings and specifications
- Target for Invitation Tender October 2014
- Target works commencement February 2015



- Feasibility Study almost complete
- Intrinsically linked with NCR car park
- Awaiting 'drop-off' decision
- Report completion end September

## Programme/Progress

- Overall programme is behind by 4% due to delays in grouting of paving in student hub and St. Brendan's Way
- Smithfield Sewer Complete

## Employment

- Overall: 196 Persons    Local: 28 Persons
- 14% local employees

## T2 Licenses (Permits to work in Public Roads)

- Grangegorman Lower = 28 applications
- King Street North = 5 applications
- Brunswick Street North = 4 applications
- Georges Lane = 2 applications
- Broadstone/Constitution Hill = 2 applications
- North Circular Road = 1 application

**Total 42 applications**

# SI&PR – PROGRESS

- Commissioning of CCTV
- Commissioning of Wifi Points
- Construction of Cultural Garden
- Construction of pitch 3 + 4
- Commissioning of foul sewerage by DCC
- Resurfacing and line marking on Grangegorman Lower





# SI&PR – PROGRESS



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- Paving of Public Realm
- Planting and Grass Laying
- Installation of timber benches
- Construction of gate piers
- Installation of bike stands
- Installation of Seating Kerbs
- Installation of Granite Tree Seat at Student Hub
- Burying of Invasive Weeds



# SI&PR – COMPLAINT RE EXTENDED WORKING HOURS



- Following a breach of the Working Hours end August Roadbridge have been restricted from any weekend work for four weeks
- As a gesture of apology, Roadbridge are making a donation of €5k to a local charity
- GDA preparing response to DCC Warning Letter





# **ADAPTIVE REUSE – 1**

## **Structures 08 + 09 – Top House & GDA Building**



### **Programme/Progress**

- Substantial completion granted on all areas of S08 and S09 at the end of July. Snagging clearance continued up to the end of August. All contractors now off site.
- DIT Fit-out completed

### **Employment**

- Overall: 4 Persons – Local: 0 persons



# ADAPTIVE REUSE 1



# ADAPTIVE REUSE – 2 (Cluster Buildings)

## Structures 17, 19, 20, 21 & 22



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### Programme/Progress

- Substantial completion for S17 achieved on 11<sup>th</sup> July
- Substantial completion for S20 & S22 achieved on 18<sup>th</sup> July
- Substantial completion for S19 & S21 achieved on 28<sup>th</sup> July
- Formal Handover on 1<sup>st</sup> September to DIT
- DIT Fit-out completed

### Employment

- Overall: 5 persons (snagging post substantial completion)
- Local: 0 persons down from 13 at height





# ADAPTIVE REUSE – 2 (Cluster Buildings)

## Structures 17, 19, 20, 21 & 22





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## Structures 17, 19, 20, 21 & 22



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**Design vs Actual**



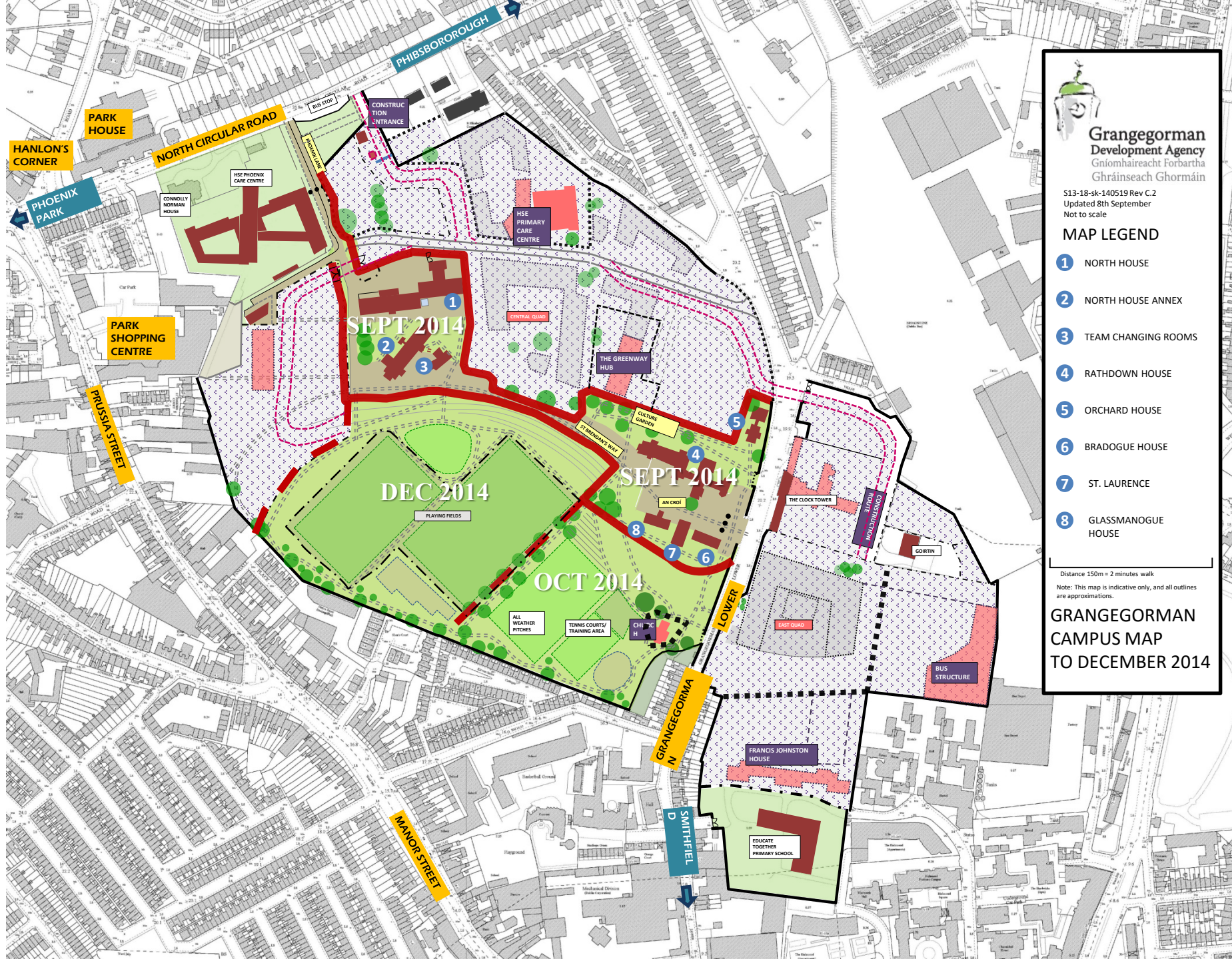
# DIT CAMPUS – PHASE 1 HANDOVER



- Handover from GDA to DIT on 1<sup>st</sup> September
- Full occupation by DIT on 15<sup>th</sup> September







# DIT RESEARCH HUB (EHSI & HHI)



## **Contractor – BAM Building**

### **Programme/Progress**

- BAM Target Completion – Oct 2015
- On programme (5.4% complete)
- Foundations complete
- Ground floor slab poured
- Precast frame first lift started

### **Employment**

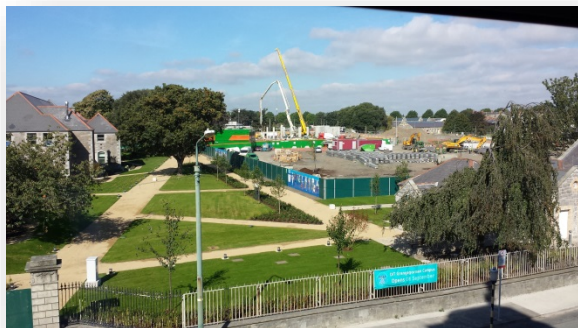
- Overall: 23 persons (incl 8 management)
- Local: 4 persons



# DIT RESEARCH HUB (EHSI & HHI)



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# CLOCK TOWER FIT OUT FOR GDA/DIT OFFICES



## Programme

- Completion – 19 September 2014
- Snagging/Commissioning & furniture fit-out at present
- Sanitisation/Central Roof Repairs (ongoing)

## Employment

- Overall: 24 persons
- Local: 1 person

# CLOCK TOWER FIT OUT FOR GDA/DIT OFFICES

## PROGRESS



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Second Floor office fit out;



Central stairs



Basement Radiator

# PPP TENDERING PROCESS

On-Going continuous engagement with NDFA and DIT to ensure PPP tenders are delivered on time, budget and to brief requirements

- Draft Tenders 19<sup>th</sup> Sept
- Final Tenders 5<sup>th</sup> Dec





# PPP – MEET THE BUYER EVENT, 13 AUGUST 2014

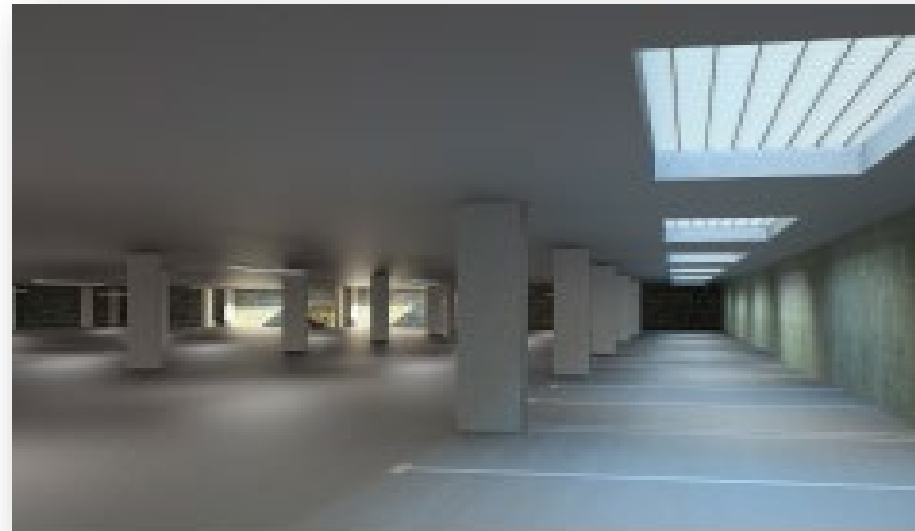


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# REPLACEMENT BUS PARK STRUCTURE

- Clancy Construction awarded Design Build contract
- Public Open evening organised for 18<sup>th</sup> September
- Site Commencement Monday 22<sup>nd</sup> September – 22 week period
- Planning application required for underground car park + ramp



# STABILISATION & CONSERVATION

## Lower House & Church of Ireland



## Progress/ Programme

- Planning Permission: 21<sup>st</sup> July 2014
- Programmed commencement on site: November 2014
- Substantial completion target date: April 2015



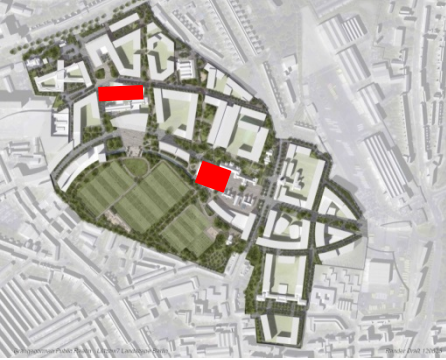




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## Upcoming Developments at Grangegorman.

- **HSE**
  - Community Nursing Unit
  - NCR Car Park
  - Mixed Use / Science and Technology Park / HSE HQ
- **GDA**
  - Primary School



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## DIT Programme 3

- Need for Library to serve anticipated students (c. 10,000) – *Academic Hub*
- Need for
  - Canteen / Catering,
  - Student Support Services
  - Recreation and Sports
- Need for Energy Centre by end 2016 to support PPPs
- Student Accommodation 1
- Requirement to stabilise Protected Structures (etc.)
- Further development of Site Infrastructure and Public Realm (SIPR) projects to support these developments
- Key opportunity to develop West Quad (Business)

## **DIT Programmes 4 & 5**

### **Programme 4**

- Research (FOCAS)
- Student Accommodation 2

### **Programme 5**

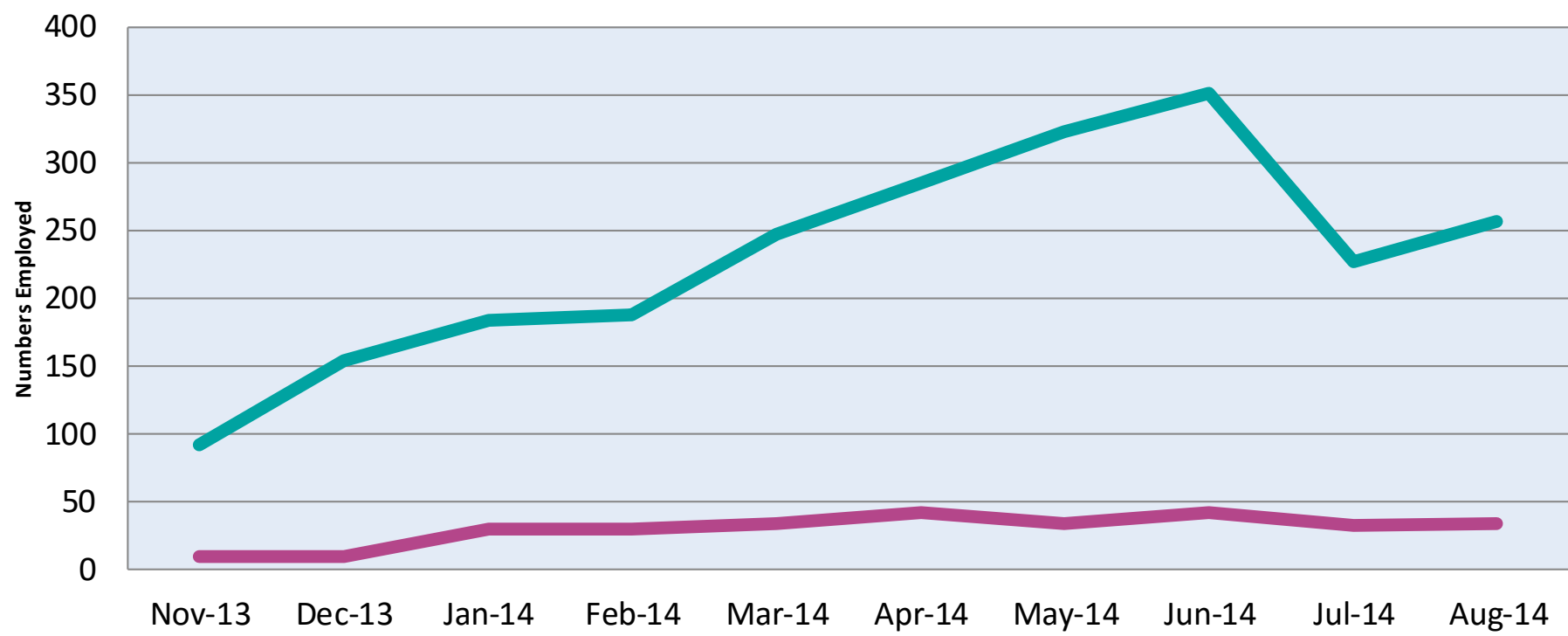
- Bolton St
- Non-Core Academic Accommodation
  - Research / Executive Learning / Early Learning / Performance Space



## Primary School (DoES)

- GDA/HSE Agreement in Principle to Enlarged Site
- Mapping progressing
- DoES Approval received
- Brief Development in Progress

# GRANGEGORMAN SITE EMPLOYMENT (Nov 13 to Aug 14)



	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
Total	91	154	183	187	247	284	323	351	227	256
Local	9	9	29	29	33	41	33	41	32	33

# COMMUNICATIONS/COMMUNITY



- Community Liaison Committee
  - Meeting took place on 10<sup>th</sup> September
  - Feedback given on local site tours and general update
  - Grangegorman Villas East Residents
    - unhappy with how work has progressed onsite so far
    - unhappy that a compound is to be located to rear of houses
  - Provision of student accommodation discussed. Agreement that it should be progressed and more favourable than offsite accommodation
  - Request that the GDA would make a submission on the Phibsborough area Plan
  - Request that DCC would consider the new Broadstone Gate as a location for Dublin Bikes
  - Request that the Agency would look to strengthening Employment Charter around employment of People with Disabilities
  - Group would like to know about long term plan for recycling onsite once DCC recycling centre goes



# COMMUNICATIONS/COMMUNITY



- Grangegorman Tours
  - Around 700 people visited the site on Thursday 4<sup>th</sup> September
  - Tanaiste and 3 Government Ministers visited the site on 9<sup>th</sup> September
  - Overwhelmingly positive feedback
  - A lot of footfall now being generated
- General Communication
  - Autumn Newsletter being prepared
  - Public Information Evening on Bus parking Structure to take place Thursday 18<sup>th</sup>





# THANK YOU



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