DEFINITIVE PROJECT BRIEF

for

WORKS CONTRACTORS
(Phase 2)

under

PW-CF1 Building Works designed by the Employer
for
Works Contractors

For

National Centre for Research & Remembrance

Seán McDermott Street Lower
Dublin 1

for

THE COMMISSIONERS OF PUBLIC WORKS IN IRELAND

REV 18/11/2026

Abbreviations

D/CDE	Department of Children, Disability and Equality
D/FHERIS	Department of Further and Higher Education, Research, Innovation and Science
D/HLGH	Department of Housing, Local Government and Heritage
D/Taoiseach	Department of the Taoiseach
D/Education	Department of Education
NCRR	National Centre for Research and Remembrance; the 'Centre'
NMI	National Museum of Ireland
NAI	National Archives of Ireland
DCC	Dublin City Council
NEIC	Dublin North East Inner City Initiative
OPW	Office of Public Works

Project Title	**National Centre for Research and Remembrance**

Note for Tenderers, Please Read First

Phase 2 Explained:

- This Tender is specifically for Phase 2 of the National Centre for Research & Remembrance.
- Phase 2 involves the Construction of a shared Basement for two buildings on the proposed Campus, one building comprising a combined Museum, Research Centre, and reflection space, and the other building a 5-storey over basement Education Facility.
- Associated Archaeological Excavation and Ground Works are also included in this Phase.

The Phase 2 Works will include the following activities (also covered in following pages):

- **Archaeological works in compliance with Planning Conditions.**
- **Full excavation and construction of the Basement shell and core and piled foundations for the proposed NCRR Archive/Museum and Education buildings**
- **Secant piling, capping beam and external structural walls**
- **Type A and B waterproofing**
- **Sub-slab drainage and radon protection**
- **Basement slab and build-up including construction of sumps and lift pits**
- **Ground floor slab, columns and walls including builder's opes**
- **Temporary site and security works including emergency lighting and fire protection;**
- **All associated demolition works;**
- **Stabilisation works to Dispensary Building, including installation of ground floor slab, first floor joists and steel beams and new roof structure;**
- **Enabling works to allow continuity between Phases 2 and 3-B Interfaces and Handover requirements.**

The Phase 2 Works commenced in October 2026, and is due for completion in Q4 2027. This phase is a component of the overall Project. Full details of the overall project are also covered in the following pages.

Project Description

Project Overview:

On 29 March 2022, Government approved high-level proposals for a National Centre for Research and Remembrance to be located on Sean McDermott Street, Dublin 1. The location of the selected site on Sean McDermott Street within the North-East Inner City is one of local and national strategic significance.

The NCRR remains fully aligned with Government policy and Departmental priorities and it continues to be supported by the Programme for Government, the National Development Plan and the Department of Children, Disability and Equality's Statement of Strategy 2025–2028.

The National Centre will stand as a site of conscience that will honour equally all those who spent time in Industrial Schools, Magdalen Laundries, Mother and Baby Homes and County Homes, Reformatories and related institutions and all those who have lived experience of Ireland's historical adoption and boarded out system ensuring that

their legacies will become an acknowledged part of Ireland's history and, by informing and educating future generations, it will reinforce the State's Commitment to non-recurrence. The National Centre must, by design, be both retrospective and forward facing.

The National Centre will comprise of the following:

- A Museum with exhibition space, the development of which will be led by the National Museum of Ireland;
- A Research Centre with an archival repository of records related to institutional trauma in the 20th century, which will form part of the National Archives; and
- A place for reflection and remembrance.

In addition, the following will be constructed on the National Centre site as part of the overall masterplan for the development and regeneration of this strategic North East Inner City block:

- Universal Design + social housing units,
- an educational facility
- local community-based family and parenting support facilities

The inclusion of these facilities will contribute to the social and economic development of Dublin's North East Inner City. It will align the vision for the National Centre with Government's strategic objectives of addressing disadvantage and inequality, which has been articulated in the whole of Government strategy, "Roadmap for Social Inclusion 2020-2025", and on a more direct level, the Mulvey Report, commissioned by Government. Under the heading of 'Recognising and learning from our past' in the 2025 Programme for Government, there is a commitment to build the National Centre for Research and Remembrance. The National Centre also supports Government's objectives to continue to support the North-East Inner City Programme to strengthen community safety, boost educational and employment opportunities, improve wellbeing, and enhance the area's physical landscape.

The Project:

The development of the National Centre is being led by a Steering Group, chaired by Mr Martin Fraser, former Secretary General to the Government and Ambassador to the United Kingdom, and with membership from the key State stakeholders, including:

- Survivor Members
- Special Advocate for Survivors
- Department of An Taoiseach
- Department of Children, Disability and Equality
- Department of Culture, Communications and Sport
- Department of Education and Youth
- Department of Further and Higher Education, Research, Innovation and Science
- Department of Housing, Local Government and Heritage
- Office of Public Works, including State Architect
- National Museum of Ireland

- National Archives of Ireland
- North East Inner City Initiative
- Dublin City Council

The OPW developed a Strategic Masterplan which informed and guided the development of the constituent parts of the project (refer to Appendix A for the overall site layout).

The Strategic Masterplan, as approved by Government in July 2023, will deliver the following four key elements:

- The provision of the **National Centre Museum and Research Centre** (total circa 7510 sqm) with a purpose built archival repository/storage space (circa 4,030 sqm, 3-4 storeys over circa 1,300 sqm basement). This will comprise the restoration and remodelling of the existing convent blocks and chapel (circa 3,5490 sqm). There will also be a new extended building surrounding a garden of reflection. The National Centre will include extensive document repositories at basement levels; exhibitions spaces, conservation laboratories, and technical spaces at ground level; and a public reading room and consultation rooms at first floor level; (refer to Appendix B for Planning layouts*). [Sub-Element A; Phase 3-B]

- The provision of a new multi storey multi-functional **Educational Facility** (circa 3,690 sqm of new 3-5 storey building over basement) comprising of large and small teaching rooms, study spaces, offices, social space to support further and higher education. Classes, seminars, workshops and other events will be delivered from the site with access open to the local community to attend (refer to Appendix C for Planning layouts*). [Sub-Element B; Phase 3-B]

- The provision of **Community based Family and Parenting Support Facilities** (circa 1,195 sqm divided between the two sites 2-3 storeys), within two existing buildings – a new building behind the former Scots Church facade, a protected structure, and the former Dispensary building. This will provide purpose-built spaces such as teaching and play spaces, offices, meeting rooms, workshop space; external play spaces etc. (refer to Appendix D for Planning layouts*). [Sub-Element C; Phase 3-B]

- The provision of **Social Housing Units** (circa 1,740 sqm over 5-6 storeys), along Railway Street, to the east of the former Dispensary building. 18 No. 2 bed universal design + units (refer to Appendix E for Planning layouts*). [Sub-Element D; Phase 3-A]

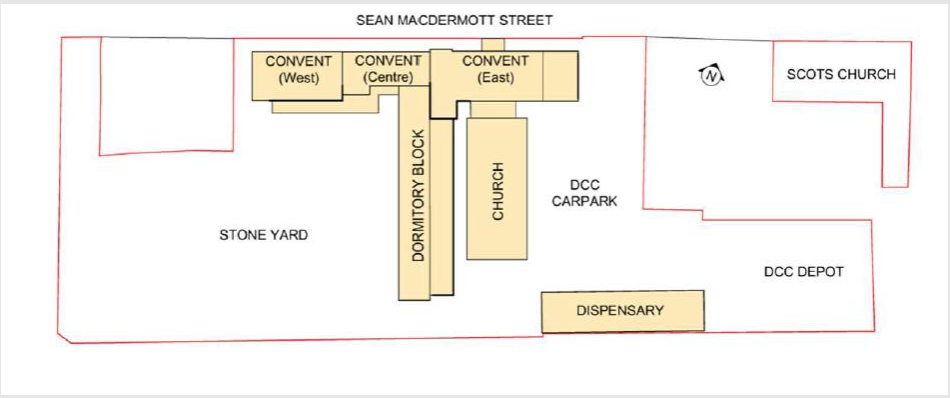
*Planning Layouts have developed following preparation of the Fire Safety Certificate and Disability Access Certificates, in addition to detailed design development as part of the Tender design preparation.



Masterplan Massing

All the existing buildings (the Convent, the Chapel, the Dormitory Wing, the Dispensary building) on the site are listed on the National Inventory of Architectural Heritage, are of regional importance, and are of architectural, historical and social interest. The Scots Church façade, is a protected structure RPS 7480.

(Refer to Appendix F for existing plans).



Phasing:

There is a phased approach to the delivery of the NCRR project – due firstly to prioritised urgent works required to ensure safe access and halt deterioration of the existing buildings and to provide key information for the detailed design development. Phased works also ensures conditioned works are carried out as required in advance of full construction works in conjunction with bringing forward prioritised works generally in order to de-risk later stages of the main construction and limit the inflation exposure.

The OPW have actively and strategically reallocated Works scope across phases, bringing forward selected relevant and priority Works from the Phase 3 Main Works into the earlier Enabling Works Phases. This reduces risk and uncertainty for the Phase 3 Main Works Tender and provides greater cost management for overall project costs to remain within the approved budget. The proposed approach is consistent with the principles of the Infrastructure Guidelines and the Capital Works Management Framework in terms of risk management, cost control, and value for money.

The proposed phased components are as follows:

- Phase 1-A: Enabling Works including essential sanitisation, strip out and stabilisation works to make safe and clear to facilitate access, investigative and opening up works to inform the detail design of future phases;
- Phase 1-B: Enabling Works including essential repair, remedial and maintenance works to a portion of the existing roofs to arrest any further deterioration to the existing historic building fabric;
- Phase 1-C: Enabling Works including essential repair, remedial and maintenance works to the remaining existing roofs, facades, windows and boundaries to arrest any further deterioration to the existing historic building fabric;
- Phase 2: Archaeological Excavation, Basement and Ground Works;
- Phase 3-A: Main Construction Works (Sub-Element D: Social Housing);
- Phase 3-B: Main Construction Works (Sub-Elements A, B, C and Overall Site).

Phases 1-A and 1-B Enabling Works commenced in Q1 2025 and completed in Q1 2026, both of which were commissioned under the OPW's Measured Term Maintenance (MTM) framework contract.

Phase 1-C Works commenced in March 2026, due for completion in Q1 2027.

Phase 2 Works commenced in October 2026, due for completion in Q4 2027.

Phase 3-A Works is planned to commence Q3 2027.

Phase 3-B Works is planned to commence Q4 2027.

Statutory Approvals:
Full Planning Permission Grant with conditions was issued by Dublin City Council on 27th February 2025. This follows no valid appeals lodged to An Bord Pleanála before 13th February 2025.

Disability Access Certificates have been granted for Sub-Element B: Education Facility, Sub-Element C: Community, Family and Parenting Support Facilities (including the Dispensary Building – C1 and Scots Church Building – C2) and Sub-Element D: Social Housing. Sub-Element A: The National Centre Archive and Museum is pending submission.

Fire Safety Certificates have been granted for Sub-Elements A, B and C1. FSCs have been submitted for C2 and D and are pending approval. Repeated extension of time requests have been received and DCC request for information responses are in progress.

Surveys/Investigations: A number of surveys, enabling works, opening up works and site investigations have been carried out in order to support the design and development of the main capital redevelopment project. Input from all members of the design team is required on an on-going basis for the scoping and undertaking of the works listed, but not limited to, the schedule below.

Site Investigation was required and complete in advance of the progression of Detailed Design to inform the structural building requirements for the new elements of building.

Survey Works complete and planned include but not limited to a measured building survey, topographical survey, conditions survey, asbestos survey, structural survey including load tests, GPR Survey, existing M&E and utilities surveys, environmental moisture monitoring, CCTV drain survey, survey of hidden voids/ducts/flues, and geotechnical and soil surveys, ecological survey (i.e. bat and bird) and screening for environmental impact assessment, radon survey ,lead paint survey and in-situ building fabric monitoring.

Specialist Conservation Surveys complete and planned include historic fabric survey, historic paint analysis, timber analysis and condition survey, cast iron survey, structural and condition survey, surveys of stone and brick, internal joinery, lead work and roofing, plasterwork, stained glass window, tile and mosaic floorings condition survey etc.

Opening Up Works complete and planned are required to understand and assess the need for remedial conservation works. As part of investigation for the new works opening up will be required to investigate structural conditions, potential M&E routes, fire compartmentalisations and upgrading works. Areas to include but not limited to are foundations, wall junctions, ceilings, floors, roof, utilities, chimneys, drainage, site boundary walls. A large portion of opening up works is complete in the former Convent and Dormitory Wing.

Modelling work is required to inform the design, such as, but not limited to; dynamic thermal analysis, daylight and glare analysis, smoke control simulation. Revit modelling of detailed design is underway for clash detection and tender co-ordination of structural, civil, lift, mechanical, electrical, fire and any other specialist requirements, to BIM Level 2 equivalent stage under ISO 19650 (see Appendix G – BIM Documentation Index) , to undertake Level(s) assessment to develop a low carbon design.

Building Information Management:
The Common Data Environment (CDE) provides the fulcrum around which collaborative BIM practices operate including Interdisciplinary model sharing, clash detection and issue resolution. BIM documentation is hosted on the CDE are developed with collaborative input throughout the project stages.

Phase 2 Basement Works:
Phase 2 involves the Construction of a shared Basement for two buildings on the proposed Campus, one building comprising a combined Museum, Research Centre, and reflection space, and the other building a 5-storey over basement Education Facility.

The Phase 2 Works comprise of:

- Resolution completion of the Archaeological Planning Condition in compliance with the approved Method Statement (by DCC City Archaeologist) and granted license by NMS
- Full excavation and construction of the Basement shell and core and piled foundations for the proposed NCRR Archive/Museum and Education buildings to BS 8102:20222 Project of below ground structures to Grade 1b including:
- Secant piling, capping beam and external structural walls
- Piling
- Type A and B waterproofing
- Sub-slab drainage and radon protection

- Basement slab and build-up including construction of sumps and lift pits
- Ground floor slab, columns and walls including builder's opes
- Temporary site and security works including emergency lighting and fire protection;
- All associated demolition works;
- Stabilisation works to C1 - Dispensary Building including installation of ground floor slab, first floor joists and steel beams and new roof structure;
- Phase 2/ Phase 3-B Contract Interface and Handover requirements.

These Phase 2 works continue to mitigate the archaeological uncertainty prior to Phase 3-B Main Works commencement, limiting an unforeseeable delay to the overall project programme and provide greater cost certainty for the Phase 3-B Main Works package.

The Phase 2 Works commenced in October 2026, and is due for completion in Q4 2027. This phase is a component of the overall Project.

Phase 3-B Main Capital Redevelopment Works
Following completion of Phase 2, the Main Works, Phase 3-B, will begin and consists of a series of new buildings in conjunction with the comprehensive refurbishment, restoration and upgrade of the existing structures with the provision of all required modern services to comply with all relevant current standards and to make the buildings universally accessible.

The total new building area is circa 14,135m². The total area of restoration is circa 3,970m² and the total area of external site works is circa 2,270m².

The scope of the works will generally include (but not be limited too):
- demolition, relocation and construction of new partitions;
- review of the structural integrity of ground floors slab, timber stairs, timber floors and roof structure, repair or replace were appropriate;
- conservation of doors and all internal joinery;
- fire upgrading of fabrics, doors, and any openings in walls or floors;
- repair and replace plasterwork;
- restoration of all internal stone and brickwork;
- conservation of historic floors (timber and tiled);
- restoration of the cast iron organ balcony and structure in the chapel;
- all associated mechanical and electrical works,
- provision of the new works will include stairs, lifts, toilets, to address the need for improved accessibility, and all ancillary works within the existing fabric;
- redecoration of all areas
- elements of boundary wall may be demolished, restored, taken down and rebuilt, new openings to be installed.
- any other repair works as required
- provision of new buildings and substantial basement to provide all spaces are required in the schedule of accommodation for all elements of the masterplan.
- provision of all new plant and equipment required to service the building to meet contemporary norms.
- provision of an integrated external works plan, comprising of hard and soft landscaping, lighting, new steps and ramps to facilitate universal access, new access points into the site, new surface water attenuation, all required site services and all associated ancillary works on a site area of circa. 0.82 hectares.

	The Approving Authority for the overall Portfolio of Works will be the Department of Children, Disability and Equality (D/CDE).
Sponsoring Agency	**The Sponsoring Agency for the overall Portfolio of Works will be the Department of Children, Disability and Equality (D/CDE).**
Contracting Authority	**The Contracting Authority for the overall Portfolio of Works will be the Office of Public Works (OPW)**

Site Description: Convent Lands

The project site bounds Seán MacDermott Street Lower to the north and Railway Street to the south and residential developments to the East and West.

The site extends to circa 0.82 hectares, and is made up of two distinct elements: SITE A and SITE B (see Appendix H). This overall area includes both Phase 3-A and 3-B.

Site A
This extends to approximately 7,800 sqm with approximately 3,970 sqm of existing buildings; comprising of the former Monastery of Our Lady of Charity of Refuge, which was a convent and a Magdalen Laundry; in various states of repair.

Existing Buildings:
A full visual and structural condition survey was/continues to be required to be carried out of all the existing buildings. Generally roof and floor repairs and strengthening will be required, below ground drainage repair and replacement and M&E upgrade/installation for all buildings will be required. Below is a high level non exhaustive summary of other potential works to the existing buildings. Elements of fabric repair and structural stabilisation works have been complete as part of Enabling Works Phase 1-A and 1-B and are ongoing as part of Phase 1-C Enabling and Historic Works.

Dispensary Building:
The Dispensary Building is currently unsafe for access with floors and roof evidencing collapse. Extensive decay, bird guano and asbestos has been recorded internally. Enabling Works 1-C will provide for window and facade remedial works, internal clearance and sterilisation, stabilisation of the structure and roof remedial works. The sequence of these works is currently under review by the enabling works contractor and the PSDP so that a safe and economical approach can be made towards refurbishing this building and making it accessible;

Chapel:
This building generally appears to be in good condition. Repairs to roof are required, stained glass windows to be protected, repaired and reinstated, elements of repair to the main structure may be required due water ingress, repairs to internal plasterwork and the mosaic floors will also be required. All services are to be upgraded;

Convent:
There has been a Magdalen Laundry on this site since the early 19th Century. The main convent buildings and chapel date from 1888. Further significant additions to the complex were constructed in 1913, 1925 and 1927. The buildings were continuously altered and updated up until the 1970s.

This building is generally in good condition. Repairs to roof are required (a portion of which is complete), existing windows to be protected, repaired and reinstated, elements of repair to the main structure may be required due water ingress, repairs to internal plasterwork and the floors will also be required, conservation of windows, doors and all internal joinery;

Dormitory Wing:
The 3 storey dormitory wing is the oldest remaining structure, dating from the 1870s. This building had limited access and was damaged due to fire and substantial water

ingress. Temporary structural works were carried out in order to make the building fully accessible in order to assess its condition. Works are required to the structure, roof, external envelope and windows.

Site B

Extends to approximately 455 sqm and comprises of the remaining facade of the former Scots Church and 2 storey brick house on Sean McDermott Street and a narrow L-shaped site behind. This site is bounded by residential buildings of varying sizes, the most prominent being the four-storey Sophia House which was built in 2003.

The 'Scot's Church' was originally constructed as a Presbyterian Church in 1846. It later became a mill before a fire in the 1980s necessitated the removal of the majority of the structure for safety reasons. The temple-fronted granite Greek Revival Presbyterian church, is now in ruins with only the façade standing. All openings are boarded up in steel sheeting. To the west, set back from wing is rendered single-bay façade with steel casement window.

It is the earliest structure standing on the site. It is a protected structure RPS 7480.

Site History:

The original Magdalen Refuge and Laundry was established in a small property on Mecklinburgh Street (now Railway Street) in 1821. The Sisters of Mercy took responsibility of the refuge from 1873 to 1886, expanding the site and buildings to Gloucester Street (now Sean McDermott Street). The Sisters of Our Lady of Charity took over in 1887 and immediately began building a new convent and chapel, and improving and expanding the laundry facilities and site. The Laundry ceased operating in 1996. The Sisters of Our Lady of Charity remained in control of the site until it was transferred to Dublin City Council in 2005.

A fire in 2006 resulted in the destruction, and later clearing of the majority of the former Laundry structures by Dublin City Council.

DCC obtained planning permission for an extensive redevelopment of the site in 2008, which was not progressed. A planned sale of the site in 2018 did not go ahead. In March 2022, the Government decided that the site would become the National Centre for Research and Remembrance.

The Crinan Youth Project formally occupied one ground floor section of the buildings facing Seán McDermott Street. The rest of the buildings were vacant. The south-western portion of the site, where the laundry structures once stood, was used by Dublin City Council (DCC) as a depot and is accessed off Railway Street. DCC used the remainder of the site for parking.

Site ownership was transferred from DCC to the OPW in May 2025.

a. Objectives that the Project should meet: Parameter 1 of 16

The project objectives are as follows:

- The National Centre will stand as a site of conscience that will honour equally all those who spent time in Industrial Schools, Magdalen Laundries, Mother and Baby Homes and County Homes, Reformatories, and related institutions and all those who have lived experience of Ireland's historical adoption and boarded out system.

- Provide a place for remembrance, resource, education, family and parenting support and housing. By encompassing social housing, local community and educational facilities, the project will make a significant contribution to the long-term social and economic regeneration of Dublin's North-East Inner City. The National Centre project will clearly align with the Government's strategic objectives on addressing disadvantage and inequality as articulated in the current Programme for Government.

- A masterplan for the holistic regeneration of an urban block within northeast inner city, that respects the existing community while remembering the past.

- **The National Centre for Research and Remembrance** must, by design, be both retrospective and forward facing, while providing museum and archival environments that are appropriate for the types of artefacts stored. The National Centre must be accessible to users and visitors, not just in terms of its location and universal design, but by virtue of the openness, safety, dignity and discretion it conveys and offers. The National Centre must be of an appropriate scale to effectively deliver its services; The National Centre must meet appropriate standards of conservation and care of documents, records, artefacts and exhibits under its guardianship. Such standards will relate to fire protection, water ingress, heat, light, ventilation, hazard risk, pest control, building services, security, and other features. The National Centre must provide a high-quality visitor experience across all of its facets – welcome, orientation, comfort, consultation, service, participation, guidance and support. The National Centre must fulfil its core functions effectively, be they providing access to files and documents, exhibiting and interpreting artefacts and effects, stimulating interest, educating, raising awareness, supporting research and scholarship, and conserving historic material and documents, with the necessary spaces, staff and building services.

- **The Educational Facility** will provide a contemporary, welcoming and flexible learning environment to facilitate access to education for adults and young people from the north inner city. The vision for the FET in the north inner city is to provide a seamless and consistent learner experience, where students can progress from foundation-level education through to tertiary education, apprenticeships, and employment. The north inner city FET campus will be designed to maximise space utilisation, increase digital and blended learning opportunities, and support a sustainable, climate-conscious approach to FET delivery. The development of NCRR site will allow City of Dublin ETB to expand its footprint while reducing reliance on short-term leased properties, ensuring greater financial value for the exchequer and a long-term commitment to high-quality FET provision in Dublin's north inner city. This will include collaboration and scheduled access for a diverse range of community groups who partner with and are funded by the ETB. It will also include a collaboration with TU Dublin to support access to tertiary education in the area including the Access to Apprenticeship programme and micro-qualifications with accredited programs awarding between 1 and 15 ECTS. It will provide a

lifelong learning hub model of further education, contributing to a unified model of tertiary education by providing a flexible and accessible learning opportunities across the National Framework of Qualifications (NFQ) at Levels 1-6 (FET Provision) to support local progression to further education and employment, and enrichment of the community. Programmes planned include and are not limited to Youthreach, Community Education, Adult Literacy for Life and English language, Post-Leaving Certificate (PLC) Pathways to Apprenticeship, Creator's Programme. There will also be FET and Higher Education (HE) Collaboration for Tertiary Degree Programmes. Current proposals for the tertiary degree programmes include Bachelor of Arts (Honours) Politics, Society and Media is a new BA (Hons) in Politics, Society and Media Tertiary (first Tertiary degree programme offered jointly by TU Dublin and City of Dublin ETB) and Early Learning and Care: Progression from the NFQ Level 6 Award currently delivered by City of Dublin FET College. This programme is currently under development as a tertiary pathway to a Level 8 degree. The facility will support the development of a sustainable culture of lifelong learning in the community. A building designed for the delivery of education and to offer a high quality-learning environment with bespoke learning spaces to meet the existing and future needs of the community. Programmes planned include and are not limited to Youthreach, Community Education, Adult Literacy for Life and English language, Post-Leaving Certificate (PLC) Pathways to Apprenticeship, Creator's Programme. The provision plan includes courses that may be delivered at varying times during the initial phases of operations. The provision plan will be reviewed and amended based on community consultation, emerging needs and learner demand.

Refer to Appendix J for full details.

- **Community based Family and Parenting Support Facilities** will provide a varied family and parental support focused spaces. It will include an on-site presence of the Early Learning Initiative (ELI), advancing the objective of improving the educational and life opportunities of children.

- **The Social Housing element** will provide long term accessible housing solutions of universal design + and age friendly housing for older and/or more vulnerable persons within the immediate community. These works are being undertaken as a separate works contract (Phase 3-A).

b. Purpose Parameter 2 of 16

The project will build on the preliminary ideas and concepts outlined in the Preliminary Business Case and distilled in the Strategic Masterplan. (refer to Appendix A of the overall site layout)

The purpose of the project is for the:

- Provision of quality civic buildings which enhance and positively contribute to their surroundings and which successfully accommodate the facilities and functions determined by the Project Steering Group and Project Stakeholders.

- Provision of buildings that accommodate changes and allow flexibility for changing exhibitions over time.

- The re-use and renovation of the existing buildings, and to ensure that a suitable approach is taken in the conservation and restoration of these buildings.

- Provision of buildings that encompass wider issues such as sustainability, life cycle costing and universal access.

- Provision of public buildings requiring a civic presence.

- Provision of buildings that respect and support the local community while sensitively remembering the past.

c. Scope Parameter 3 of 16

The completed work will:

- Consist of a series of new state of the art buildings in conjunction with the comprehensive refurbishment, restoration and upgrade of the existing structures.
- 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.
- Be designed to provide universal access throughout the buildings.
- Comply with planning permission approval and building control approvals.
- The completed masterplan will be in line with the approved project scope and associated cost plan as set out in the Preliminary Business Case (PBC)

d. Project deliverables and/or desired outcomes Parameter 4 of 16

- The National Centre will be designed and constructed to a high architectural quality and urban design that is sensitive to the historic nature of the remaining buildings and their environs.
- Provide fit for purpose archive and repositories that comprehensively address all the requirements of the brief and is completed to the client's satisfaction,
- Provide a fit for purpose museum that comprehensively addresses all the requirements of the brief and is completed to the client's satisfaction,
- Provide a museum and archive environments that are appropriate for the types of artefacts on display;
- Provide a repository environment that is appropriate for the types of documents stored within;

- Provide an archive experience of international quality for the NAI.
- Provide a museum experience of international quality for NMI.
- Meet or exceed all building standards applicable at time of construction.
- Take account of the current operations of the NAI and NMI and should enhance the current infrastructure and accommodate any future expansion requirements.
- Be developed to meet energy performance standards to be agreed in consultation with NAI/NMI/OPW and in so far as possible, in consideration of the limitations of existing historic building, and heeding special considerations for conservation and exemptions for protected structures.
- Incorporates the degree of flexibility necessary to allow NAI/NMI to respond adequately to changing requirements, operational changes, and increased visitor numbers.
- Provide buildings that are constructed on time and on budget.
- Provide buildings that provides universal access throughout.
- Provide buildings that provide flexibility and accommodate operational changes.
- Provide a major public building with a civic presence.
- Provide a sequence of quality external landscaped spaces of different sizes that align with the Dublin City Council Development Plan 2022-2028 SDRA.
- Provide fully accessible Age-Friendly Universal Design + Social Housing units, which are adaptable to the needs of the individual tenants.
- Provide various teaching and study spaces to cater for all ages to facilitate life-long learning.
- Provide site services, including utility connections, surface water attenuation and appropriate forms of ventilation and air handling;
- Provide a design that integrates circularity principles on adaptability, deconstruction and waste reduction. Strategy of design for disassembly
- Provide buildings designed to incorporate OPW's sustainability policy. Minimise the whole life carbon output, consider both energy consumption during the use phase of the building and embodied energy. Use energy provided from renewable sources (in so far as possible within the limitations of the site and the existing historic building). Minimising energy demand by designing use efficient services and low carbon technologies and maximising on site renewables.
- Provide buildings designed to support lean and circular flows, including: Building materials use and quantities minimise construction and demolition waste generated to optimise material use, replacement cycles and flexibility to adapt to change, potential for deconstruction as opposed to demolition.

- Use ‘fabric first’ approach, specifying and designing with an efficient use of lower embodied carbon materials, locally sourced where possible.

- Ensure a low embodied carbon by performing whole life carbon analysis, use circular economy strategies and look at minimising offsetting, all using EN15978 and level(s) GWP Indicators.

- Specification, procurement and installation of low environmental impact construction materials. To include reference to EPDs in compliance with ISO 14025 or EN 15804.

- The use of holistic assessment tools in the design and specification of nearly zero energy buildings including LCC and LCA and comparative studies in compliance with ISO 14040/14O44 or EN 15978.

- Provide building designs that address daylighting and glare, thermal comfort and indoor air quality.

- Bio-climatic architecture and passive design to provide good thermal and optical comfort, natural air purification etc. Provide a project that is completed in accordance with the programme and the cost plan associated with the PSC.

e. Performance Parameter 5 of 16

The completed buildings 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 on 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 A1 for the new build and A3 for the refurbishment of the existing.

f. Realistic Assumptions Parameter 6 of 16

- The development of the National Centre will be undertaken as a three phase project including enabling and archaeology works; basement and foundation works; and main works. These phases are further broken into sub-phases.
- It is not realistic for the National Centre to be relocated elsewhere.
- The development is subject to the Statutory Planning and Building Control processes.
- There are no known legal, regulatory or planning impediments to developing the National Centre building, subject to the transfer of the lands to the OPW)
- The exact locations and conditions of all existing site services are to be surveyed and confirmed.
- There is a requirement for Water, Electricity, GAS and IT & Broadband services connections.
- The development will necessitate buy in from all stakeholders, in particular local community support and buy-in.

g. Governance and reporting requirements Parameter 7 of 16

The project is required to comply with the requirements of the National Infrastructure Guidelines.

Infrastructure Guideline roles for overall Portfolio of Works:
Approving Authority – D/CDE
Sponsoring Agency – D/CDE

Additional (non-infrastructure Guidelines) Governance Line for NCRR development:
Steering Group – NCRR Overall Steering Group

As Approving Authority under the Infrastructure Guidelines, DCDE will be responsible for, inter alia, approving:

- a detailed business case and procurement strategy; and
- A final comprehensive business case for the project and the award of contract.

It will also be responsible for notifying the Government should adverse developments occur, including unforeseen cost increases or changes to the proposal scope, which call into question the desirability or viability of the investment proposal.

The Sponsoring Agency for the overall development of the National Centre for Research and Remembrance campus is DCDE. In this regard, DCDE will be responsible for:

- as part of the Pre-tender – Project Design, Planning and Procurement Strategy Stage - preparing a Detailed Business Plan which includes detailed costs, a detailed design brief, a Risk Management Plan, a Benefits Realisation Plan, commercial and management arrangements, and a Procurement Strategy. The Detailed Business Plan to be submitted to DCDE (as Approving Authority) for approval at Approval Gate 2 to proceed to tender;
- procuring the project in line with national procurement guidance and the Capital Works Management Framework (CWMF) and updating the Final Business Case to take account of all the new information arising from the tender including cost and scope before seeking approval of DCDE (as Approving Authority) at Approval Gate 3 to award the contract.

Overall governance for the delivery of the National Centre involves a defined reporting hierarchy. The Steering Group for the National Centre will undertake, under the direction of the Chair of the Steering Group, to provide regular reports on the status and progress of the development of the project, to the Secretary General and Accounting Officer for DCDE.

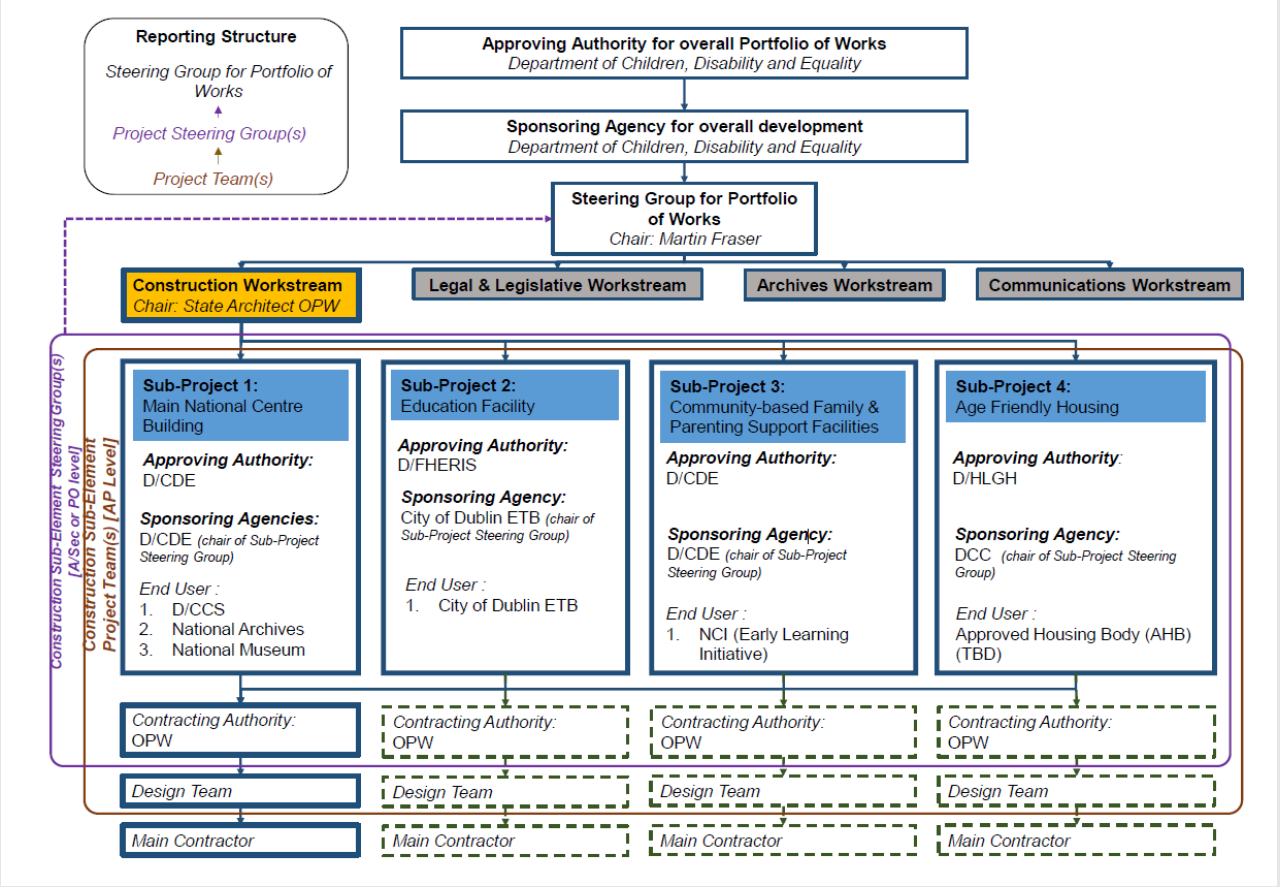
The overall development of the National Centre for Research and Remembrance (National Centre) campus, encompassing each of the constituent elements, will be delivered in accordance with the structure of the Capital Works Management Framework (CWMF). CWMF is complementary to and derived from the Infrastructure Guidelines. It is a structure that has been developed to deliver Government's objectives in relation to public sector construction procurement reform with the objective of ensuring greater cost certainty, better value for money and more efficient end user delivery.

The primary administrative roles to be undertaken by State bodies as part of the CWMF process are that of "**Approving Authority**" and "**Sponsoring Agency**". CWMF also includes an additional role - the "**Contracting Authority**".

The Contracting Authority for the entire National Centre portfolio of works under the CWMF is OPW – Major Projects. OPW Major Projects will provide all planning, design, procurement and project management services for the project. It will be responsible for the delivery of the project so that it meets the client's operational and functional requirements, within the agreed project budget and programme. OPW Major Projects will act in the statutory role of client for Building Control Regulation and for Health and Safety Regulation. OPW Major Projects will enter into contracts with consultants and contractor(s) for delivery of the project within agreed timescales and budgets. OPW Major Projects will provide professional technical, project management, and financial services throughout all phases of the project and will procure and appoint any technical consultants necessary for completion of the project within agreed timescales and budgets. OPW Major Projects will ensure that all elements of the project are procured in accordance with EU and national rules. The project will be appointed using the CWMF and OGP contracts.

National Centre Construction Work stream CWMF Roles:

As extracted from the Government of Ireland National Centre for Research and Remembrance Governance Structure prepared by DCDE (August 2025)



Communication Lines – reporting and quarterly meetings:

- Communications between Steering Group for Portfolio of Works and Construction Sub-Element Steering Group
- Communications between Construction Sub-Element Project Team and Construction Sub-Element Steering Group
- Communications between Contracting Authority and Project Teams / Steering Groups

h. Governance and reporting requirements Parameter 7 of 16

The project will build on the preliminary ideas and concepts outlined in the appendices:

- Provision of a National Centre which will be a Site of Conscience that will honour equally all those who were resident in Industrial Schools, Magdalen Laundries, Mother and Baby Homes, Reformatories, and related institutions.

- City centre location with easy access to public transport to facilitate the numbers of people anticipated to visit a facility of this nature.

- Provision of local facilities contributing to the social and economic development of Dublin's north east inner city.

- 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.

i. Risks Parameter 9 of 16

Please refer to Appendix I Project Risk Register for more detailed project risks.

j. Value Management Strategies Parameter 10 of 16

- 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 on the Project scope, programme, budget and quality of construction.
- The co-ordination of this Value management strategy is to be by the Design Team Leader and communicated to the Client representative.
- Any value management strategies put forward should be based around full lifecycle appraisals.

k. Project Execution Plan Parameter 11 of 16

Project Programme Key Milestone Targets:

Project Start Date:	**Nov 2023**
Planning Application Lodged:	**Q4 2024**
Planning Granted:	**Q1 2025**
Enabling Works 1-C Commencement:	**Q1 2026**
Phase 2 Commencement:	**Q4 2026**

Stage	**A (NCRR)**	**B (Education)**	**C (Community)**	**D (Housing)**
Stage 1 Preliminary	2 weeks	2 weeks	2 weeks	2 weeks
Stage 2.1 Outline Sketch Design / Statutory Submissions / Enabling works	18 weeks	18 weeks	18 weeks	18 weeks
Stage 2.2 Detailed Design and Tender Production	78 weeks	78 weeks	78 weeks	78 weeks
Stage 3 Tender Action/ Evaluation / Award	26 weeks	26 weeks	26 weeks	26 weeks
Stage 4: Construction	130 weeks	130 weeks	130 weeks	78 weeks
Stage 5: Handover and Defects Liability	52 weeks	52 weeks	52 weeks	52 weeks
Total Performance Period	306 weeks	306 weeks	306 weeks	306 weeks

Note: Programme timelines are subject to statutory approvals, therefore are subject to change. The elements of the masterplan are being progressed in multiple phases – two MTMC contracts (complete), four capital works contract/s, the detailed design of each element is running in parallel, concurrently with procurement of works.

1. Phase 1-A: Enabling Works including essential sanitisation, strip out and stabilisation works to make safe and clear to facilitate access, investigative and opening up works to inform the detail design of future phases – complete Q1 2026;
2. Phase 1-B: Enabling Works including essential repair, remedial and maintenance works to a portion of the existing roofs to arrest any further deterioration to the existing historic building fabric – complete Q1 2026;
3. Phase 1-C: Enabling Works including essential repair, remedial and maintenance works to the remaining existing roofs, facades, windows and boundaries to arrest any further deterioration to the existing historic building fabric; archaeological excavations – commenced Q1 2026 and planned for completion Q1 2027;
4. Phase 2: Archaeological Excavation, Basement and Ground Works - commenced Q4 2026 for completion in Q4 2027;
5. Phase 3-A and 3-B Stage 1 Main Works Prequalification Tender issued Q2 2026.
6. Phase 3-A Reserved Specialist Prequalification Tender issued Q3 2026.
7. Phase 3-A: Main Construction Works and Reserved Specialist Works (Sub-Element D: Social Housing) – issue for Tender planned Q4 2026 (subject to D/HLGH approval);
8. Phase 3-B: Stage 1 Main Works Prequalification Tender issued Q4 2026.
9. Phase 3-B: Reserved Specialist Prequalification – issue for Tender planned Q4 2026.
10. Phase 3-B: Main Construction Works (Sub-Elements A, B, C and Overall Site) – issue for Tender planned Q1 2027.

l. Functional Life of Facility Parameter 12 of 16

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	75
Superstructure/Inaccessible Components	75
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 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, extensions, and changes in service systems or changing partitioning of the building at reasonable cost. The design of the building should facilitate future adaption to changing occupier needs.

- 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

- The convent buildings are not protected structures but are structures of significant historic, cultural and social value and therefore there is an additional duty of care to ensure that the buildings are not endangered through harm, decay, damage or neglect.
- The Scots Church façade is a protected structure, but it does not preclude development or alteration, however planning permission was required for all works.
- Design to allow flexibility for the changing nature of the exhibits over time and to take into consideration possible future changes in technology where possible.
- Design to satisfy the requirements of the brief.
- Design to meet OPW sustainability policy and be an energy efficient building with a low environmental impact, in the context of an historic structure.
- Design is to be fully accessible where possible in the context of the nature of the historic structure.
- Designs to conform to OPW Design standards; quality contemporary extension/new build of high architectural and urban design quality that will make a meaningful contribution to the existing historic structures and serve to enhance it and not detract from it.

n. Location Parameter 14 of 16

Site Address:
No. 64-72 and 77 Seán MacDermott Street Lower, Dublin 1, no. 61 and site of the former Scots Church, Seán MacDermott Street Lower, Dublin 1

o. Budget Parameter 15 of 16

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

- Restriction due to the historic and sensitive nature of the existing structures and site.
- It is a busy urban site with all associated issues in terms of accessibility and storage of materials.
- Functional and technical requirements of the constituent elements of the brief.
- Financial – to be designed and constructed within budget.
- Legal – none anticipated at present. Compliance required with relevant legislation and regulations.
- Adjoining Neighbours – working with a residential city centre area.

- Time – to be designed and constructed to meet programme milestones.
- Land use – large building footprint close to site boundaries. All associated issues in terms of accessibility, contractor's facilities, site welfare facilities and storage of materials during construction to be considered.

Signed

_____

Manager of Sponsoring Agency

_____

Date