

# **DEFINITIVE PROJECT BRIEF**

## **G.24.009-6 Sráid Fhearchair**

**Refurbishment and redevelopment of No. 6**

**Harcourt Street, Dublin 2**

**for**

**THE COMMISSIONERS OF PUBLIC WORKS IN IRELAND**

**August 2026**



**OPW**

Oifig na  
nOibreacha Poiblí  
Office of Public Works

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| <b>Project Title</b>       | G.24.009-6 Sráid Fhearchair (6 Harcourt Street)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Project Description</b> | <p><b>The development will consist of:</b></p> <p>The proposed refurbishment and redevelopment of No. 6 Harcourt Street, Dublin 2, aims to provide improved facilities for Conradh na Gaeilge (CnaG), the Irish language development organisation. The works are being undertaken as part of the National Cultural Institutions Development Programme funded by the DRCDG the Department of Rural and Community Development and the Gaeltacht.</p> <p>The project is also identified as a flagship project within the Project Ireland 2040 National Development Plan 2021-2030 <i>“A flagship project will be the delivery of an Irish Language and Cultural Hub at Harcourt Street, Dublin, in partnership with Dublin City Council, Conradh na Gaeilge and other stakeholders</i></p> <p>No. 6 Harcourt Street is a terraced, three-bay, four-storey over basement former townhouse built circa 1800. It is listed on the Dublin City Council Record of Protected Structures and the NIAH register (50920151). The building is currently owned by Conradh na Gaeilge. OPW will carry out the construction works on the proviso that the building ownership will be transferred to OPW and leased out to Conradh na Gaeilge on a long term basis (lease period to be agreed, OPW Property reviewing this at present).</p> <p>OPW submitted the planning amendment application on Friday, 23 January 2026. A Notification of Decision to Grant was issued on 20 March 2026.</p> <p>Due to the nature and scope of the works and to expedite the commencement of works on site, it is planned to carry out the work in phases under a number of separate contracts. Phases 1a, 1b and 2 pertain to demolition and maintenance works to the Protected Structure.</p> <p>Phase 3 is split into three sequential construction works; (a) excavation, (b) construction of the basement and (c) construction above ground floor level. A brief description of the phases is as follows;</p> <p><b>Phase 1a: Maintenance works to the existing roof.</b><br/>Phase 1a which focused on essential roof maintenance works including structural improvements, insulation, fireproofing, and finishes, as well as repairs to chimneys.<br/><b>Works are now complete.</b></p> <p><b>Phase 1b: Demolition of the return structure and two-storey mews building.</b><br/>Phase 1b involves the demolition of the return structures and mews building, soft stripping of the protected structure, and repointing of the front façade. <b>Works are now complete.</b></p> <p><b>Phase 2: Structural Refurbishment works to No. 6 Harcourt Street</b><br/>Phase 2 entails structural refurbishment works to the protected structure, including essential structural repairs to the floors and demolition of rear boundary external walls above and below ground and backfilling of vaults. Works commenced on site in December 2025 and are projected to run until the end of July 2026. <b>Works are nearing completion.</b></p> |

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|  | <p>Phase 3a, 3b and 3c comprise the construction of a new four-storey over basement structure and new atrium link, together with the fit-out of the protected structure. Each phase within Phase 3 will be tendered as a separate contract.</p> <p><b>Phase 3a: Ground Excavation, Secant Piling Works and Temporary Works (Commencement August 2026 – 6 months)</b></p> <p>Phase 3a will constitute a piling works package for the basement construction. It includes:</p> <ul style="list-style-type: none"> <li>• Backfilling of basement vault abutting the rear façade of the Protected Structure and propping of rear façade of the Protected Structure</li> <li>• Installation of basement piling works (Secant Wall)</li> <li>• Installation of shotcrete lining to inner face of piling wall</li> <li>• Ground excavation works to the underside of proposed basement slab</li> <li>• Temporary shoring props to restrain basement ope and all associated temporary site works.</li> <li>• Contractor Monitoring period of up to 26 weeks post SC to monitor dewatering of basement, all temporary works, fire and security monitoring services until commencement of Phase 3B works.</li> </ul> <p><b>Phase 3b: Shell &amp; Core Construction of a New Four-Storey over Basement Structure. (Commencement February 2027 – 15 months)</b></p> <p>Works include the construction of a new weather tight four-storey over two storey basement rear extension (716 m<sup>2</sup>) to the Protected Structure including lift and stair cores, external finishes, glazing, primary and secondary steel and masonry works. The protected structure and new extension will be linked by an atrium space with glazed roof and connecting walkways which will be constructed as part of this phase. Restoration works will also be carried out to the basement walls and floor of the Protected Structure including a new floor slab, drainage and waterproofing detailing with continuity into the New Build. M&amp;E service installations will not be included in this phase.</p> <p><b>Phase 3c: Cat A &amp; B Fit-out of New Build and Protected Structure. (Commencement February 2028 – 12 months)</b></p> <p>Works include the full refurbishment and CAT A and CAT B fit-out of the protected structure (approximately 550 m<sup>2</sup>), comprising a club at basement level, a bookshop at ground floor level, and exhibition and classroom facilities at upper floor levels. Works to the four-storey over two-storey basement rear extension (approximately 716 m<sup>2</sup>) comprise a CAT A and CAT B fit-out, including lift installation and all mechanical and electrical services. Facilities within the extension include a double-height auditorium space and sanitary and storage facilities at basement level, a concession café and associated service facilities at ground floor level, radio recording rooms and meeting rooms at first floor level, office and administration spaces at upper floor levels, and a plant room and photovoltaic panel deck at roof level, together with all ancillary services.</p> <p>Phases 3a, 3b and 3c have been structured as a coordinated sequence of main works contracts to manage risk and support the timely delivery of the project programme. The breakdown of Phase 3 works into three separate</p> |
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## Definitive Project Brief

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|                              | <p>contracts facilitates the commencement of construction works on site in 2026 and provides for an overall saving of approximately six months in the programme. This approach enables the early resolution of ground and structural risks.</p> <p>Coordinated delivery between phases is fundamental to the delivery of a high-quality, culturally significant building that fulfils its role as a flagship Irish Language and Cultural Hub, as identified under Project Ireland 2040.</p> |
| <b>Sanctioning Authority</b> | <p>The Department of Rural and Community Development and the Gaeltacht.</p> <p>(DRCDG)</p> <p>Contact Name: Dr Aodhán Mac Cormaic.</p>                                                                                                                                                                                                                                                                                                                                                      |
| <b>Sponsoring Agency</b>     | <p>Conradh na Gaeilge, (CnaG)</p> <p>Contact Name: Julian de Spáinn (Secretary General)</p> <p>julian@cnag.ie</p>                                                                                                                                                                                                                                                                                                                                                                           |

### A. Objectives that the Project should Meet:

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**The objective of the project is to provide office accommodation that:**

- Is designed in accordance with the principles of the OPW's Property Asset Management Delivery Plan.
- Meets the requirements of the Building Regulations.
- Achieves compliance with the Energy Performance of Buildings Directive 2010/31/EU.
- Is procured in compliance with the Capital Works Management Framework.
- Is compliant with the terms of the Planning Permission received for this development.

### B. Purpose:

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**The purpose of the project is to construct a building that:**

- Makes efficient use of a prime city centre site with significant cultural and community value.
- Provides modern office accommodation, designed to meet the operational and cultural needs of Conradh na Gaeilge and its stakeholders.
- Restores and reuses a protected historic building, preserving its architectural heritage and integrating it sensitively into a larger, contemporary development.
- Incorporates principles of sustainability, including the use of durable materials, energy-efficient systems, and a focus on whole-life costing.
- Ensures universal accessibility, creating a facility that is inclusive, adaptable, and welcoming for all users.
- Provision of public buildings requiring a civic presence.

### C. Scope:

### Parameter 3 of 16

- No. 6 Harcourt Street is a Protected Structure and is to be restored and refurbished to accommodate exhibition spaces, classrooms, and ancillary accommodation.
- Provides a new four-storey over basement building to be constructed at the rear of No. 6 Harcourt Street.
- The construction of a new atrium link to connect the new structure with the rear façade of the existing building.
- The project aims to meet the requirements of Directive 2010/31/EU, Nearly Zero Energy Building standards, and the new Part L of the Building Regulations for non-domestic buildings.
- Comply with all the technical requirements of the brief.
- Comply with all building control regulations (in particular with technical guidance documents) and all current standards.
- Be a completed building with all decoration, partitions, ceilings, finishes, including floor finishes, external landscaping (hard and soft), site services including all external lighting and site enclosure.
- Be designed and constructed to conform in all respects with the requirements of the current Building Regulations, the local Planning Authority and the Safety, Health & Welfare at Work (Construction) Regulations 2013 and with any relevant Statutory Provisions as defined under the relevant Acts and current at the time of issue of this document.
- Be constructed and finished to the standard agreed with the OPW.
- Be designed in accordance with OPW's sustainability policy and involve a number of initiatives including life-cycle costing in terms of environmental and financial impacts.

### **D. Project Deliverables and/or Desired Outcomes:**

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Fit-for-purpose, space-efficient, and energy-efficient accommodation for Conradh na Gaeilge, ensuring that the new facility supports its operational and cultural needs.

- Sensitive restoration and extension of the existing protected structure at No. 6 Harcourt Street, in full compliance with architectural conservation best practices and guidelines, preserving its historical value while integrating modern functionality.
- Upgrading and modernisation of the existing facilities to meet all current building regulations and European Directives, including the provision of universal access, a suitable fire safety strategy, and compliance with the European Energy Performance of Buildings Directive.
- Construction of new office accommodation at the rear of the protected structure, alongside the development of additional spaces such as a theatre, café area, and radio studios, all designed to enhance the flagship Irish Language and Cultural Hub.
- The development of a new atrium link to connect the rear of the existing building with the new structure, facilitating improved movement and flow between spaces.
- Sustainability and energy efficiency standards will be adhered to, including compliance with Directive 2010/31/EU and Nearly Zero Energy Building standards, ensuring the building's long-term environmental and operational sustainability.
- Compliance with all relevant legislation and regulations, ensuring the building is safe, accessible, and built to the highest standards of design and functionality.

These deliverables aim to create a state-of-the-art facility that is culturally significant, operationally efficient, and environmentally responsible, supporting the future development of the Irish language and cultural activities in Dublin.

### E. Performance:

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#### The completed building shall:

- Provide universal access throughout, designed to meet the needs of both staff and visitors, and tenants of all abilities, by meeting the brief requirements, and shall be completed to the client's satisfaction.
- Be designed and constructed to a high architectural quality and safe/secure design.
- Be energy efficient buildings with a low environmental impact. Create buildings that are comfortable, attractive and productive. This includes four aspects of the quality of the indoor environmental quality: The indoor air for specific parameters and pollutants, the degree of thermal comfort, the quality of artificial and natural light and associated visual comfort, the capacity of the building fabric to insulate occupiers from internal and external sources of noise.
- The aim is to achieve optimal value for money in the context of the whole life of the building as a complete asset including its constituent parts. The detail design of the building will be of high architectural and urban design quality and that any extension or modification to the existing fabric of the building serves to enhance the street scape.
- Facilitate the delivery of operational services and shall be suitable for each function as outlined in the Project Description.
- Have due consideration to all relevant criteria as set out in the Project Description.
- As a project led by the State, be representative of best practice in the following areas: Environmentally sensitive; Sustainable site development; Lifetime adaptable design; Minimisation of waste; Green materials and components; Energy conservation and performance; Renewable energy sources; Water conservation; Quality of Construction; Sustainable operation and all aspects of biodiversity.
- Conform to OPW Design Standards and comply with the requirements of all current Archive standards.
- Provide flexibility for future developments and accommodate operational changes and increases in visitor numbers.
- Comply in so far as possible with the requirements of BS EN 16893:2018 Conservation of Cultural Heritage
- Be provided with Artwork in accordance with the Government Policy in relation to the Percent for Art Scheme, as set out in the Public Art: Percent for Art Scheme General National Guidelines (Dept. of Arts, Sport & Tourism). Acquisition policies and procedures set out in the OPW Art Management Handbook are to be adhered to.
- To achieve a BER rating of A2 for the new build element to the rear of the protected structure.

### F. Realistic Assumptions

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The following assumptions are that:

- The development will be delivered on a phased basis, including enabling works and main works, as set out in the Project Description.
- The development will be subject to the Statutory Planning and Building Control processes.
- Whilst the accommodation scope should remain unchanged from the approved Planning Scheme, operational changes and new legislative requirements have arisen during the project's lifetime which will need to be address.
- Consultation with DCC will be required in accordance with the Grant of Permission for the amendment planning application on certain conditions
- The construction works have commenced and the property is in the process of being transferred in ownership to the OPW
- The development will necessitate buy in from all stakeholders, in particular local community support and buy-in.

### G. Governance and Reporting Requirements:

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Primary lines of communication are to be as follows:

#### Communication Line 1:

Sponsoring Agency to/from Approving Authority:

- Regular scheduled review meetings will take place between both parties for the full duration of the project.
- The Sponsoring Agencies will report to Approving Authority.

### **Communication Line 2 : Overall Steering Group Meetings & Construction Sub Element Steering Group Meetings.**

#### Approving Authorities and/or Sponsoring Agencies to/from the Construction Sub Element Steering Groups:

- Regular meetings in relation to the project's development will take place between all involved parties including OPW for the full duration of the project. During the construction stage, these meetings will be held monthly.
- OPW as contracting Authority will report to the Overall Steering Group.
- Meetings are attended by the following:
  - Approving Authority
  - Sponsoring Agency
  - Contracting Authority
  - Design Team Leader
  - Reps from the Design Team as required.

### **Communication Line 3 - Construction Sub Element Project Team Meetings**

#### Communication between Project Team and Sponsoring Agency:

- Regular scheduled review meetings will take place between both parties for the full duration of the project(s). During the construction stage, these meetings will be held monthly.
- The committee will be chaired by the Design Team Leader or agreed alternative.
- OPW as contracting Authority will report to the Project Teams.

### **Communication Line 4**

#### Communication between members of Design Team

- The Design Team Leader DTL, will co-ordinate activities of the Design Team.
- Design Team Meetings: In accordance with Schedule B.

### **Communication Line 5**

#### Design Team and Contracting Authority

- All communication on behalf of the Design Team will be made by DTL.

### **Communication Line 6**

#### Design Team and End Users / Client Groups

- All communication with regards brief/users requirements, on behalf of the Design Team, will be made by DTL and recorded in a client tracker document

Please refer to the Governance Responsibility Matrix for further detail.

### H. Preferred Option:

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- OPW have been tasked with delivery of the project through Standard conditions of Engagement Stage (iii) Tender, Stage (iv) Construction & Stage (v) Handover.
- The project is identified as a flagship project within the Project Ireland 2040 National Development Plan 2021-2030 “A flagship project will be the delivery of an Irish Language and Cultural Hub at Harcourt Street, Dublin, in partnership with Dublin City Council, Conradh na Gaeilge and other stakeholders. The project will be delivered to meet the requirements of the 2040 National Development Plan 2021-2030
- The proposed redevelopment will maximise the potential of the existing site, which will be sustainable and achieve value for money. It will enhance the complex history and heritage of the site.
- An objective of the Public Service Reform Plan 2014-2016 is; “To manage the Public Service property portfolio in a professional, coordinated and efficient manner that maximises value for money and facilitates business needs and service provision.” The OPW’s Property Asset Management Delivery Plan (July 2013) reiterates this objective.

### I. Known Risks:

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An updated risk register will be issued in advance of Project Team meetings and will be reviewed during the meeting to ensure it remains up to date. Early risk warnings will continue to be reported through the project reporting process.

The decision to proceed with an enabling works contract for basement excavation and piling will significantly reduce the risk of cost and programme delays to the subsequent main works contracts (Phases 3b and 3c).

#### **General/ Funding Risks:**

- Construction work has commenced and the property has not yet been transferred into the ownership of the OPW.
- The estimated costs for radio equipment for the radio studios. The actual costs for these exclusions will be confirmed in the coming months.

#### **Statutory Approvals:**

- The project will be executed in accordance with the planning amendment application submitted by OPW on Friday, 23 January 2026. A Notification of Decision to Grant was issued on 20 March 2026.
- The Fire Safety Certificate and the Disability Access Certificate have been submitted to Dublin City Council. A decision to grant on the FSC is due by 26.07.2026, and a decision to grant on the DAC is due by 09.07.2026. There is a risk that conditions associated with both certificates may impact the current layout.

#### **Existing Building Risks:**

- The existing building is a Protected Structure (3517) and there will be an obligation on the Consultants to ensure that all protections are in place during all works, to ensure against damage to the historic fabric of the building.
- There are risks associated with working in historic buildings. These should be managed by the Consultant design team and included in the Preliminary H&S Plan.

#### **Conservation:**

- Number 6 Harcourt Street is a Protected Structure (3517) built circa 1790-1810. It is also listed on the NIAH (National Inventory of Architectural Heritage) - listing 50920151, and categorised as being of Architectural, Artistic and Social Regional importance. The historic nature of the protected structure and its relationship with neighbouring buildings must be considered. The renovation and extension of the protected structure will require a sensitive approach in both design and execution to ensure that the protected structures building's fabric is not undermined.

#### **Scope Change:**

- Impact of updates to Government Policy, in particular climate action, and all other policies that the project aligns with, which may require a change of scope/design.
- Change of requirements from the Client, which requires a change of scope/design.

### Archaeology Designation:

- The site is within the Zone of Archaeological Potential for the historic core of Dublin (DU018-020). A further six archaeological sites are found within 100m of the development area with the closest consisting of a bridge (DU018-020337). St Stephen's Green (DU018-020334) located c. 80m to the northeast is listed as a National Monument in State Care. The Grant of Permission requires notification to the Local Authority and monitoring of the works by an archaeologist. An Archaeologist has been appointed accordingly. An archaeology method statement is being prepared as a condition of the planning approval. Any significant archaeological findings on-site may affect project costs and the timeline

### Flooding Risk:

- No risk in respect of this aspect remains known at this time.

### Ground Condition Risks:

A report addressing conflicting information re. the location of the River Stein has been prepared. A review of historic maps, published references, utility records, and site surveys indicates that the river's exact route near No. 6 Harcourt Street remains uncertain. While some sources suggest it crossed Harcourt Street near numbers 5 to 7, other evidence points further south or indicates that it may no longer exist in this area. Recent surveys and Uisce Éireann data show culverts along Harcourt Street and Montague Lane, but none beneath numbers 5 to 7. Previous basement excavations at No. 5 and nearby sites also reported no culvert.

Based on the available evidence, it is considered unlikely that the River Stein directly underlies No. 6 Harcourt Street. However, given the conflicting information investigations such as low-frequency ground-penetrating radar (GPR), capable of reaching depths of 10 m or more are recommended to be carried out on site. A surveyor has since carried out this survey and no evidence of a culvert was found. This survey is inconclusive in that one cannot be definitive in stating there is no watercourse below ground given the limitations of the sensitivity of survey equipment. However, it does bolster the opinion that it is unlikely that water will be found. This survey is the extent of how far the DT can go in terms of pre-commencement due diligence investigative works. We will have conclusive knowledge on this issue when construction works commence under the Phase 3a enabling works contract

### Adjoining Neighbours:

- Construction works are to be carried out during times set out in the Grant of Planning.
- Noise levels for all construction works are not to exceed the permitted legal levels.
- Construction works are likely to generate a lot of dust and the contractor is required to include measures for controlling this during the construction phase.
- A Construction Management Plan will need to be developed. All works will be required to be carried out as per the planning conditions in terms of working hours, noise levels, waste management, traffic management etc.

### Demolitions:

- Prior to the commencement of any demolition works (rear return buildings), any known asbestos was removed by a specialist contractor.

### Costs:

- Change orders arising from changes to layouts following consultation with Client Dept.

### Health and Safety

- A Project Supervisor for the Design Process (PSDP) has been appointed for Phase 2 to act on behalf of the Commissioners of Public Works. Coordination will be necessary for the various phases of the project.
- An updated asbestos survey of the buildings has been conducted on behalf of the OPW Health and Safety Unit. Asbestos has been confirmed in several locations and was removed in accordance with HSA guidelines.
- Certificate of electrical disconnection will be required for the protected structure.

### Site Access

- Secure site access will need to be addressed and managed.
- Construction traffic must be coordinated with pedestrian traffic, existing bus and cycle lanes, general traffic, and the Luas line to Harcourt Street.

### Rights of way and Easements

- There are no known rights of way or easements.

Refer also to Preliminary Health & Safety Plan and detailed Project Risk Register.

### J. Value Management Strategies

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- Proper value management should aim to achieve the required quality at lower cost or a higher quality at the same cost.
- The Design Team Leader is to communicate to PMS - Major Projects as soon as issues become known that are likely to require change or adjustment to the agreed scope of works.
- PMS - Major Projects is to communicate to the Client as soon as issues become known that are likely to require change or adjustment to the agreed scope of works.
- The Design Team leader is to ensure that each member of the Design Team co-operates in the assessment of the implications of changes on the project scope, programme, budget and quality of construction.
- The co-ordination of this value management strategy is to be by the DTL and communicated to the Client representative through PMS - Major Projects.
- Any value management strategies should reference full lifecycle appraisals.

### Overall Project Programme

A high level programme has been developed for each phase of construction noting key milestones.

Phase 1a + 1b works are now complete.

### Phase 2 - Structural Strengthening Works of No. 6 Harcourt Street

The key project milestones are as follows;

- |                                                               |                  |
|---------------------------------------------------------------|------------------|
| • Ground investigation works to inform structural design.     | Complete         |
| • Opening up works and structural works subject to findings   | Complete         |
| • Structural Refurbishment works to the floors of the PS      | Complete         |
| • Demolition of rear boundary walls and backfilling of vaults | May - June 2026  |
| • Ceiling augmentation works to PS                            | June - July 2026 |

### Phase 3a: Ground Excavation, Secant Piling Works and Temporary Works

The key project milestones are as follows;

- |                                                          |                   |
|----------------------------------------------------------|-------------------|
| • Completion of cost review exercise                     | complete          |
| • Issue of tender pack                                   | complete          |
| • Commencement of Basement Construction works (6 months) | Mid August 2026   |
| • Completion of Excavation & Piling Construction works   | Mid February 2027 |

### Phase 3b: Shell & Core Construction of a New Four-Storey over Basement Structure

The key project milestones are as follows;

- |                                                           |                  |
|-----------------------------------------------------------|------------------|
| • Prequalification of contractors -                       | June - July 2026 |
| • Issue of tender pack                                    | August 2026      |
| • Commencement of Construction works (15 months duration) | February 2027    |
| • Completion of Phase 3b works                            | May 2028         |

### Phase 3c: Cat A & B Fit-out of New Build and Protected Structure

The key project milestones are as follows;

- |                                                       |                   |
|-------------------------------------------------------|-------------------|
| • Prequalification of contractors -                   | Q4 2026           |
| • Tender Issue to a list of pre-qualified contractors | Q2 2027           |
| • Contract Award                                      | end Q4 2027       |
| • Construction Period (12 months)                     | Q1 2028 – Q1 2029 |
| • End-user installation, furniture, IT                | Q1 2029           |

## L. Functional Life of Facility:

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### Design Life

- A Design Life of at least 50 years is required for this public building and this must be reflected in the design and in the choice of materials for the public spaces, both internal and external.
- Maintenance aspects shall be carefully considered and finishes shall be chosen to reflect the hard wear likely to be encountered in all areas. Thought must be given from the outset to the replacement of life-expired items and appropriateness for re-use or recycling should be considered in the choice of such items.

| <b>Table 3.1      Design Life of Building Elements</b>    |                                |
|-----------------------------------------------------------|--------------------------------|
| <b>Principal Element</b>                                  | <b>Life Expectancy (years)</b> |
| Substructure                                              | 50                             |
| Superstructure/Inaccessible Components                    | 50                             |
| Buried Services/Components difficult to access or replace | 30                             |
| Major Replaceable Components                              | 25                             |
| Building Services                                         | 25                             |
| IT Services                                               | 10                             |
| External Works                                            | 30                             |
| Finishes                                                  | 15                             |
| Fittings and Furniture                                    | 10                             |

*Based on Table 1; ISO 15686-1.2000(E)*

*Continued below...*

*Continued from above...*

- Buildings and their components and assemblies shall be identified as being either replaceable or permanent.
- Components or elements with a design life of less than 10 years shall be designed so that they can be replaced easily, and disposed of in accordance with best industry and international practice for disassembly, re-use and recycling or final disposal in an environmentally acceptable way.
- Where the consequences of failure are judged to be critical (be that the building, its components or their assembly), it may be necessary to allow for a particularly long Design Life of the component in order to reduce the risk of failure occurring within the design life of the building.
- The Design process should take Account of this and the final design and shall identify a hierarchy of consequences associated with component failure (generally in accordance with Table 2 of ISO15686-1: 2000(E)) in terms of health and safety, cost, interruption to business use and security together with the appropriate design and or maintenance and/or continuous (re-) commissioning strategy which assures the required performance.

### **Planning for Obsolescence**

- Obsolescence may be functional, technological, or economic. Replacements may also be made for reasons of changing laws and building standards.
- The finished Design should make due allowance for a range of obsolescence over the Design Life of the building and make provision for an economic level of flexibility which will allow for some changes in future requirements.
- The risk of obsolescence shall be reduced by adoption of a design that permits internal re-planning and changes in service systems or changing partitioning of the building at reasonable cost.
- In particular, the layout on the site and the building frame or structure shall be considered. The strategy within the design of the building should consider economic adaptability of the layout of internal floor plates, building services, sanitary facilities and fire escape routes with minimal disruption.
- The building design should futureproof the building performance; it should adapt to changes of future climate impacting on thermal comfort, Make the building more resilient and resistant to extreme weather events (including flooding: fluvial, pluvial and coastal)
- The building design should facilitate ease of future deconstruction in order to access, disassemble and dismantle parts and materials. Consider the extent to which these building parts may be recovered for either reuse and/or for recycling.

### M. Design Restrictions/Requirements:

### Parameter 13 of 16

- **Condition of the Protected Structure:** The existing building at No. 6 Harcourt Street is in a mediocre condition, requiring significant upgrades to prevent further deterioration. These upgrades are essential to improve the building's thermal efficiency, comfort levels, space efficiency, and to reduce operational costs. The building is a protected structure in the curtilage of a protected structure and therefore there is an additional duty of care to ensure that the building is not endangered through harm, decay, damage or neglect. Protected structure does not preclude development or alteration, but planning permission is required for all works.
- **Compliance with OPW Guidelines:** The design and construction of the building must adhere to the OPW's Property Asset Management Delivery Plan to ensure consistency with government property management standards and practices.
- **Planning Permission and Restrictions:** The project must comply with the existing planning permission, including any restrictions on the addition of plant or other structures, particularly at roof level. Any necessary amendments to the planning permission, including an extension of time, will be sought from Dublin City Council to accommodate changes or delays in the construction timeline.
- **Structural Integrity and Conservation:** The project must respect the historical value of the protected structure, ensuring that any necessary structural upgrades are made to prevent further deterioration. All works must align with architectural conservation best practices to preserve the building's significance.
- **Sustainability and Energy Efficiency:** The design must meet sustainability standards, including compliance with Directive 2010/31/EU and Nearly Zero Energy Building standards, to ensure the building operates efficiently and aligns with current environmental goals.
- **Universal Access:** The new design must ensure universal accessibility throughout the building, in accordance with current building regulations and accessibility guidelines, to ensure that all users, regardless of mobility, can fully access and use the facility.

These requirements are essential for ensuring the sensitive restoration and modernisation of the building while meeting the operational needs of Conradh na Gaeilge.

### N. Location:

### Parameter 14 of 16

#### Site Address:

6 Harcourt St, Dublin 2, D02 VH98

### O. Budget:

Parameter 15 of 16

#### Summary of Costs

As the tender is for a fixed price lump sum fee, a preliminary estimated construction cost of the project is not given. This is in accordance with the instruction of the Government Construction Contracts Committee.

### P. Constraints:

Parameter 16 of 16

- Financial - to be designed and constructed within budget.
- Technological - The building will be designed to align with best practice.
- Legal/Regulatory - All legal regulations of the State. No issues anticipated at present. Compliance required with relevant legislation and regulations.
- Environmental - New Build element to comply with regulations of the Directive 2010/31/EN + Nearly Zero Energy Building.
- Physical Inputs and Raw Materials - Materials are to be selected on the basis of the Building Design Life.
- Time - To be designed and constructed to meet programme milestones.
- Land-use plan. - The project is designed to maximise the value of the land.
- Spatial - To comply with the Government Policy on Architecture.
- Land use - Restricted site area, shared party walls, full plot development, Luas line on Harcourt St. Site compound set-up will be challenging.
- Cooperation - working with a residential city centre area, the concerns of adjacent landowners will need to be addressed and considered.
- General Policy Decisions

#### Signed:

\_\_\_\_\_  
Manager of Sponsoring Agency

\_\_\_\_\_  
Date