Grangegorman

Challenges and opportunities

a new urban campus

Paul Horan, Louis Gunnigan
Dublin Institute of Technology Campus Planning Team
Dublin Institute of Technology

• 120 years of excellence in education
• 39 locations around Dublin
• 10% of third level in Ireland
• National provider
• Applied, career-focused education
• Degree-awarding; apprenticeship to PhD
• 80% of graduates employed in professions
• Always ranked in top 4 for CAO applications
• Ranked in top 4% THES world rankings

20,000 students
4,000 graduates & 500 postgraduates per year
85 full-time programmes
200 part-time programmes
1,800 staff

Collaboration with University of Houston
DIT Student Numbers

**DIT 2011/2012**

<table>
<thead>
<tr>
<th>Program</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 HCert HETAC DIT AdvCer FETAC</td>
<td>2984</td>
</tr>
<tr>
<td>7 Ordinary Bachelor Degree</td>
<td>2700</td>
</tr>
<tr>
<td>8 Honours Bachelor Degree HDip</td>
<td>9175</td>
</tr>
<tr>
<td>9 Masters Degree Postgrad Dip</td>
<td>1586</td>
</tr>
<tr>
<td>10 Doctoral Degree Higher Doct</td>
<td>274</td>
</tr>
<tr>
<td>99 Exchange/overseas</td>
<td>361</td>
</tr>
<tr>
<td><strong>Total Returned:</strong></td>
<td><strong>17080</strong></td>
</tr>
</tbody>
</table>

Junior Music: 980
Upskilling/Springboard: 458
CPD Cont Prof Dev /short courses: 800

**Initiatives**
- Improving retention
- Growing Intl numbers
- Growing access
- Growing mature

Demographics

- Dublin > National

**National HE future growth**
- 2019 +7%
- 2029 + 24%

ESRI Nov 2012

**ESRI Nov 2012**

12,205 fulltime
DIT across the city

Bolton St.

Aungier St.

Kevin St.

Rathmines

Mountjoy Sq.

Cathal Brugha St.

Chatham Row
Why Move?

- To provide education that meets DIT’s social, economic, and cultural mission.
  - Via student-centred learning.
  - Using leading-edge technology.
  - With facilities currently lacking.

- Consistently excellent integrated student experience

- Synergies and opportunities

Student Accommodation
Sports
Recreation

Significant costs to upgrade existing premises
Lack of critical mass – clubs and societies
Interdisciplinary activities
New & emerging disciplines
Modularised offerings
Options

**Stay put & Refurbish** – high costs / little benefits

**Move to out-of-town green field site**
- Space
- Flexibility
- Difficult to access
- Isolated

**City-centre site**
- Limited Space
- Compact
- Vibrant
- Well connected
- Good public transport
30 Ha site in the heart of Dublin.
The Site Today

- 30 hectares
- Healthcare use
- Demolition almost complete
- Some sports onsite
- Mostly unused green/brown space
- Urban void in centre of city
Grangegorman Development

DIT
Relocation of Dublin Institute of Technology to a single campus

HSE
Residential mental health facilities and community healthcare for Dublin North West

Local community access & use

Economic & social renewal in Dublin’s north inner city
Space Provision

Up to 380,000 sq m

- Healthcare and Related Development (c. 42,000 sq m)
- Educational and Related Development (c. 270,000 sq m)
- Public Bodies (School, Library, Social Housing) (c. 8,000 sq m)
- Mixed Use (c. 60,000 sq m)
Benefits for the City

• Links an isolated site back the north inner city fabric
• Creates a major public resource and amenity parkland/sports
• Creates a node of education/health/science/technology activity to regenerate the area
• Generates employment
Benefits for the Local Community

• Major urban regeneration
• Health and education facilities
• Public realm and sports amenities
• Primary school
• Co-located Dublin City Council branch library
Benefits for DIT

• Consolidates 22,000 students and 2,000 staff
• Facilitates a new paradigm in third level education
• Enhances the student experience
• Enables growth in research, incubation, science and technology
• Creates a more efficient organisation
Grangegorman Development Agency

Functions of Agency:

• Accept the site
• Consult with relevant stakeholders
• Prepare a strategic plan
• Decide appropriate procurement strategies
• Procure and manage all the developments
• Dispose of DIT properties
• Return new facilities to DIT/HSE and other bodies on completion
Milestones

Government decision 1999

Consultants Report Nov 2001

Government decision April 2002

GDA Act 2005

Chairman GDA John Fitzgerald Appointed April 2006

Gerry Murphy Appointed CEO June 2007

Government decision 2002

Government decision 2006

“Health Needs Assessment” April 2010

“Joining the Dots” Employment Study May 2009

“Health Needs Assessment” April 2010

Cabinet Decision July 2010 & Government Launch September 2010

Masterplan Approved 2008

Replaced Mental Health Facility Project on site October 2010

MRY and DMOD Master Planner Appointed by GDA Nov 2007

Michael Hand Appointed CEO December 2010

Employment Study

Government decision 1999

Gerry Murphy Appointed CEO June 2007

Gerry Murphy Appointed CEO June 2007
**Milestones**

- **Replacement Mental Health Facility Project on site** October 2010
- **Michael Hand Appointed CEO** December 2010
- **Strategic Plan Feb 2011**
- **SDZ Planning Scheme Adopted by DCC July 2011**
- **Funding Deferred Nov 2011**
- **Education Related Lands Transferred Feb 2012 to GDA**
- **Employment Charter Agreed March 2012**
- **New Implementation Programmes for DIT May 2012**
- **Government announce revised funding arrangements July 2012**
- **John Monahan Appointed as Chairperson 2012**
- **Arts Strategy Approved 2013**
- **Government appoint New Board February 2013**
Grangegorman Development
Key Strategy Documents

- Grangegorman Masterplan 2008
  The Vision

- Grangegorman Strategic Plan 2011
  The ‘How To’

- Grangegorman Planning Scheme
  2012
  Key Statutory Document
Masterplan

Integration with surrounding streets
Urban scale and form
Incorporating existing protected structures
Exploiting existing landscape and views

- 2009 Urban Design Award  US Institute of Architects
- 2009 World Architecture Festival
- 2010 Chicago Athenaeum 2010 American Architecture Award
- 2012 American Institute of Architects (AIA) National Honor Award for Regional & Urban Design
- 2012 Honor Award - Society for College and University Planning
Planning

Strategic Development Zone

- For development of economic or social importance to the state –
  - *Examples* – Adamstown; Clonburris; etc.

- Comprehensive strategic planning framework to allow the Planning Authority to adjudicate upon a series of subsequent Planning Applications
  (only difference to normal process is removal of right to third party appeal on applications – 3rd Party Observations can be made as normal)
Strategic Development Zone

- Comprehensive strategic planning framework for 380,000m² of phased development
- Extensive public consultation
- Approval of SDZ by Dublin City Council
- Approval on appeal from the Appeals Board
## Projects and Construction Employment

<table>
<thead>
<tr>
<th>Project</th>
<th>Start</th>
<th>On-Site Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phoenix Care Centre</td>
<td>Complete</td>
<td>137</td>
</tr>
<tr>
<td>Primary Care Centre</td>
<td>Nov-13</td>
<td>84</td>
</tr>
<tr>
<td>Community Nursing Unit</td>
<td>Jan-15</td>
<td>111</td>
</tr>
<tr>
<td>Conservation &amp; Stabilisation</td>
<td>Jan-13</td>
<td>12</td>
</tr>
<tr>
<td>Adaptive Reuse</td>
<td>Oct-13</td>
<td>100</td>
</tr>
<tr>
<td>Demolitions</td>
<td>Jun-13</td>
<td>13</td>
</tr>
<tr>
<td>DIT Research Hub</td>
<td>Jan-14</td>
<td>104</td>
</tr>
<tr>
<td>Site Infrastructure and Public Realm</td>
<td>Oct-13</td>
<td>259</td>
</tr>
<tr>
<td>Prussia Street Gate</td>
<td>Jan-17</td>
<td>5</td>
</tr>
<tr>
<td>Broadstone Gate Replacement Bus Structure</td>
<td>Jan-14</td>
<td>23</td>
</tr>
<tr>
<td>D7 Educate Together</td>
<td>Feb-15</td>
<td>57</td>
</tr>
<tr>
<td>Roman Catholic Church</td>
<td>Mar-14</td>
<td>9</td>
</tr>
<tr>
<td>Energy Centre</td>
<td>Jan-16</td>
<td>49</td>
</tr>
<tr>
<td>Clock Tower Fitout</td>
<td>Jan-14</td>
<td>9</td>
</tr>
<tr>
<td>PPPs East &amp; Central Quads/ Other</td>
<td>May-15</td>
<td>1,415</td>
</tr>
</tbody>
</table>

**Estimated Total:** c.2,400

*Note: Numbers stated exclude off-site and design team/ consultancy employment numbers.*
Current Principle Funding Sources

Total c. €360m

PPP
Dept. Education and Skills
Health Service Executive
DIT / HEA / Enterprise Ireland / Other
### Guiding Principles

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
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<tbody>
<tr>
<td><strong>Optimise Existing Property Potential &amp; EHSI</strong> (2012 – 2014)</td>
<td><strong>Significant New Build(s) PPPs / Other</strong></td>
</tr>
</tbody>
</table>
Programme 1  (2012-2014)

Focus:

• ~8,000m² of existing protected structures brought back into use for educational purposes
• New build 4,700m² research (PRTLI) and incubation
• Consolidation of Art, Design, Photography & Social Sc
• New research capacity
• Over 1,000 students and staff on site by 2014
• €38M (DIT, DoES, PRTLI, EI)
Protected structures

- Conservation
- Integration
- Reuse

North house
Laundry
Clocktower (Annex)
RC Church and infirmaries
Lower house
C of I Church
Greenway Hub
Joint research and business incubation hub

DIT Hothouse
Entrepreneur development
Small business incubation

Environmental Health Sciences Institute:
DIT with UU, DCC, HSE and DCU
- Social & Educational Research
- Health Informatics
- Bioengineering
- Molecular & Cell Biology
- Analytical Chemistry
- Food Safety/Quality
- Energy Lab
- Vision Sciences

Figure 1: Sphere of Environmental Health and Opportunity for Intervention

Factors that influence the environment we live in and impact Health and Quality of Life
- Biological
- Chemical
- Physical
- Social
- Psychosocial

Interventions
- Assess, investigate, monitor, research the impacts, and build an evidence base
- Plan corrective action, transfer knowledge, input to and advise on policy change
- Prevention through technology development and awareness activities (e.g., new assistive technologies, outreach, training, education, etc.)

The Living Environment and Key Exposure Routes that Influence Human Health

FOOD
- Home Environment
- Recreational Environment
- Work Environment

WATER

LAND

AIR

BUILDING

- Home Environment
- Recreational Environment
- Work Environment
Greenway Hub
(ESHI and Hothouse)
Opening Mid 2015
Currently being tendered by Design & Build
Site & Infrastructure

- Site wide infrastructure in design
- Phase 1 Summer 2013-summer 2014
- ~€20M
Programme 2
Major New Build - PPP (2012-17)

- Gov’t decision to advance 2 PPPs for 2017
- Part of National Stimulus Programme

Mr Howlin described the centralised DIT campus at Grangegorman as the “flagship” announcement. He said it provided an opportunity to develop and rejuvenate an important urban quarter.
Preparation for Intention to Negotiate

Outputs Required
- Output Specification, Massing and adjacency drawings, Room data sheets, Operational policies, Risk assessment, Sustainability strategy, Procurement strategy, Health and Safety strategy, Project programme, Funding plan, Handover strategy, Project execution plan

Tasks
- Full scale stakeholder engagement to establish:
  - Detailed space requirements
  - Adjacencies
  - Massing
  - Room data sheets
  - Operational policies for business units
  - Output specification
- Develop the following:
  - Procurement strategy
  - Project execution plan
  - Funding plan
  - Risk assessment
  - Sustainability strategy
  - Health and Safety strategy
  - Project programme
  - Handover strategy
- Compile Final Project Brief to include all of the above
Current Status on PPPs

- Pin issued (August 2013)
  - Marketing day 9/9/13
- EIB Approval
- Output specs signed off
  - Design Brief
  - Furniture, Fitting and Equipment FF&E
  - Exemplars
  - Room data sheets
  - ICT, AV and commissioning
  - FM and schedule 10 contractual details
  - SIPR interface and operational issues
- Procurement underway (31/10/2013) with publication on OJEU
Central Quad

- ~30,000m²
- ~5,000 students
- Consolidation of activity science, health, food, tourism, engineering
Central Quad Concept
East Quad

- ~15,000 m²
- ~3,500 students
- Creative arts and digital media,
Concept East Quad
PPP Procurement

– Stage 1: Pre-Qualification of 3 Candidates *(15 weeks from end Oct ‘13)*

– Stage 2: Consultation Period *(7 months - TBC)*:
  • Issue ITN (c. End January 2014)
  • ITN stage submissions & consultation meetings
  • Submit Tenders (c. end August 2014)

– Stage 3: Tender Evaluation and PT Period *(target 9 months - TBC)*
  • Tender evaluation and Preferred Tenderer appointment
  • Full Planning Permissions
  • Secure Funding
  • Proceed to Financial Close and Contract Award (Summer 2015)

– Overall Duration – target 20 months
# Development Programme

## PPP Development 2012-17

- **2012 Sept – Dec**
  - Appoint technical advisors
  - Fixtures, fittings and equip

- **2013 Jan – August**
  - Outline design
  - PPP Operational specs

- **2013 Aug - Dec 2014**
  - PPP tender

- **2015-2017**
  - Construction

- **September 2017**
  - 10,000 students on campus

### Renovation and Research 2012-2015

- **2012 Sept- Dec**
  - brief development
  - Appoint Design team
  - Initial design

- **2013 -2014**
  - Infrastructure design and construction
  - New build for research and business incubation

- **2014 Sept**
  - A&D students on site

- **2015 June**
  - Research and business incubation building opens

### Subsequent 2014-2020

- Student Housing
- Sports & Recreation
- Science park
- Energy centre
- Library and Academic Hub
- Student Services
- Business
- Engineering
Progress to date

• Site works contractor commenced
• Demolition completed
• Refurbishment of 8,000m² of historical structures commenced
• Research building (4,400m²) procurement in progress
• 2 PPP buildings (total c.50,000m²) in procurement
• Funding options being explored for further projects required by 2017:
  – 600 bed student residencies + cafeteria
    • concession type contract via private funding
  – Library building
    • traditional contract in partnership with DCC
  – Sports facilities
    • traditional contract or concession type contract
Further development (beyond 2017)

- Sports (2000m$^2$ from central funding + 6,000m$^2$ additional funding)
- Academic Hub (4,000m$^2$ Top House + 5,000m$^2$ +5,000m$^2$)
- Relocation of Focus Building (3,000m$^2$)
- Business Quad (8,500m$^2$)
- Engineering/Built Environment Quad (27,000m$^2$)
- Other Learning spaces (7,000m$^2$)
- Student Centre/Student Support/Recreation (7,000m$^2$)
- Second Cafeteria (7,500m$^2$)
- Refurb of remaining of protected structures (2,000m$^2$)
- 900 further Student Beds (total 57,000m$^2$)
- Retail (3,600m$^2$)
- Maintenance/Services/Utilities (2,800m$^2$)
- Industry/Incubation Centre (10,800m$^2$)
- Additional Sports (7,000m$^2$)
- Additional research space (6,300m$^2$)
- Additional performance space (3,600m$^2$)
- Further Expansion spaces (34,000m$^2$)

(All areas provisional)