



Comhairle Cathrach na Gaillimhe  
Galway City Council



Office Accommodation Proposals - July 2022



Comhairle Cathrach na Gaillimhe  
Galway City Council

01

NEED & SCOPE



- Galway – A Regional Driver & Gateway in the NPF
- Planning for 50% population increase – 2040
- Investment of €4 billion in essential infrastructure
- Growing range of services/projects being delivered by the LA
- Need to restructure organisation and expand our workforce to include new project/specialist teams – *e.g. housing, transport, climate action*
- Embracing the new workplace e.g. hybrid working

### **First step – address office accommodation challenge**

## Current Office accommodation

- At capacity
- Lack of facilities – *Staff, Elected Members, Customers*
- Regulatory issues
- Non-achievement of Climate Action Targets
- Service Delivery negatively impacted
- Recruitment of additional staff/specialist teams impacted
- Buildings not conducive to roll out of digital transformation agenda –e.g. *Eplanning*

**Time for change – ‘Doing Nothing’ is not an option**

## Climate Action/ Energy Efficiency Challenges

- Retrofit required for 2030 & 2050 national & international decarbonisation targets
- Heating/ cooling/ ventilation systems – inadequate
- Inefficient building – impact on energy use

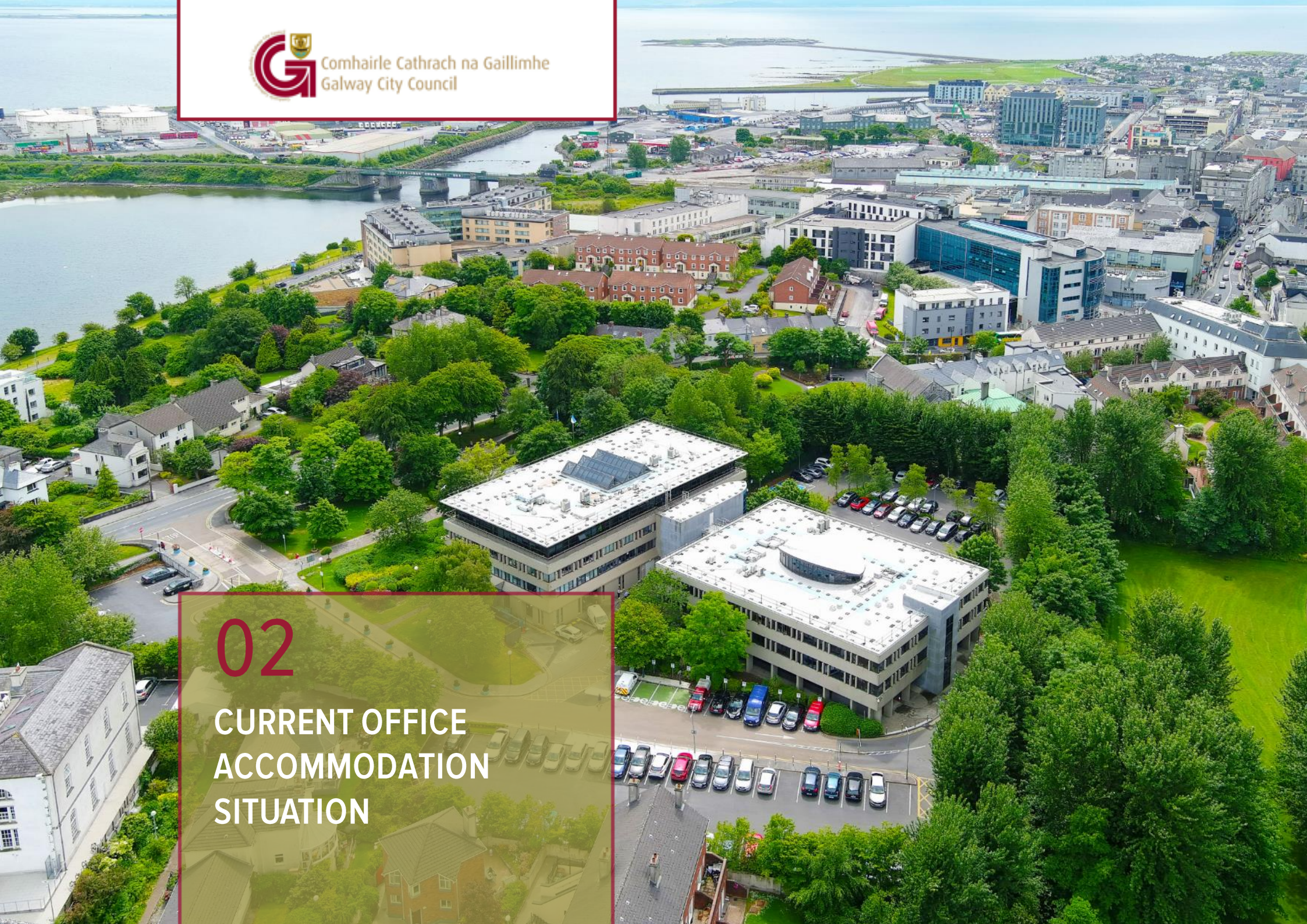




Comhairle Cathrach na Gaillimhe  
Galway City Council

02

CURRENT OFFICE  
ACCOMMODATION  
SITUATION



## 02 CURRENT SITUATION

### Current Office Locations:

- City Hall
- Yeats College (rented accommodation)
- Eyre Square (rented accommodation)

Location	Available Capacity
City Hall	236*
Grammar School (Yeats College)	36
401 Eyre Square	34
Total	306



\*Note: The capacity of City Hall is an estimate of what is achievable post COVID considering current layout and storage requirements, etc

### City Hall

- Constructed in two phases – original building early 1980s, extension to rear in early 2000s
- Capacity currently 236 staff
- Current need 350 staff – *hence rented accommodation*
- Projected need 400 staff within 3-5 years (*factoring in blended working*)
- Council Chamber unsuitable - inadequate AV capabilities
- Lack of Elected Members facilities
- Limited facilities for public/civic events & hosting of group meetings
- Lack of private meeting space for dealing with customers





Comhairle Cathrach na Gaillimhe  
Galway City Council

03

OPTIONS CONSIDERED



# Terms of Reference – Consideration of Options

- Consolidating number of office locations to 1-2 max
- Accommodation headcount of 400 in modern, efficient, healthy environment
- Review of local market – suitable offices in City/ immediate suburbs
- Timing to execute new facilities
- Best medium and long term value/ financial return
- Fit for purpose civic building/ Council Chamber/ facilities for Elected Members
- Space for effective customer service
- Sustainability – access to public transport, energy use/ carbon footprint

## Options Evaluated

Option	Description	Estimated Cost €'K	Estimated Timeframe
A	Refurbish City Hall & Rent Space	39,360	3-5 years
B	Refurbish and extend City Hall	48,960	3-5 yrs
C	Rent newly built building, exit City Hall	64,600	2 years
D	Purchase new build - exit City Hall	52,640	2 years
E	Build on new greenfield site	62,350	5 years +



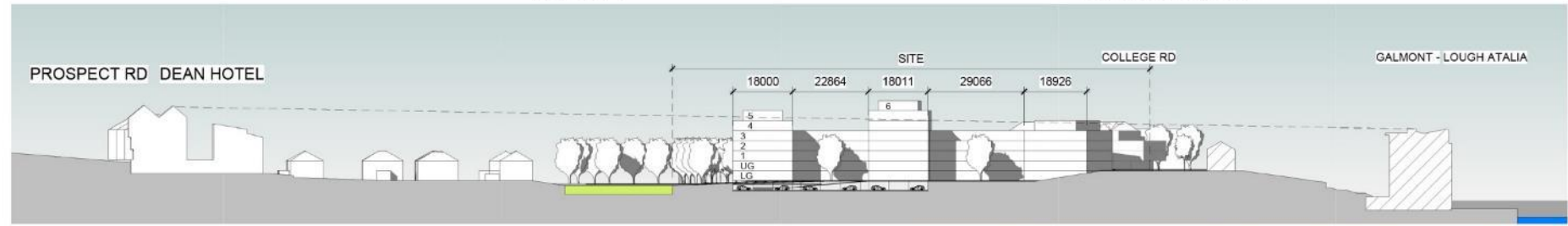
Comhairle Cathrach na Gaillimhe  
Galway City Council

04

POTENTIAL  
OF CITY HALL SITE



# RESIDENTIAL



VANTAGE APARTMENTS  
DUBLIN



BRENTFORD APARTMENTS -  
MIKHAIL RICHARDS

RESIDENTIAL	LEVEL	AREA M <sup>2</sup>	TOTAL M <sup>2</sup>
4M FLOOR TO FLOOR	LOWER GROUND	3000	
	UPPER GROUND	4000	
	FIRST FLOOR	4000	
	SECOND FLOOR	3700	
	THIRD FLOOR	3500	
	FOURTH FLOOR	2500	
	FIFTH FLOOR	1700	
	SIXTH FLOOR	800	
	<b>TOTAL RESI</b>		<b>23200</b>
COMMERCIAL / COMMUNITY / CULTURAL	LEVEL	AREA M <sup>2</sup>	TOTAL M <sup>2</sup>
3M FLOOR TO FLOOR	LOWER GROUND	600	
	UPPER GROUND	1200	
	FIRST FLOOR	1200	
	SECOND FLOOR	1200	
	THIRD FLOOR	800	
	<b>TOTAL CC</b>		<b>5000</b>
	<b>OVERALL</b>		<b>28200</b>

ESTIMATE 232 UNITS - ASSUMING 80M<sup>2</sup> PER UNIT AVERAGE SIZE AND 20% CIRCULATION ETC. 23200M<sup>2</sup> AT ONE UNIT PER 100M<sup>2</sup>

## Regeneration Potential

- Prime City Centre Site
- 230 social and affordable homes
- Energy efficient buildings
- Adjacent to public transport – suitable for range of other uses:
  - ✓ *Civic*
  - ✓ *Cultural*
  - ✓ *Retail & Commercial*



Comhairle Cathrach na Gaillimhe  
Galway City Council

05

RECOMMENDATION

## Recommendation

Proceed with purchase of new building, at Crowne Square, Monivea Road, and redevelop current City Hall site for a mixed use development to include 230 Social & Affordable Homes



## Why This Option ?

- Creates significant opportunity for 230 Social & Affordable homes in mixed use development in prime city centre location
- Long-term investment at the lowest overall cost
- Delivers modern fit-for purpose facility in a feasible time frame, to address current capacity issues
- Minimise current construction and planning inflation increases – shell and core building already constructed
- Crown Square property value increasing due to inflation/ demand
- Ideal location for customer service and staff community
- Facilities more of both online and in-person customer service & engagement



Comhairle Cathrach na Gaillimhe  
Galway City Council

**PURPOSE-BUILT BUILDING  
- CROWN SQUARE**



# Crown Square Development

Crown Square marks a new ambitious era for Galway. Its integrated campus blends offices, retail, residence and hospitality to benefit the businesses and lifestyle aspirations of its wider-community.

**425,000**

Sq Ft Grade A Workspace

**5**

Sustainable Office Buildings

**1 Mile**

From Galway City Centre

**7 minutes**

To National Road Network

**345**

Apartments on Campus

**180**

Bedroom 4 Star Hotel

**12.65**

Acres in total including a significant area for Landscaped Grounds

**Over 1,000**

Car Spaces with car charging points in development



**HOTEL**

180 rooms  
Bar/lounge, conference hall

**ONE  
CROWN  
SQUARE**

157,300 sq ft offices  
2,640 sq ft café

**RESIDENCES  
AT CROWN  
SQUARE**

345 apartments (1, 2 & 3 bed)  
Crèche, gym, medical centre and amenities

**TWO  
CROWN  
SQUARE**

62,120 sq ft offices  
4,530 sq ft bistro/café

**THREE  
CROWN  
SQUARE**

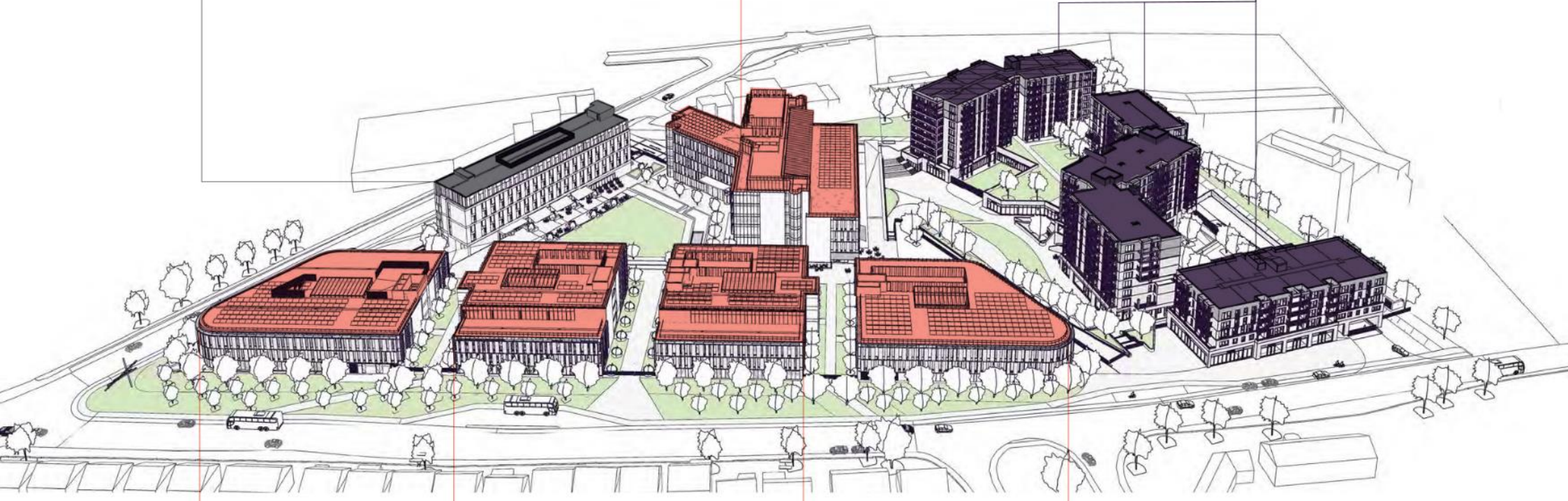
63,730 sq ft offices

**FOUR  
CROWN  
SQUARE**

63,730 sq ft offices

**FIVE  
CROWN  
SQUARE**

62,120 sq ft offices  
3,180 sq ft convenience



## Office Amenities

### Staff Amenities



1,200 bicycle  
parking spaces



Car Charging  
Points



Over 1000 car spaces  
in development



154 motorbike  
spaces



Gym



Over 300 storage  
lockers



30 hotel grade shower  
and changing rooms

# Progress Photos





## Energy Efficient Strategies

- Building Management System (BMS) to control all systems
- Controlled water temperatures
- Controlled heat recovery ventilation system with low energy fan
- Variable speed drivers; High efficiency motors
- Automatic switch off and LED lighting for general and emergency lighting
- Anticipated running costs approx. €90,000 per annum (€14 per square metre) based on typical unit price of electricity of 20 cents incl. VAT

## Office Building Targets





Comhairle Cathrach na Gaillimhe  
Galway City Council

06

FUNDING



## 06 FUNDING

### Costs reconciled between capital investment and saving from ongoing operating costs

Capital outlay	€'k	Comments
Purchase of building	36,076	
Fit-out	9,751	
Purchase of 100 parking spaces	1,425	
Stamp Duty	2,812	7.5% of purchase price of building and parking spaces
VAT	6,514	Assumes fit-out is largely construction costs at 13.5% GCC cannot recoup VAT
Total capital outlay	56,578	
Net present value of savings in operating costs	(3,938)	Incorporates renting 100 additional spaces for 5 years and a management charge of charge of €0.50 per sqm. Includes savings on energy costs and rent
Net cost	52,640	

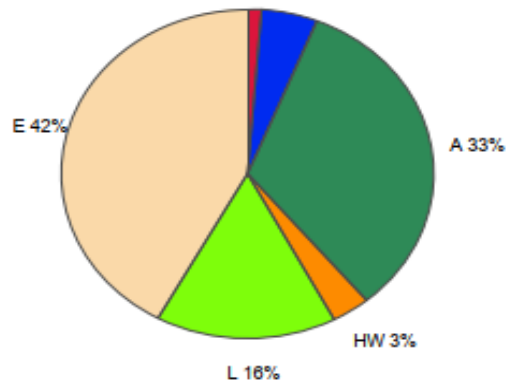
- Costs reconciled between capital investment and saving from ongoing operating costs
- Approval sought to fund the investment with a loan of €45.5m from the HFA to cover the purchase of the building, car park and relevant taxes.
- To be repaid over 30 years at a fixed interest rate expected to be within 2-2.5%
- The fit-out will be paid by Galway City Council funded by savings in operating costs, repairs and maintenance and any net gain on the re-development of City Hall

# Operational Costs – Office Block C Crown Square

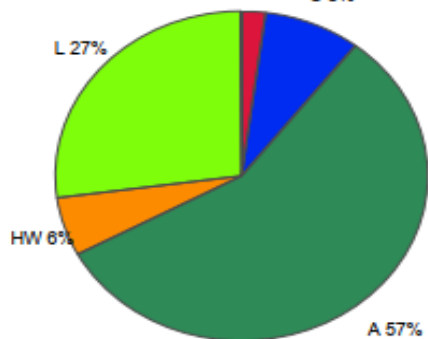
Anticipated running costs - approx. €90,000 per annum (€14 per square metre) based on a typical unit price of electricity of 20 cents (incl. VAT).

## Annual Energy Consumption

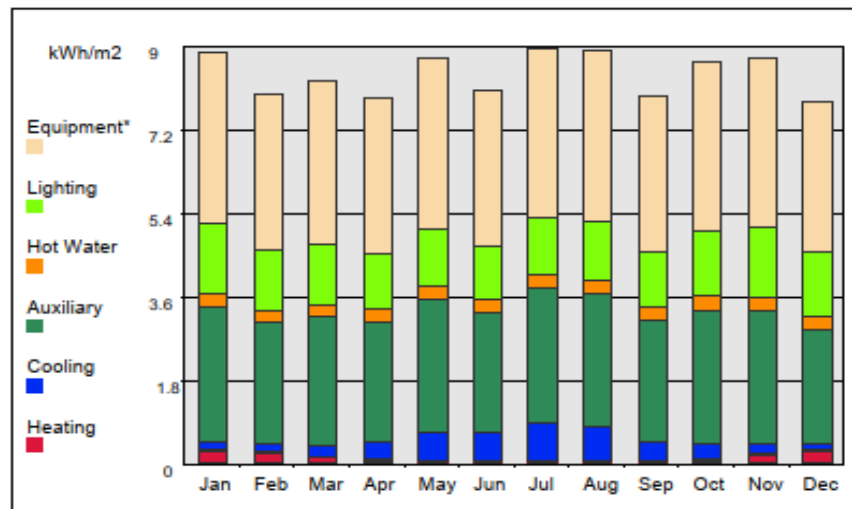
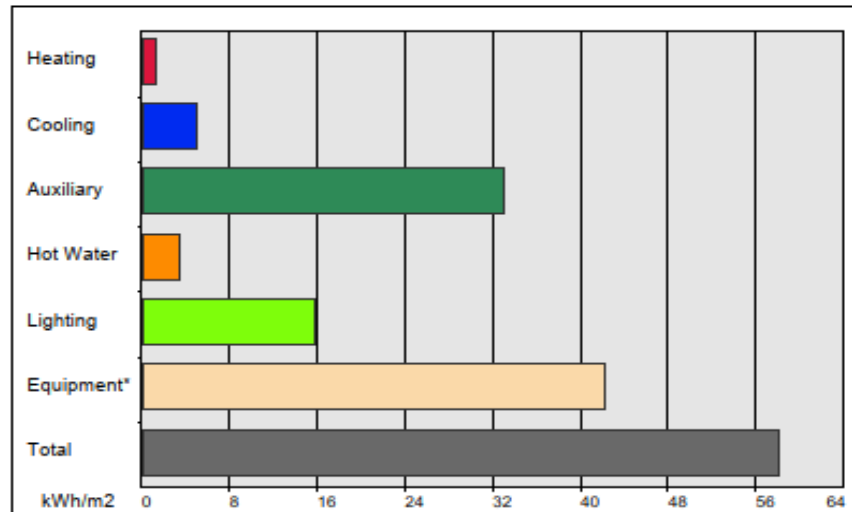
(Pie chart including Equipment end-use)  
C 5%



(Pie chart excluding Equipment end-use)  
H 2% C 8%



(\*) Although energy consumption by equipment is shown in the graphs for information, this end-use has not been included in the total results of the building or the calculation of the ratings.



## Indicative Breakdown of Estimated Running Costs

Current costs over €165,000 across the 3 sites.

## Summary

- Space and regulatory issues with current City Hall building
- Options explored – refurbish, extend, rent, purchase, new build
- Purchase of new building preferred option- *will address recruitment, space, energy, service delivery and regulatory challenges*
- Creates significant opportunity for 230 Social & Affordable homes in mixed use development in prime city centre location
- Loan approval now sought from Elected Members to progress
- Subject to approval, extensive consultation and mobility management/ change management processes to commence
- Timeframe 12-18 months – in-situ by end 2023



Comhairle Cathrach na Gaillimhe  
Galway City Council

## *Appendices*



# GROUND FLOOR PLAN



GROUND FLOOR GIA : 1,661 SQM

Open Plan Office: (Overall No300 approx.TaskDesk Seating)  
Task Desk Seating - Nb.36 Approx.

Private Individual Offices:  
Private Office (4 Person Meeting Space) - No.1 (13.5sqm)

Internal Meeting Rooms:  
6 Person Meeting Room - No.1 (20sqm)

Canteen:  
Preparation / Kitchen (135sqm)  
Canteen - 100 Seats approx. (340sqm)

# FIRST FLOOR PLAN



FIRST FLOOR GIA : 1,483 SQM

Open Plan Office: (Overall No.300 approx.Task Desk Seating)  
Task Desk Seating - No.108 Approx.

Private Individual Offices:  
Private Office (4 Person Meeting Space) - No.4 (13.5sqm)  
Private Office (2 Person Meeting Space) - No.4 (12sqm)

Internal Meeting Rooms:  
12 Person Meeting Room - No.1 (35sqm)  
8 Person Meeting Room - No.2 (29sqm)  
4 Person Meeting Room - No.3 (12sqm)

# SECOND FLOOR PLAN



SECOND FLOOR GIA : 1,548 SQM

Open Plan Office: (Overall No.300 approx.TaskDeskSeating)  
Task Desk Seating - No.120 Approx.

Private Individual Offices:  
Private Office (4 Person Meeting Space) - No.4 (13.5sqm)  
Private Office (2 Person Meeting Space) - No.6 (12sqm)

Internal Meeting Rooms:  
12 Person Meeting Room - No.1 (35sqm)  
8 Person Meeting Room - No.2 (29sqm)  
4 Person Meeting Room - No.2 (12sqm)



# UPPER BASEMENT FLOOR PLAN



# Council Chamber (Third Floor Plan)



THIRD FLOOR GIA : 1,224 SQM

Council Meeting Chamber:

*Chamber - 235 sqm*

*Chamber Reception - 180 sqm*

Open Plan Office: (Overall No.300 approx.Task Desk Seating)

*Task Desk Seating - No.36Approx.*

Private Individual Offices:

*Private Office (4 Person Meeting Space) - No.3 (13.5sq)*

*Private Office (2 Person Meeting Space) - No.4 (12sqm)*

# LOWER BASEMENT FLOOR PLAN

