

DEFINITIVE PROJECT BRIEF

for

CONSULTANCY SERVICES

under the

**Government Standard Conditions of Engagement
for Consultancy Services (Technical), 2024**

for

Osmond House

at

Ship Street, Dublin 8.

September 2026.

for

THE COMMISSIONERS OF PUBLIC WORKS IN IRELAND



OPW

Oifig na
nOibreacha Poiblí
Office of Public Works

Definitive Project Brief

Project Title	G.23.027 Osmond House. (Building Code B2796)

Project Description

Introduction:

The OPW owns Osmond House an office building built during the 1970's. Originally four storeys a fifth floor and two wings were added in the 1990's.

Previously occupied by the Chief State Solicitor's Office (CSSO) the building is now vacant apart from some temporary occupation by Government Staff but the building will be vacant by the end of 2026.

An opportunity now exists to appraise this building with a view to carrying out a construction project that will maximize the asset's value in line with environmental best practice, office standards, urban design objectives, all to a high level of architectural quality.

This project is to be executed from feasibility to completion in stages as a number of individual projects. The first project is Stage (i) Feasibility Study/Preliminary Report and is to:

- **Scope opening up works.** These will allow the building of an accurate Revit model of all structural elements (such as but not limited to columns, floors, walls, and foundations) and determine the structural capacity of all these structural elements. The opening up works will also determine the condition, location and extent of underground drainage. A CCTV survey of drainage will also be required.
- **Scope surveys for hazardous materials.** This is to include Lead paint, Asbestos, and any other hazardous materials. These surveys are to be included in the scope of opening up works.
- **Tender.** Develop tender documents, shortlist contractors, issue tenders, assess tenders, and make a recommendation for a main contractor. All to be done within procurement rules and the Capital Works Management Framework.
- **On-site Opening up and other works.** These works will require on-site management and supervision. The works and outcomes will need to be compiled into detailed chronological records and detailed records of the different elements.
- **Employer's Representative.** The structural engineer will perform the role of Employer's Representative as required under the Capital Works Management Framework for the opening up works contract.
- **Condition Survey.** Once completed a detailed report and Condition Survey will be required.
- **Feasibility.** Once opening up works are completed and reported on there is a requirement to develop feasibility options as follows:
 1. An option of retaining the existing structure and replacing the façade only.
 2. A variant of one above but with the maximum number of additional floors on top of the existing structure. The feasibility study will examine options with one, two and three additional floors.

3. The demolition and rebuilding of the building with an efficient structure.
 4. Building in the rear yard of the building. Options will include the construction of a basement and it should be assumed there will be full site coverage.
- **Embodied Carbon.** Determine the amount of embodied carbon in the above options including that in the new build and existing elements.
 - **Life cycle Assessment.** Prepare a Lifecycle Assessment of all options.
 - All the above to be done in consultation with the OPW and a clear final option is to be recommended.
 - **- Feasibility report, options analysis and preferred option.** The final project output will be a detailed report with drawings that outlines the scope of opening up works, the tender process, the assessment of the structure, the development of the Revit model, the development of options, the process of selecting the final option, a detailed analysis and description of the final option. All the above is to have detailed text, a Revit model and drawings, clear structural diagrams, and photographs.
 - **Final Revit Model.** A detailed Revit model is to be prepared for the existing building and for all options analysed.

Sanctioning Authority

Office of Public Works, Trim, Co. Meath
John Conlon Chairman .
(Named Manager of Sanctioning Authority).

Sponsoring Agency

Office of Public Works, Trim, Co. Meath.

A. Objectives that the Project must meet:

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- To meet the requirements of the Energy Performance of Buildings Directive (EU 2024/1275).
- The building should achieve and A2 BER.
- Maximise the site potential by increasing usable area. Such areas could include extensions to the roof and the rear yard.
- Achieves compliance with the Energy Performance of Buildings Directive 2010/31/EU.
- Is compliant with the Building Regulations.
- Is compliant with all Health and Safety Legislation.
- Is procured in compliance with the Capital Works Management Framework.

- The purpose of the project is to provide hearing rooms, related consultation rooms, breakout rooms, and office accommodation for the Workplace Relations Commission.
- If feasible and practical reuse the existing building fabric and plant as much as possible in order to minimise the amount of embodied carbon in the project's construction.
- To improve amenity quality of the public realm and the entrance to Dublin Castle.
- To reduce the amount of buildings in the city centre that are in a poor state of repair.

General

This project is to be executed from feasibility to completion in stages as a number of individual projects. The first project is Stage (i) Feasibility Study/Preliminary Report and is to:

- **Scope opening up works.** These will allow the building of an accurate Revit model of all structural elements (columns, floors, walls, and foundations) and determine the structural capacity of all these structural elements. The opening up works will also determine the location and extent of underground drainage.
- **Scope surveys for hazardous materials.** This is to include Lead paint, Asbestos, and any other hazardous materials. These surveys are to be included in the scope of opening up works.
- **Tender.** Develop tender documents, shortlist contractors, issue tenders, assess tenders, and make a recommendation for a main contractor. All to be done within procurement rules and the Capital Works Management Framework.
- **Feasibility.** Once this is determined develop feasibility options as follows:
 5. The maximum number of additional floors on top of the existing structure. The feasibility study will examine options with one, two and three additional floors.
 6. The demolition and rebuilding of the building with an efficient structure.
 7. Building in the rear yard of the building. Options will include the construction of a basement and it should be assumed there will be full site coverage.
- **Embodied Carbon.** Determine the amount of embodied carbon in the above options including that in the new build and existing elements.
- **Life cycle Assessment.** Prepare a Lifecycle Assessment of all options.
- All the above to be done in consultation with the OPW and a clear final option is to be recommended.
- **Feasibility report, options analysis and preferred option.** The final project output will be a detailed report with drawings that outlines the scope of opening up works, the tender process, the assessment of the structure, the development of the Revit model, the development of options, the process of selecting the final option, a detailed analysis and description of the final option. All the above is to have detailed text, a Revit model and drawings, clear structural diagrams, and photographs.

Final Revit Model. A detailed Revit model is to be prepared for the existing building and for all options analysed.

- The project scope is to maximise the potential floor area of the site. This will be achieved by determining the maximum built area possible within planning limits and any third party rights and wayleaves.

- To fulfil the project's purpose which is to accommodate the WRC and to also provide office accommodation for other OPW tenants.
- To examine the potential for saving embodied carbon in the existing structure.
- To improve the visual and architectural quality of Ship St.
- To comply with the objectives of Places for People - the National Policy on Architecture.

d. Project deliverables and/or desired outcome

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General

- The building shall be designed to achieve the targets in the Energy Performance of Buildings Directive.
- The building shall be suitable for the end-users needs.
- The building will be of high architectural quality.

e. Performance

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General

The building will:

- Be energy efficient.
- Reuse materials in its construction that minimise embodied carbon.
- Low operational energy.
- Incorporate green infrastructure by improving biodiversity (eg green roofs).
- Be accessible.
- Meet daylight and sunlight requirements.
- Minimise waste, water consumption (eg rainwater harvesting).

f. Realistic Assumptions

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General

- The site is in OPW ownership and there are no known legal, regulatory or planning impediments to the proposed development.
- There is likely to be some hazardous materials in the building such as asbestos, lead paint.

- There are existing utilities on-site – water, gas, broadband.

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 Sanctioning Authority:

- Regular scheduled review meetings will take place between both parties.

Communication Line 2

Project Co-ordinator /OPW Architect to/from Design Team Leader/Employer's Representative:

- Regular Monthly progress reports submitted by Design Team Leader to Project Co-ordinator. (Under OPW procedures, a specific "Project Co-ordinator" may be designated by the Manager of the Sponsoring Agency) .Normally once every month.

Communication Line 3

Communication between members of Design Team:

- The Architect, as Design Team Leader, will co-ordinate activities of the Design Team. Design Team Meetings: In accordance with Schedule B of the tender documents normally once every two weeks.

h. Preferred Option

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i. Risks

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Risk	Severity High Medium Low	Likelihood High Medium Low	Risk rating	Mitigation
Funding approvals.	High	Medium	High	Funding approvals at the CWMF gateways will need to robustly demonstrate value for money and need to be in accordance with the Infrastructure Guidelines.
Statutory Approvals				Discussions will happen with the Local Authority prior to statutory approvals. A residual risk of a successful appeal to An Coimisiún Pleanála and if this occurs a more basic non-material refurbishment can happen.
Structural condition.	Medium	Low	Medium	A preliminary structural condition appraisal was done by Hendrick Ryan which determined that one or possible two roof extensions can be done. A full detailed structural condition report based on detailed opening up works will need to be completed.

Hazardous Materials.	Low	High	Medium	It is highly likely the building contains some hazardous materials. Full surveys will be needed to scope these accurately.

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 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 to the Project scope, programme, budget and quality of construction.
- The co-ordination of the Value Management Strategy is to be by the Design Team Leader and is to be communicated to the Client representative.

k. Project Execution Plan

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Outline Project Programme. See Appendix A. Project A Stage (i) Feasibility;

Scope opening up works. Eight weeks.

Scope surveys for hazardous materials. Two weeks.

Approval to proceed to tender. Four weeks.

Opening up Works Contract. Four weeks.

Opening up Works Contract tender period. Four weeks.

Opening up Works Contract tender assessment and recommendation. Two weeks.

Approval to place contract. Four weeks.

Main contract onsite. Eight weeks.

Feasibility Study. Eight weeks.

Embodies Carbon Assessment. Two weeks.

Lifecycle Assessment. Two weeks.

Feasibility Report. Four weeks.

Final Revit Model. Two weeks.

Total Performance Period: Fifty four weeks.

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.

Table 3.1 Design Life of Building Elements

Principal Element	Life Expectancy (years)
Substructure	50
Superstructure/Inaccessible Components	50
Buried Services/Components difficult to access or replace	30
Major Replaceable Components	20
Building Services	25
IT Services	10
External Works	30
Finishes	15
Fittings and Furniture	10

Based on Table 1; ISO 15686-1:2000(E)

- 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 and the final design should take account of this 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.

m. Design Restrictions/Requirements

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- To provide a ground floor area/use that will enliven the street while also accommodating ancillary accommodation, plant rooms and other services. The building provides a prominent frontage onto Ship Street and the City Walls. This strategic location presents an opportunity to improve the urban character of the area and to utilise a busy shop-front location at ground floor level, which at present is underutilised and hostile to the public realm.
- The design should respond to the history of the area, as the site sits within the historic core of Dublin City.
- To provide a new ESB substation with access from the main road.
- An area to accommodate ancillary plant is required.
- The site sits within the Strategic Development and Regeneration Area SDRA 17 – Werburgh Street therefor the development will need to consider the guiding principles set out here.

- Existing structural design to adopt a building form that responds to natural ventilation with a central atrium. It is to provide vertical circulation, natural light into the public reception, natural ventilation by means of the stack effect and vertical services distribution.
- To provide future flexibility on the site.
- To provide for a civic presence to the building responding to surrounding buildings yet with the required security.
- Building design must be in accordance with relevant Eurocodes, i.e. conformity with all European legal requirements for mechanical resistance, stability and fire in relation to the structure.
- To provide attractive site landscaping to enhance the local context.
- Exploit the fine views of Dublin and the city available from the site.
- Designed to allow flexibility in brief and accommodate operational changes.
- Designed to satisfy the clients operational requirements.
- Designed to meet OPW sustainability policy and be an energy efficient building with a low environmental impact.
- Designed to be fully accessible.
- Designed to conform to OPW design standards; quality contemporary building of high architectural and urban design quality that will make a meaningful contribution to the context of the streetscape in which it is placed.

n. Location

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Site Address:

Little Ship Street, Dublin 2.

Site Location:

Osmond House is located adjacent to Dublin Castle and within 5 minutes from Grafton St and St Stephens Green. The site is ideally located within walking distance of the city centre, adjacent to transport corridors, near tourism and heritage buildings and in an area which is currently undergoing regeneration.

o. Budget

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The project budget has not yet been determined.

p. Constraints

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- Legal – none anticipated at present. Compliance required with relevant legislation and regulations.
- Environmental – There is a slope across the site.
- Adjacent neighbours – Potential objections to Planning Authorities, Restriction on times of working on site due to proximity to dwellings.
- Land use – large building footprint potentially extending to the site's boundaries.
- Functional – to meet the technical requirements of brief.
- Access – access to site is restricted, tight urban site

- Heritage – There are a number of Protected Structures in the vicinity of the Building including Dublin Castle and the old Castle wall

Signed _____ Manager of Sponsoring Agency

_____ Date