Grangegorman campus Overall Project
DIT Grangegorman Agenda
Grangegorman – Then – Now - Future
Programme One – Completed
Interim Requirements
Programme Two – Commenced April 2018
Future Plans
Technological University (TU4D)
Driving Urban Regeneration

Grangegorman Campus - DIT and Partners

- Dublin/Regional Capacity Building
- Urban Regeneration
- Innovation, Research & Technology Transfer
- Civic Engagement & Social Inclusion
- Human Capital and Skills Development
- Social Capital and Cultural Development
- Employment Creation
Grangegorman Development Agency

• The GDA is an aegis body of the Department, established under the GDA Act 2005. Its remit is to plan for and implement the multi-phase and multi-sectoral development of the Grangegorman site. In this regard, its functions include:

• Development of the strategic plan and masterplan for the site
• Implementation of procurement strategy and oversight of construction on the site
• Consultation with relevant stakeholders (Dublin City Council, local community etc)
• Disposal of DIT properties (jointly with DIT)
DIT Responds to national and EU agendas
Responding to National Priorities

**Priorities identified in National Strategy for HE**
1. Participation & Access
2. Teaching & Learning
3. Research & Innovation
4. Regional Engagement
5. Internationalisation

**Priorities (Strands) set out for the HEIs’ Performance Compacts**
1. Participation, Equal Access & Lifelong Learning
2. Excellent Teaching & Learning and Quality of the Student Experience
3. High Quality, Internationally Competitive Research & Innovation
4. Enhanced Engagement with Enterprise and the Community and embedded Knowledge Exchange
5. Enhanced Internationalisation
6. Regional Clusters
7. Institutional Consolidation

Translated into......
DIT New Campus: *A means to an end*

- Implementing DIT’s Strategic Plan

- **New ways of learning**: meeting students’ needs

- **Consolidation of 9% + of higher ed sector**

- **Reduction in costs**
  - More effective use of facilities/space
  - Lower operational costs

- **Increased/enhanced efficiency**
  - Fit-for-purpose facilities
  - Co-location of functions
  - Improved cross functional working

- **Improved Productivity**
  - More effective team working
  - More effective support infrastructure

……. *A Focus for Change*
Grangegorman 1950s
Grangegorman 2010
CrossCity LUAS & Broadstone Gate

• Join Red and Green LUAS lines and extend to Broombridge with a stop at *DIT Broadstone*
• Railway order granted
• Direct access from Constitution Hill
• Working Group
  NTA, GDA, RPA, DCC, CIE, Dublin Bus, Bus Eireann
• Revised planning application submitted by DCC (part 8)
Land swap/acquisition
Programme One

• Site Infrastructure & Public Realm

• Demolitions

• Tree Retention and clearance

• Adaptive Reuse and Cluster Buildings

• Environmental, Sustainability and Health Inst(ESHI) & Hothouse
ESHI & Hothouse
5. Health & human bio-monitoring (e.g. cell culture; bio-markers; PCR-suite, microbiology)

4. Food; Water; Biomedical Engineering (incl. diagnostics; assistive Technologies, medical devices)

3. Energy; Policy & well-being; Vision sciences & optometry

- Research equipment of ~€2.2m
- Unique national research facilities for analytical chemistry
- Chromatography and spectroscopy suite (LC, LCMS, GC, GCMS & ICPMS)
- Space for 130 researchers
Interim Requirements

• Professional Support Services teams

• Library

• Car Parking

• Short-term relocations

• How solved?
Park House & Kirwan House

Attributes

• Park House 10,600m² seven storey "T" shaped
• Kirwan House 180m² two storey red brick
• 255 car parking spaces
• Site area .73 Ha (1.80 acres)
• Currently:
  • 1/3 (3,500m²) let, 2/3 (7,100m²) vacant.
• Will require refurbishment over time
## Programme 2
### Students and Staff Relocating

<table>
<thead>
<tr>
<th>School</th>
<th>Full Time</th>
<th>Part Time</th>
<th>Current location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art, Design and Print</td>
<td>521</td>
<td>19</td>
<td>Grangegorman</td>
</tr>
<tr>
<td>Conservatory of Music and Drama (ex BIMM)</td>
<td>300</td>
<td>254</td>
<td>Rathmines/Chatam Row/K St</td>
</tr>
<tr>
<td>Social Science (ex Languages &amp; Law)</td>
<td>400</td>
<td>0</td>
<td>Grangegorman</td>
</tr>
<tr>
<td>Media</td>
<td>521</td>
<td>412</td>
<td>Aungier St</td>
</tr>
<tr>
<td>Culinary Arts and Food Technology</td>
<td>663</td>
<td>132</td>
<td>Cathal Brugha St</td>
</tr>
<tr>
<td>Hospitality Management and Tourism</td>
<td>1027</td>
<td>290</td>
<td>Cathal Brugha St</td>
</tr>
<tr>
<td>School Electric and Electronic Eng</td>
<td>591</td>
<td>319</td>
<td>Kevin St</td>
</tr>
<tr>
<td>Graduate Research School (half)</td>
<td>150</td>
<td>80</td>
<td>Misc./FOCAS/Greenway Hub</td>
</tr>
<tr>
<td>Biological Sciences</td>
<td>414</td>
<td>71</td>
<td>Kevin St</td>
</tr>
<tr>
<td>Food Science and Environment Health</td>
<td>680</td>
<td>38</td>
<td>Cathal Brugha St</td>
</tr>
<tr>
<td>Chemical and Pharma Sciences</td>
<td>290</td>
<td>219</td>
<td>Kevin St</td>
</tr>
<tr>
<td>Computing</td>
<td>740</td>
<td>392</td>
<td>Kevin St</td>
</tr>
<tr>
<td>Mathematical Sciences</td>
<td>117</td>
<td>66</td>
<td>Kevin St</td>
</tr>
<tr>
<td>Physics and Optical and Clinical Sciences</td>
<td>467</td>
<td>7</td>
<td>Kevin St</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>6,881</strong></td>
<td><strong>2,299</strong></td>
<td></td>
</tr>
</tbody>
</table>

10,000 students
600 staff
• Science & Health, Tourism & Food, El/Elec Engineering
• 6,000 students
• 35,300m²
• €135m capital investment
• Creative arts and digital media, music & drama, social sciences
• 3,500 students
• 16,700m²

• €115m capital investment
PPP Quads

- Total PPP Capital programme is €250m
  - this figure excludes PPP Vat, FF&E

- Total 52,000 m2 (circa 50% of existing floor area)
- Maintained & cleaned over 25 years
- Updated, painted, lifts replaced etc. over 25 years
Components of Unitary Charge include:

1. Repayment of Capital - capital & interest etc.
2. Lifecycle costs – on-going upgrades to maintain buildings “as new”
3. Facilities Management – cleaning, waste mgmt etc

Additional charges
1. Utilities – ESB, Gas, Water etc
2. Minor Works – repairs and small changes
A New Type of University Graduate
• with core skills in his/her chosen area of study, and
• who is innovative, creative and entrepreneurial

Outcome

Practice Based Student Experience
for the new type of student/graduate

Offering

A Truly International Institution
characterised by:
• curriculum with a global perspective
• free movement of students and staff to and from international HEIs

Outcome

A Force for Innovation
A force for innovation and research, embedded in and building co-dependence with enterprise in Ireland

Outcome

A 21st Century Workplace
A changed academic workplace underpinning the academically engaged TU - outputs/results oriented, performance oriented and fully technology enabled

Enabler

Opportunity
An institution that embraces a diverse population of students offering real flexibility in the pace and place of learning on campus and remotely (on-line)

Offering

Effective Use of Resources
Fully integrated institution, efficient and effective, using shared services where appropriate with clear lines of responsibility

Enabler

Embedded with its Stake-holders
A truly engaged institution co-dependent with all its key stake-holders
TU4Dublin

• PACKAGE DEFINITION REPORT
• PROCUREMENT

• The goal of this work package is to propose a framework for Procurement in the new TU that will ensure compliance with regulatory and legislative compliance.
• To create a TU Procurement Plan
• To create TU Procurement Policies and Procedures
• To develop a TU Outsourcing Tendering Proposal
• To develop a Procurement Training Programme
• Amalgamation of €25,000 limit…. How Monitored?
Construction procurement
Funding Strategies drive procurement

Funding available
• Direct Exchequer Funding
• Institute Resources
• Research Funding
• Lease exits
• Philanthropy

No Funding
• Off balance sheet
• No Direct lending

Employer Design
or
Design & Build

Public Private Partnership (PPP/PFI)
Unitary charge – Academic Buildings
Release of property
Concession (Student accommodation)
Employer Design

Funds available and
• Complex infrastructure
• Protected structures
• Constrained site
First New Build
Greenway Hub
Research and Innovation Hub
Combination of uses
Combination of funds

Funding Sources

• Competitive bid national research funds (PRTLI V) & matching non-exchequer funds
• Government Agency (Enterprise Ireland) grant for enterprise start-up units
  • Both funded through ERDF
• Institute own resources

Procurement
Design & Build

Highly serviced building
Control risk of escalating M&E costs
PUBLIC PRIVATE PARTNERSHIP PPP/PFI
CENTRAL & EAST QUAD

• PPP – Off balance sheet finance
• Design/build/finance/maintain
• EIB support for bidders
• ~€220M capex/ ~50,000m²
• Operator takes construction and availability risk
• Gov pays annual unitary charge
• Buildings returned “as new” after 25 years
• Opening Summer 2020
**Concession**

Currently being explored

Student Accommodation
Phase 1 ~1,200 bed-spaces

Service Concession
Operator takes all risk:
  - Construction, availability and demand
Student rents => cover repayments
Ground floor space in return for concession
Sale & Lease exit

• Portfolio
  • Historic
  • 80% owned
  • 20% leased

• Prioritise
  • Lease exits
  • Relocation to Gg

• 2005 ~39 buildings
• 2016 ~25 buildings
‘The dream of a new DIT campus in Grangegorman lives on, but with a multi-million-euro hole in funding it may be difficult to realise.’

*Irish Times 20 November 2011*

• PPP Quads Financial Close
  28 March 2018