

Request for Proposals
For
Design Team Services
In Respect Of
The Marina Village Project
At
Dún Laoghaire Harbour

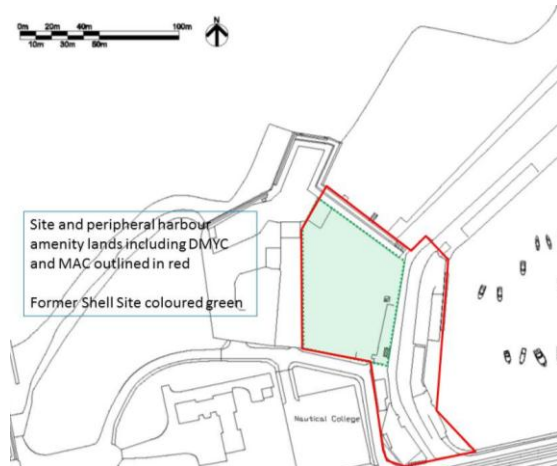


Introduction

Marina Village is a development site located at the West Pier of Dún Laoghaire Harbour, Co. Dublin. The site belongs to Dún Laoghaire Harbour Company and is identified in the Dún Laoghaire Harbour Masterplan 2011 as a residential and water-sports site (The Gut). Dún Laoghaire Harbour Company wishes to engage a design team to prepare a development feasibility study and planning application for the site.

The Property

The Marina Village site extends to approximately 0.6ha. The greater part of the site is the former Shell Chemicals Ireland Ltd site which was remediated in 2005.



Adjacent to the site is the West Pier and the Dún Laoghaire Motor Yacht Club premises and slipway which are under lease from the company. Also within the site periphery is the Marine Activity Centre (MAC) belonging to the company and occupied by various licensees.

The site is accessed by a controlled single track road leading from the Crofton Road DART bridge.

The Objective

The corporate objectives for the site are:

- To contribute towards the realisation of the Masterplan vision
- To secure the greatest possible financial gain from sale or development of the site for investment into the future of the harbour
- To establish a harbour and water-sports amenity centre
- To protect and enhance the amenity value of the harbour

The objectives of the project are:

- To identify the optimum development proposition for the site and its immediate surroundings
- To secure planning permission for development of the site

The Development Concept

The existing development concept is, as set out in the Dún Laoghaire Harbour Masterplan, a courtyard development of 2-3 storeys with 4,100m² – 4,300m² of residential over 1,400m² – 1,900m² of water-sports and boat storage.

The water-sports centre could potentially be occupied by users such as the Sea Scouts, who already occupy part of the site on foot of a lease agreement and other boat clubs and youth training groups. DLHC will manage the interface with potential users during the design project.

The slipway at the Dún Laoghaire Motor Yacht Club has the capacity to meet the purposes of the water-sports centre.

The Task

The task is to prepare a scheme of development for the site and to secure planning permission for same. The company will appoint the design team incrementally to each phase. At the appointment to any one stage no commitment to appoint to any subsequent stage will be given by the company.

The proposed phases are:

1. Site and Options Analysis
2. Project Feasibility and Design
3. Project Consents

Scope of Works and Deliverables

Phase 1 –Site and Options Analysis

This phase of work should include consideration of (inter alia):

- Context:
 - Planning and Dún Laoghaire-Rathdown County Development Plan 2010 - 2016
 - Surrounding land-use
 - Roads, traffic and transportation
 - Infrastructure
 - Site engineering
 - Topography and Environment
 - Development market
- The Dún Laoghaire Harbour Masterplan (<http://www.dlharbour.ie/masterplan/masterplan.php>) and supporting documents including
 - SEA Statement (on website)
 - Environmental Report (on website)
 - Appropriate Assessment of Masterplan
 - Heritage Management Plan, Shaffrey Associates Architects (November 2011) (on website)
 - Stage 2 Initial Flood Risk Assessment for the DLHC Masterplan, Arup (July 2011)
 - Spot Levels Survey, Alpha Surveys (February 2011)
 - Dún Laoghaire Harbour Masterplan Engineering Report, Arup (November 2011) (Preliminary geotechnical, utilities and marine analysis)
 - Transportation Assessment, Aecom (June 2011)
 - Planning Report, McCabe Durney Barnes (May 2011)
- The Project Closure Report , WYG (December 2005), Groundwater Monitoring Report, WYG (February 2012) and other data relating to site remediation
- The topography of the site and its relationship with DMYC slipway
- The Protected Structure of the West Pier
- The designation of areas of the bay under the Birds and Habitats Directive
- The Marine Activity Centre, its physical characteristics and use
- The scrap-yard user and how to mitigate the impact of same on the site
- The perimeter strip at the sea-edge and how best to integrate it

- The public access needs of the area
- SLO 14 and SLO95 and related policies of the Development Plan
- At least three different development concepts should be explored and consideration given (inter alia) to
 - The context issues referred to above
 - Cost
 - Value
 - Risk
 - Environmental impact
 - Synergies among uses proposed and with adjacent harbour uses

The deliverable is a series of option studies identifying key costs and benefits sufficient to allow the client to make a properly informed selection of a preferred scheme.

Phase 2 – Project Feasibility and Design

The feasibility and design phase should include:

- Value engineering of the preferred option
- Consultation with statutory agencies as necessary
- Supporting client in consultation with DLRCC as adjacent landowner
- Design up to RIAI work stage 3
- Pre-tender cost estimation

The deliverables for this phase are therefore:

1. Scheme design to RIAI work stage 3
2. Pre-tender cost estimation report
3. Planning strategy

Phase 3 – Project Consents

The consents phase should include

- Scheme design up to RIAI work stage 5
- Securing planning permission
- Securing Fire Safety Certificate if required
- Securing DAC if required
- Prepare compliance report

The deliverables from this phase are all requisite statutory consents for the implementation and use of the scheme of development.

Proposals

In submitting a proposal, please include the following:

- Profile of the proposed team to include (inter alia) the following skills:
 - Architect
 - Construction cost estimating
 - Landscape design

- Planner
- Property Advisory
- Traffic Engineer
- Civil / Structural Engineer
- Conservation Architect
- Profile of the team members including details of relevant experience and expertise
- Recommended variations to brief (if any)
- Proposed methodology
- Fee proposal disaggregated by phase
- Confirmation of professional indemnity cover
- Statement of any critical assumptions made in submission

Other than the documents available @ <http://www.dlharbour.ie/masterplan/masterplan.php> no technical documents will be available to consultants during the tender process.

Submissions should be sent by e-mail to yvonne@dlharbour.ie and copied to marinavillage@dlharbour.ie to arrive not later than 12.00 hrs on 31st January 2013. Tenderers should ensure that their submission is acknowledged by e-mail before the closing deadline. If necessary please enquire about acknowledgement to Yvonne Cooney at +353 1 2801018.

Any queries on points of clarification should be made by e-mail to the above e-mail addresses.

Evaluation

Tenders will be evaluated according to the following criteria:

Criterion	Note	Score
Corporate Strength and Competence	The capacity of the firm or firms to deliver the necessary skills and resources to meet the needs of the task	20%
Individual Experience and Skill	The relevant experience and skills of the personnel nominated to the project team	20%
Methodology	The appropriateness, thoroughness and intensity of the process proposed for delivery of the project	25%
Integrated approach	The extent to which the team and process are integrated to deliver a seamless service to the client	10%
Fee	The amount of fee required in aggregate	25%

20th November 2012