



ACEI Design Excellence Awards 2016 Nomination Form

- Category (1) Structures Project**
Category (2) Innovation Project (all disciplines)
Category (3) Overseas Project (all disciplines)

Company Details

Contact Name: Ken Moriarty
Company: Torque Consulting Engineers Limited
Address: Third Floor, The Glasshouse, 11 Coke Lane, Dublin 7, D07 WNP2
Tel: 01 4853933 **Email:** ken.moriarty@tcel.ie

Categories/Groups:

Project Category: Structures Innovation Overseas

Project Group:

Small project (under €2.5m) **Medium project** (€2.5m - €10m) **Large project** (over €10m)

Project:

Name of Project: Refurbishment of 57/58 Grafton Street & 53/54 South King Street

Location: 57/58 Grafton Street & 53/54 South King Street

Commencement date: July 2013 **Completion Date:** May 2014

Client 1: Corcia Acquisitions Ltd. & Alric Ltd., Molyneux House, Bride St., Dublin 8

Contact: Mr. Derek Noble Tel: 087 646 8035 (original client, who appointed Torque. Derek now works for a different client but he was heavily involved with the project from the outset)

Client 2: Irish Life Investment Managers, Beresford Court, Beresford Place, Dublin 1

Contact: Mr. Brendan O'Regan Tel: 087 417 5407 (client, who recently bought the building from NAMA)

Design Team:

Architect Paul Tyndall Architects (PTA) – Paul Tyndall

Contact: Email: paul.tyndall@pta.ie Tel: 086 405 2649

Contractor Bennett Construction – Kevin Waldron

Contact Email: kevinwaldron@bennettconstruction.ie Tel: 086 042 9046

Authorisation to contact above: Yes No

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Brief outline of project:

Statement as to why this project might be considered an award winning project: (Max 500 words)

The shell and core project at 57/58 Grafton Street / 53/54 King Street involved the complete refurbishment and joining together of two buildings on Grafton Street at ground and first floors to form a large retail unit fronting onto Grafton Street.

Number 58 Grafton Street (& 53/54 King Street), a protected structure, was originally the Richard Allen fashion store whilst number 57 Grafton Street was originally the Zerep shoe shop.

The project involved the following structural/civil works:

- The removal of the ground and first floors from No. 57 Grafton Street/replacement with new floors to suit levels within No. 58 Grafton St.
- Forming a large (7.9m) opening within No. 57 & 58 Grafton St. at ground and first floors. This involved substantial temporary works, demolition of stair cores, mini-piling at basement level, installation of a three storey portal frame and new floors to suit.
- Refurbishment of the entire (protected) structure within No. 58 Grafton St. and No. 53/54 King St., to include strengthening of timber floors throughout to provide retail loading, Helibar strapping of floors to external walls and facades to return walls, replacement/strengthening of roof timbers, rebuilding of rear wall to No. 57 Grafton St. due to its poor structural condition, strengthening and corrosion/fire protection of existing steelwork throughout.
- Relining of existing drainage lines onto Grafton Street/provision of new watermain connection to No. 57 Grafton Street, in advance of repaving works on Grafton St. In order for Bennett Construction to be able to carry out these works at the outset of the project a substantial amount of design work and coordination with Dublin City Council, Utility bodies and subcontractors was carried out in the weeks prior to the project commencing on site.

Opening up works were not possible pre-commencement due to tenants being insitu, so therefore provision was allowed within the tender documents for a reasonable sized contingency. During the initial stages of the project opening up works were carried out and decisions were then taken on foot of the findings. Due to the age of the protected structure and the number of structural alterations carried out over a long period of time, the opening up works threw up a number of scenarios which involved altering the original structural scheme and coming up with new structural solutions which would fit the client/architectural brief, not hold up the contractor and also keep (within reason) within the contract budget. As a result of this site visits were frequent, with some weeks requiring 3-4 site visits.

There were a considerable number of interfaces with adjoining buildings, with condition surveys being carried out pre and post construction in order to protect the client's interests. There was also a substantial interface with professionals acting on behalf of adjoining neighbors, including solicitors, architects, structural engineers and building surveyors.

Following the completion of the shell and core works, Torque Consulting Engineers were appointed by the Tenant (LifeStyle Sports) to carry out the structural design of feature stairs and other structural amendments to the shell and core works.



Entries should highlight where possible the particular influence or benefit the project engineering design has on society.

Please confirm that:

- (a) The supplied text may be used in any marketing material issued in connection with the awards
- (b) Agreement has been received from the client and other stakeholders that the project can be inspected by the adjudicator and provide contact details above for the person to be contacted in this regard.

Signed: _____

Entry details:

Please send completed entry forms in **PDF format** along with supporting photos/images in **JPEG format**, by post or email to: info@acei.ie

If sending by post please save onto a CD and send to:

ACEI Design Excellence Awards,
46 Merrion Square,
Dublin 2,
Ireland.

Note: Closing date for receipt of nomination forms: 17:00, Friday 18th December 2015

Enquiries: ACEI office info@acei.ie 01 6425588