

DIT Campus at Grangegorman

10th April 2018





Grangegorman campus Overall Project

DIT Grangegorman Agenda

Grangegorman – Then – Now - Future

Programme One – Completed

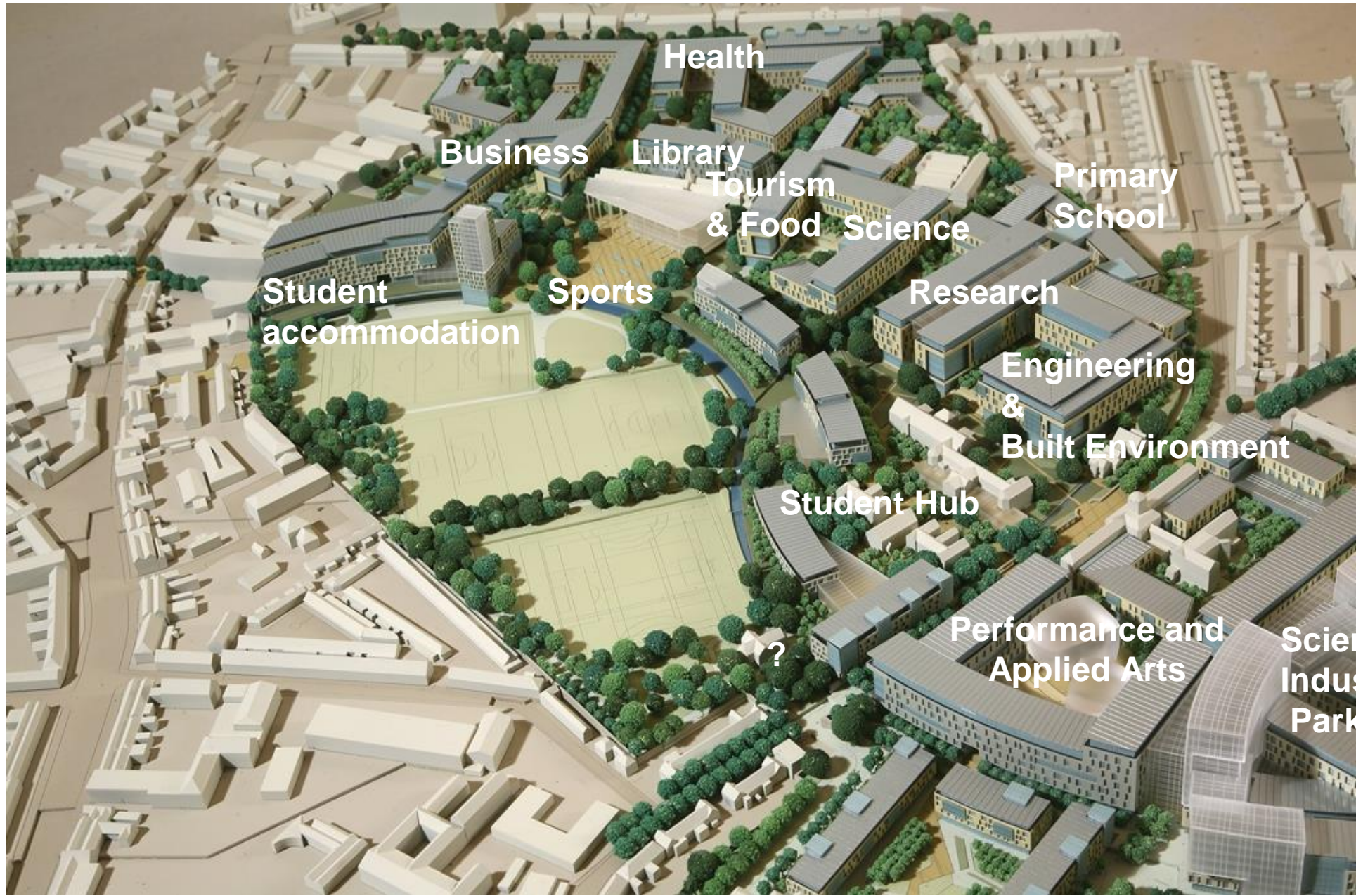
Interim Requirements

Programme Two – Commenced April 2018

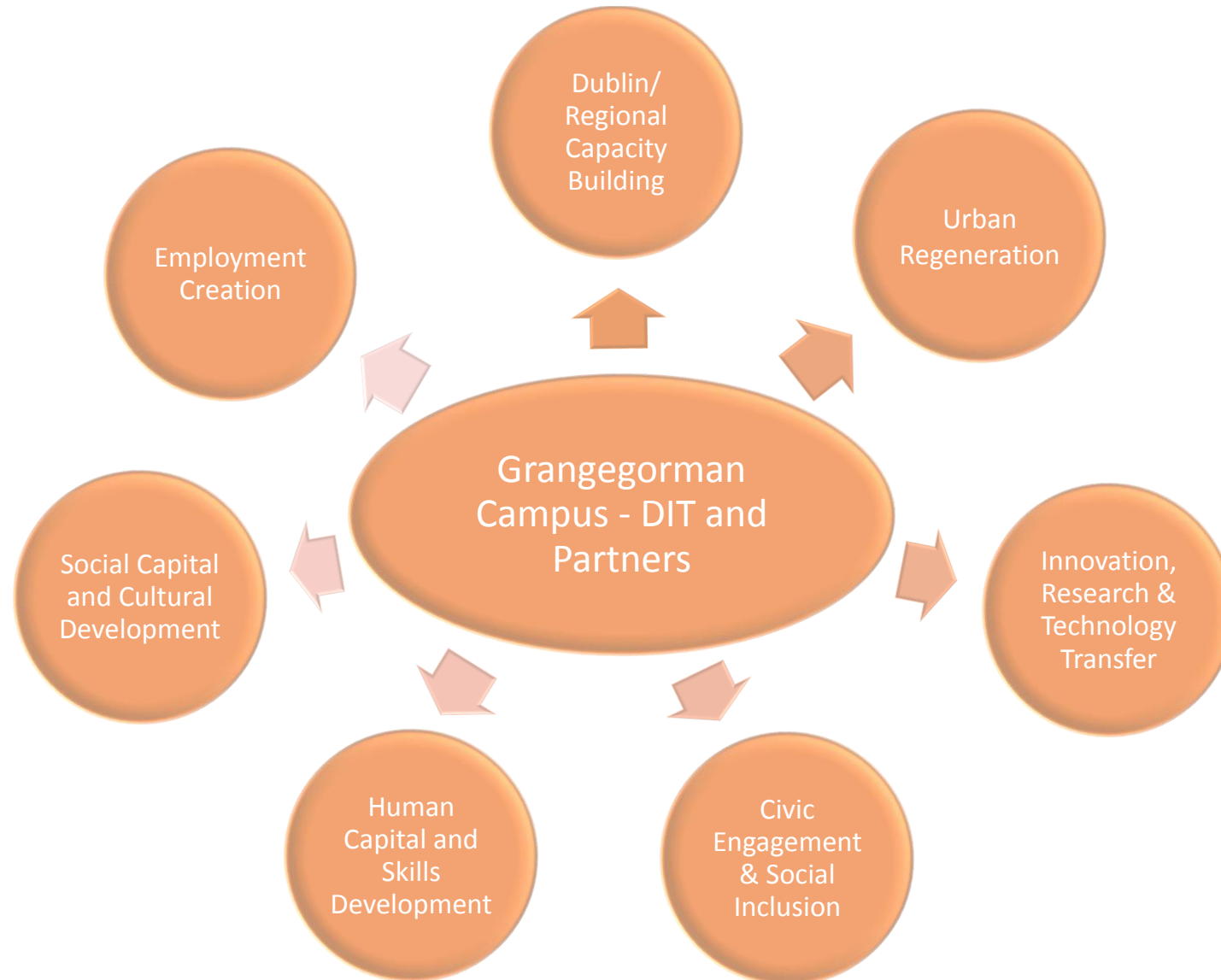
Future Plans

Technological University (TU4D)

Grangegorman Campus



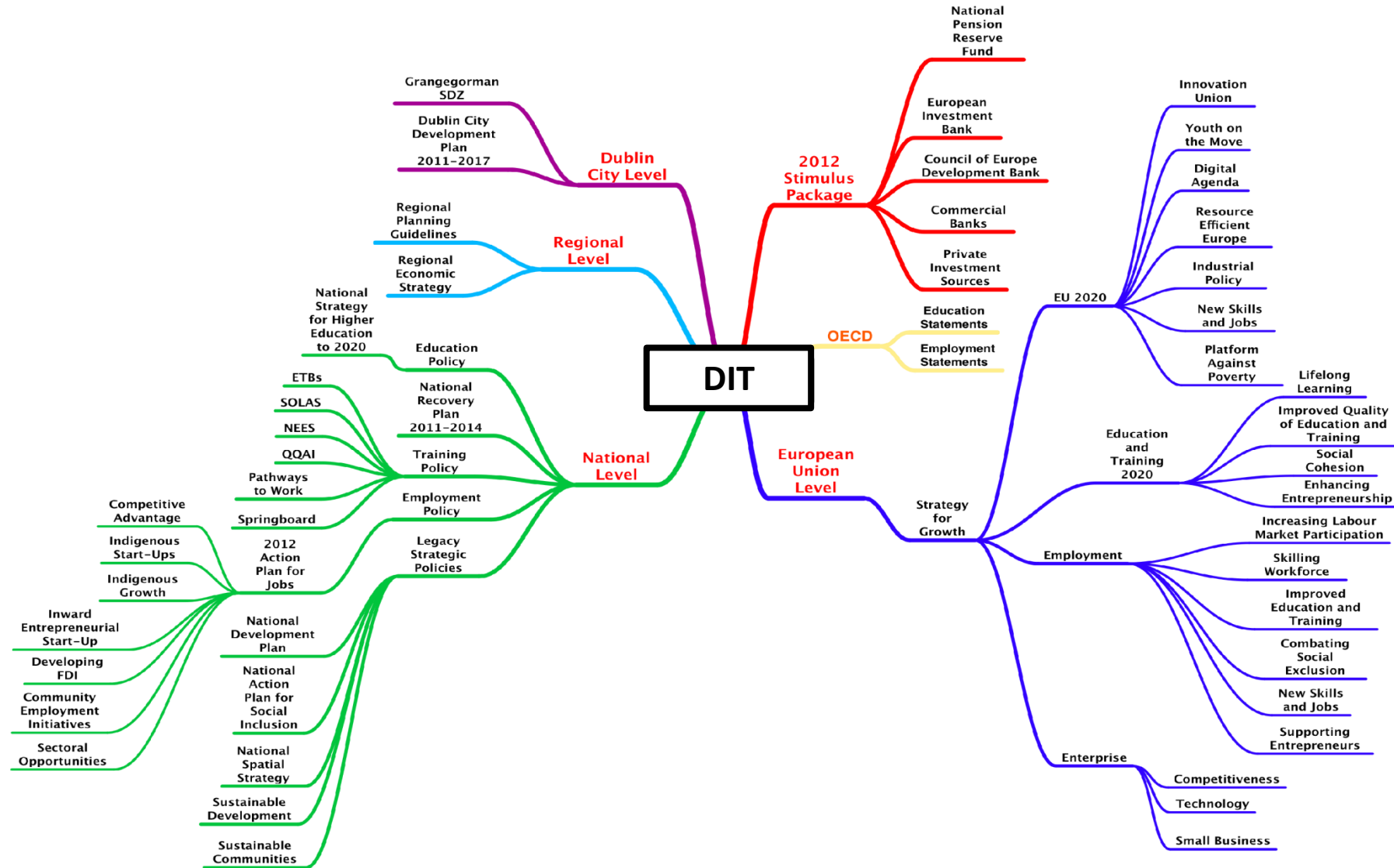
Driving Urban Regeneration



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

Translated into.....



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

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

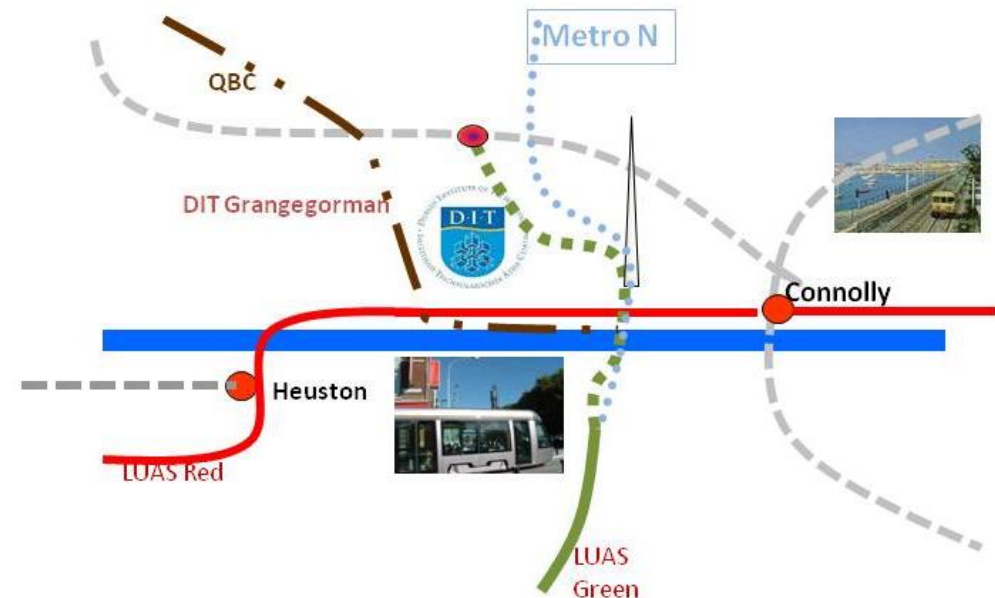


Grangegorman 2010



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)

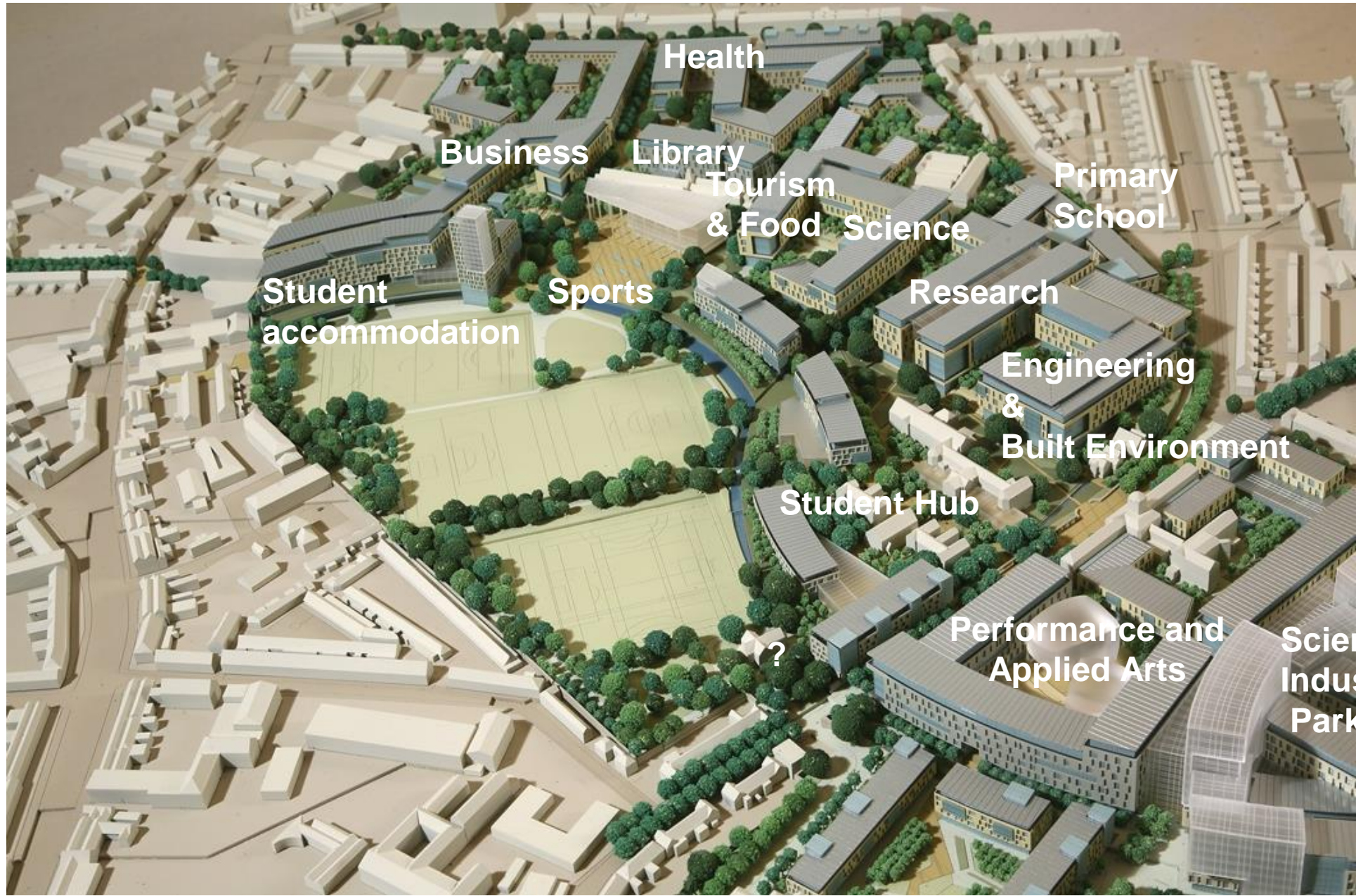




Land swap/acquisition



Grangegorman Campus



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)

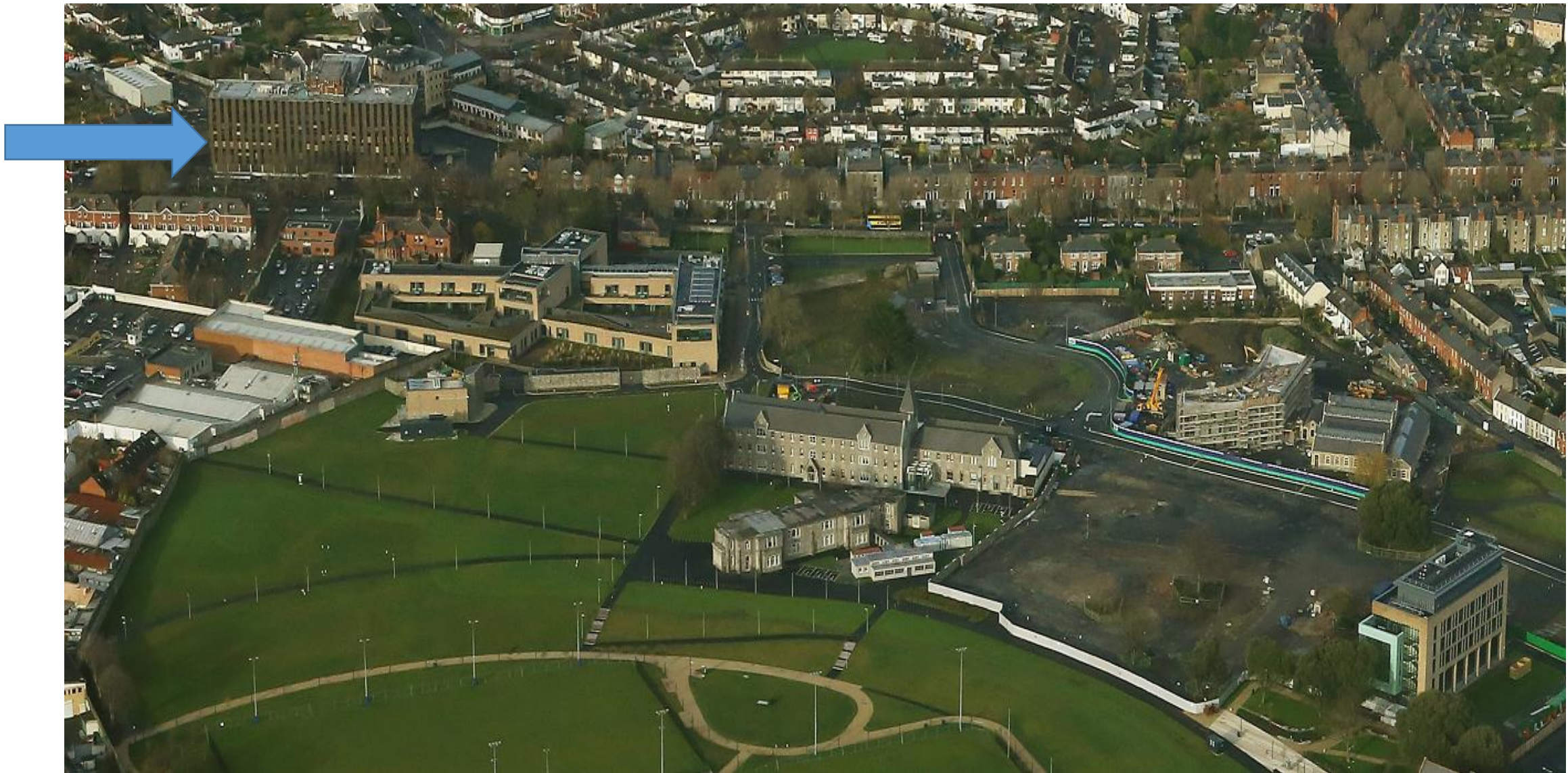
4. Food; Water; Biomedical Engineering
(incl. diagnostics; assistive Technologies, medical devices)

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**

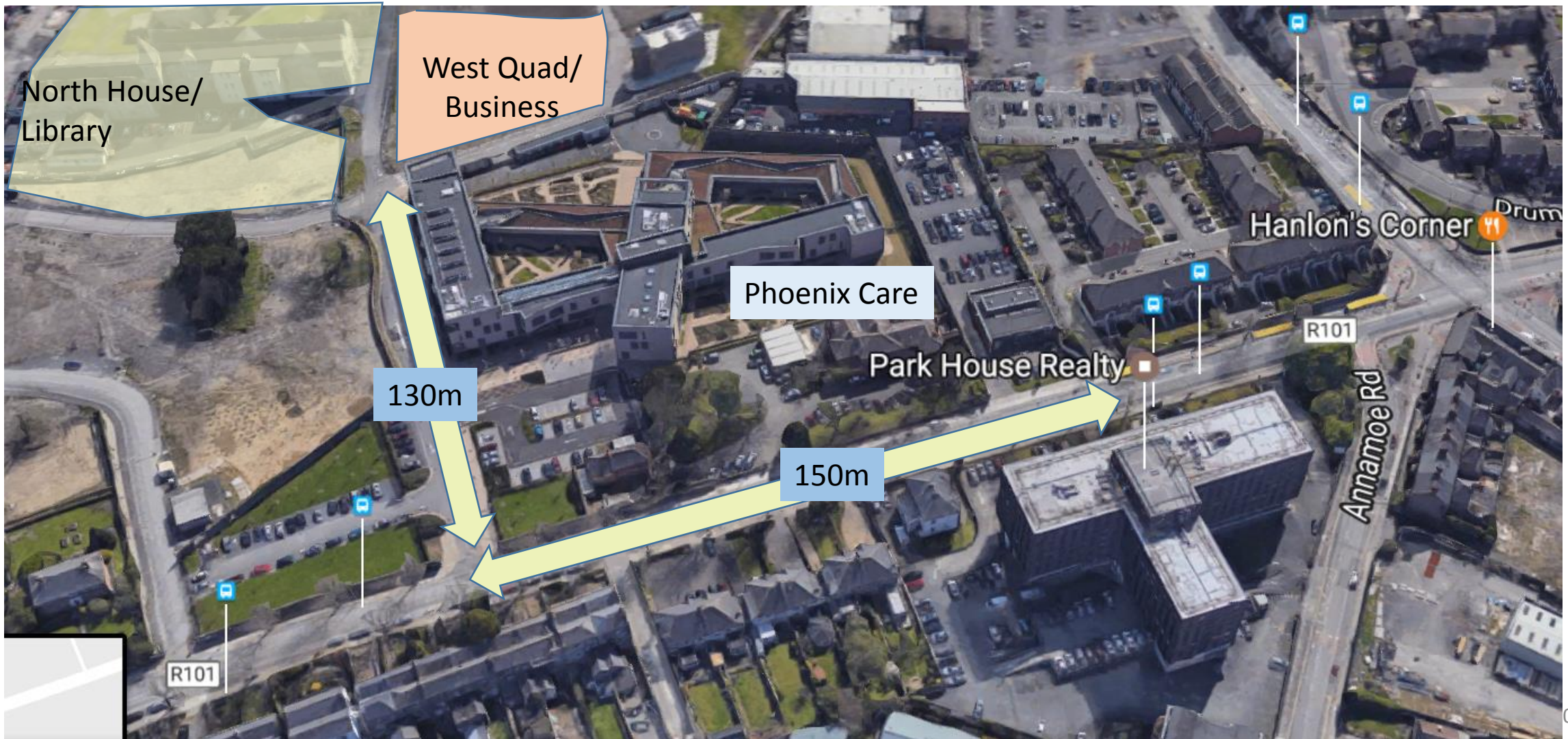
Interim Requirements

- Professional Support Services teams
- Library
- Car Parking
- Short-term relocations
- How solved?





Part of the Campus



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

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

**10,000
students
600 staff**



Central Quad

- Science & Health, Tourism & Food, EI/Elec Engineering
- 6,000 students
- 35,300m²

- € 135m capital investment





East Quad

- 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

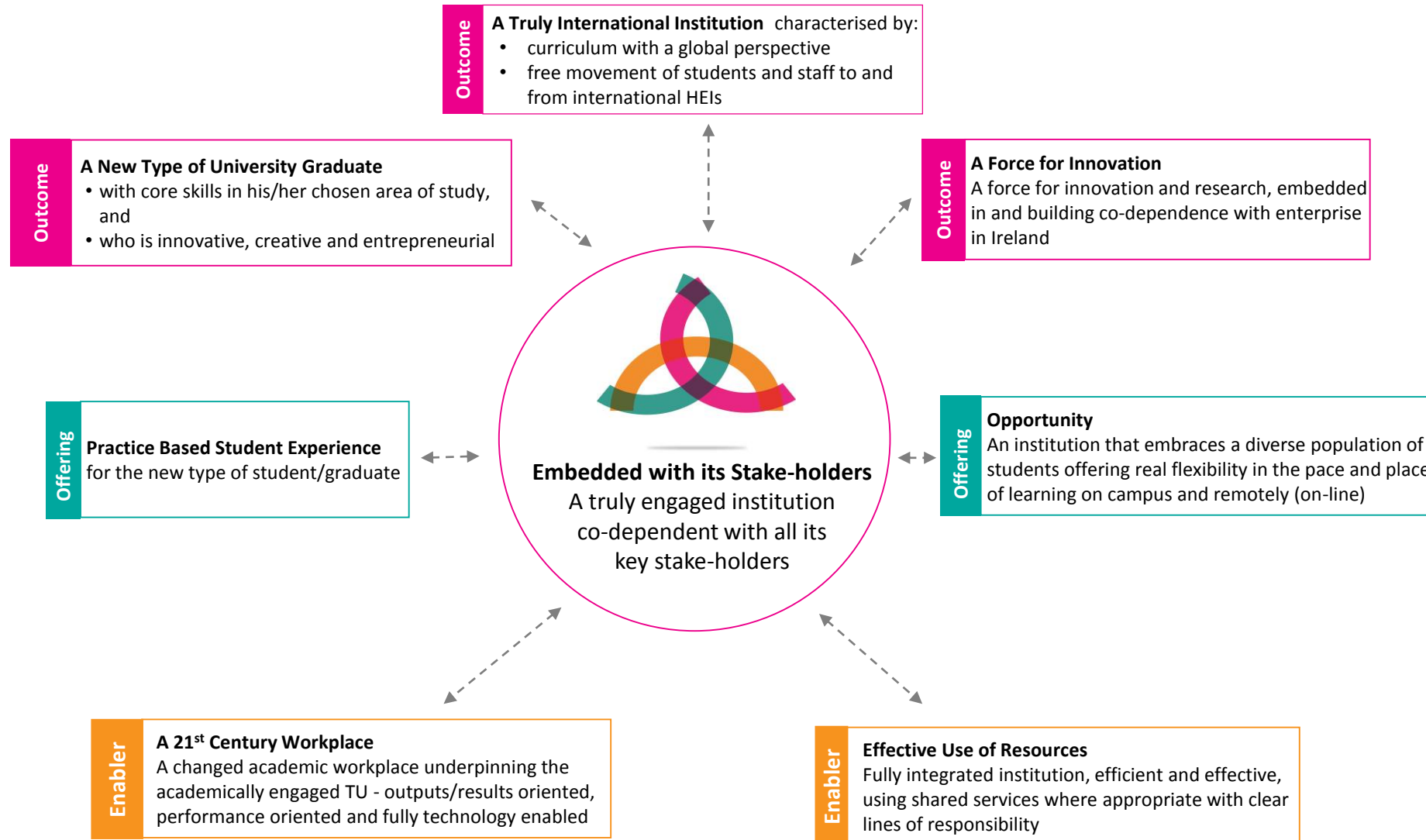
PPP Quads & Unitary Charge

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



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



Employer Design
or
Design & Build

No Funding

- Off balance sheet
- No Direct lending



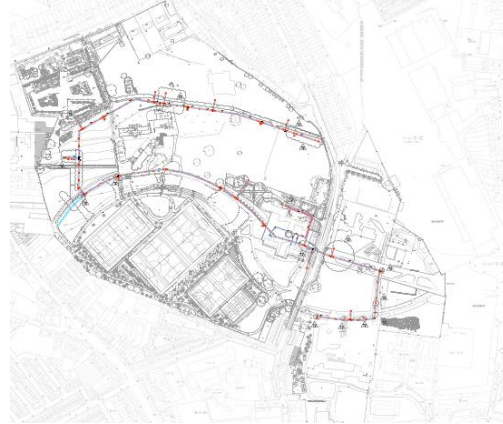
Public Private Partnership (PPP/PFI)
Unitary charge – Academic Buildings
Release of property
Concession (Student accommodation)



Employer Design

Funds available and

- Complex infrastructure
- Protected structures
- Constrained site



Site Infrastructure



1D2O2386 Photo: Peter Barrow Tel: 087-2559638, 25th May 2015

Protected Structures



Primary Care Centre



Primary School

First New Build Greenway Hub

Research and Innovation Hub

Combination of uses

Combination of funds

Funding Sources

- Competitive bid national research funds (PRTL I 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

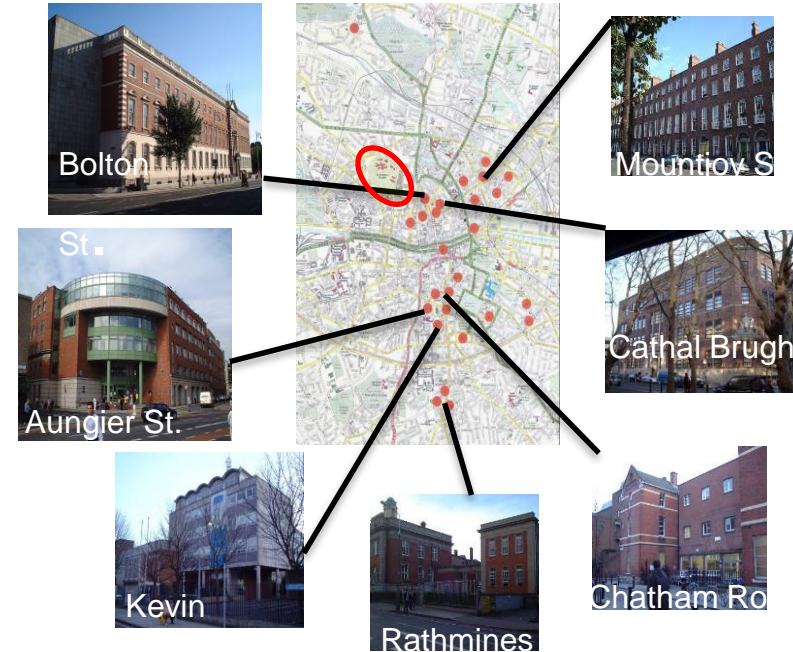
Ground floor space in return for
concession



Sale & Lease exit

- Portfolio
 - Historic
 - 80% owned
 - 20% leased
- Prioritise
 - Lease exits
 - Relocation to Gg

- 2005 ~39 buildings
- 2016 ~25 buildings



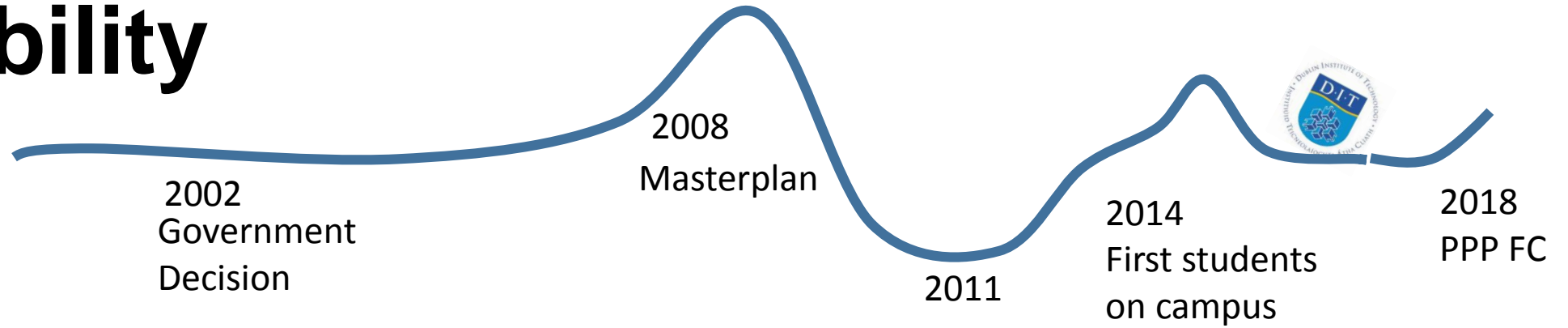
FOR SALE IN ONE OR TWO LOTS WITH SHORT TERM LEASE BACK

21 Cathal Brugha Street | 66-76 Marlborough Street
c.10,000 SQ. M. DUBLIN CITY CENTRE COLLEGE BUILDING
ON BEHALF OF DUBLIN INSTITUTE OF TECHNOLOGY & GRANGEGORMAN DEVELOPMENT AGENCY

WK NOWLAN
REAL ESTATE ADVISORS

www.wkn.ie/sales/cathalbrugha

Flexibility



- *‘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



