

Markievicz Leisure Centre

Feasibility Study

Area Committee Report

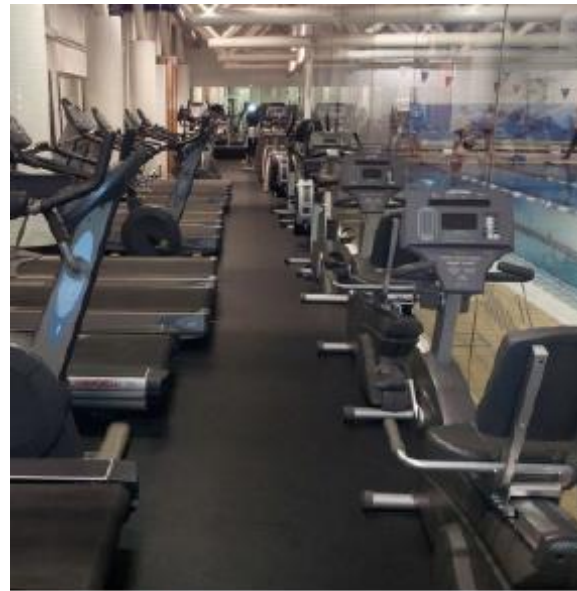
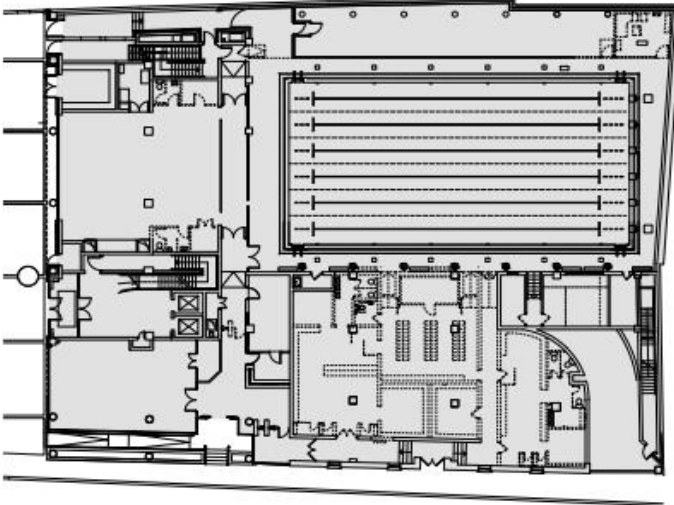
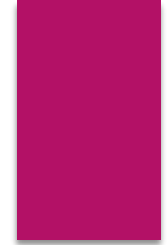
April 2023

Feasibility Study



- Site analysis
- Transport/access
- Surrounding building heights/uses
- Sustainability (environmental & economic)
- Existing community requirements
- Emerging demands

Markievicz Leisure Centre



- Markievicz
 - 1108 Gym Members
 - 3700 weekly attendance
 - 23 Staff
 - Monthly expenditure of €127k

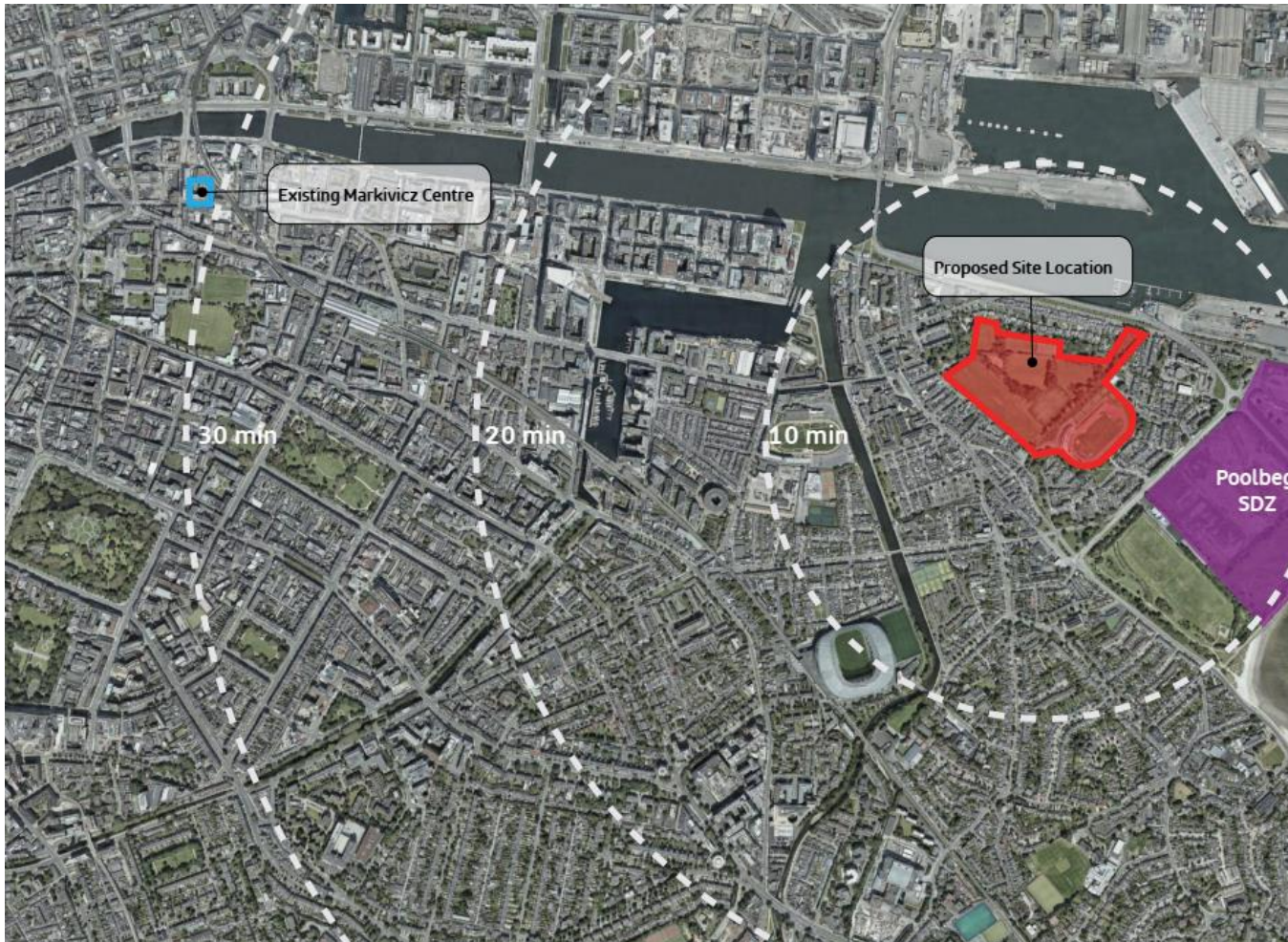
- TII Proposed Metrolink Location
- DCC Commissioned Feasibility Study
 - Alternative Locations
 - Type of Service
 - Cost
 - Timeframe



Existing Fitness Suite

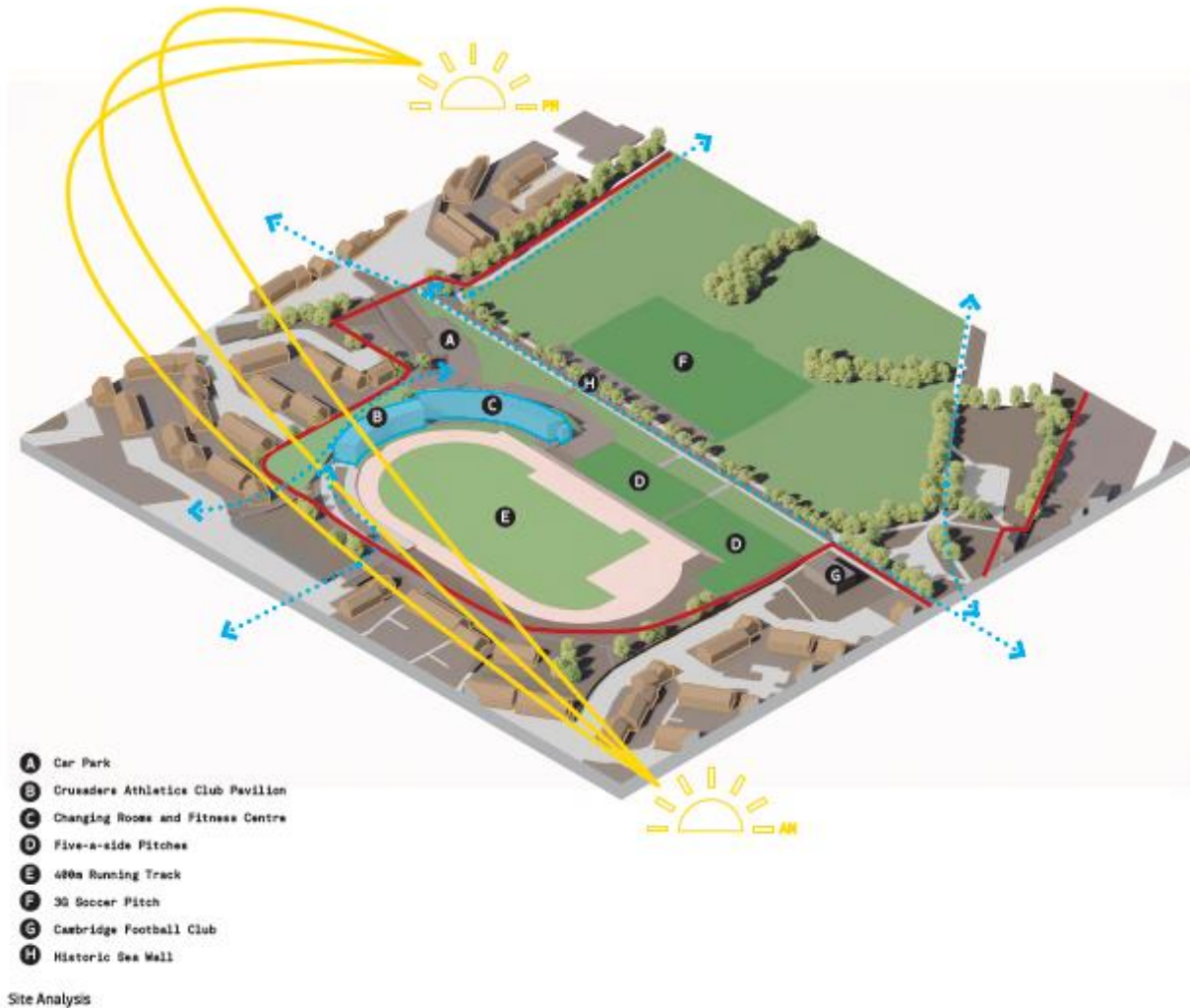
Existing Building

Preferred Location



- Preferred Location Irishtown Stadium
 - No other sites in public ownership of appropriate size
 - Opportunity to expand services
 - Extensive existing facilities with track, pitches, park etc
 - Adjacent to Poolbeg SDZ
 - Create a South City Sports Hub
 - City Sports Plan – Strategic Overview
 - Sean McDermott Street to be developed as Leisure Centre to cater for City Centre

Existing Site Analysis Irishtown



Transport Routes



Building Uses



Building Heights

Precedents



Britannia Leisure Centre Precedent



Precedents



Precedents



Woolwich Leisure Centre Precedent



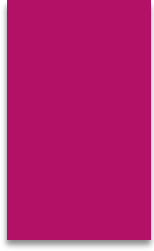
Precedents



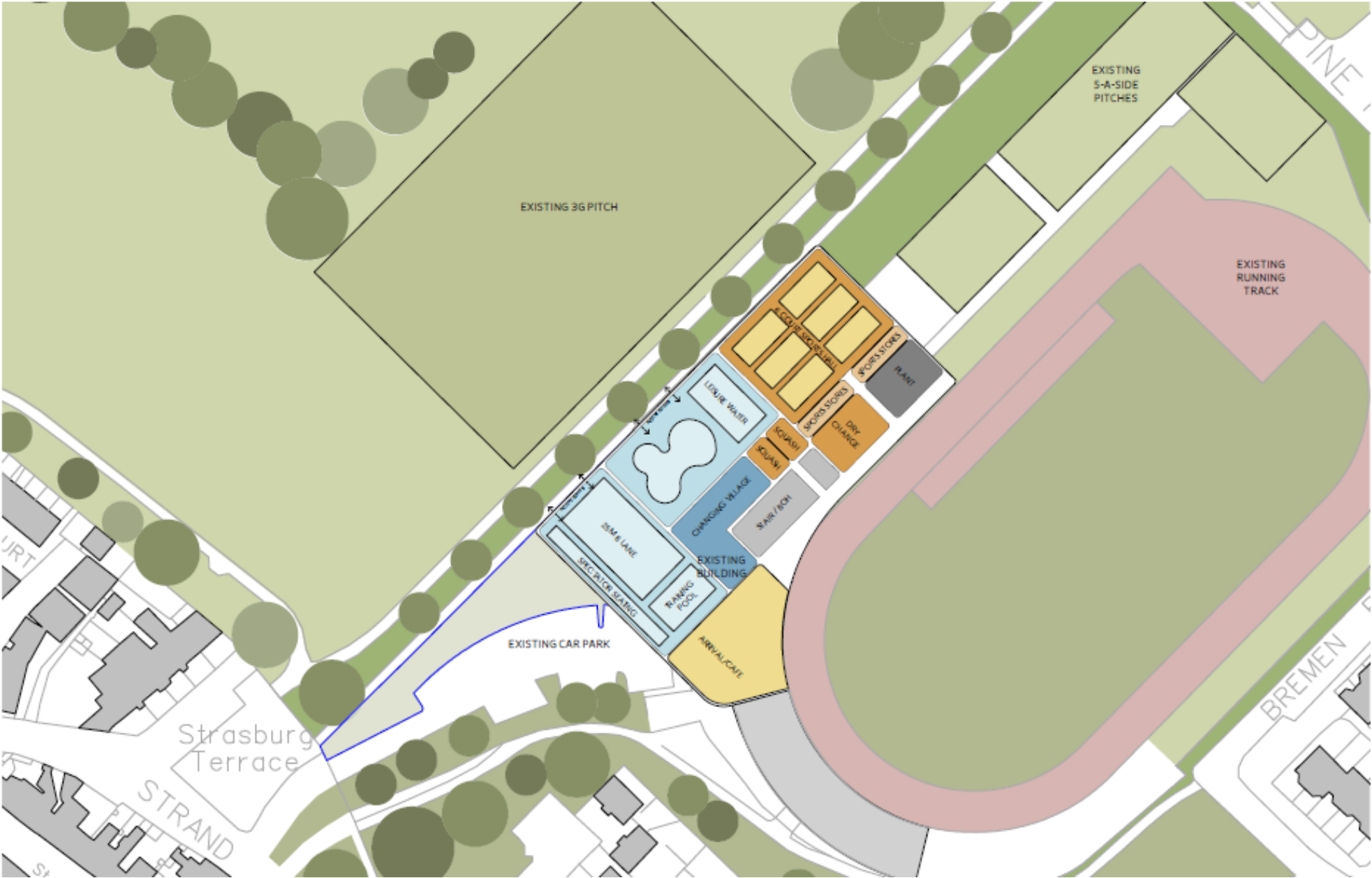
Feasibility Study Options



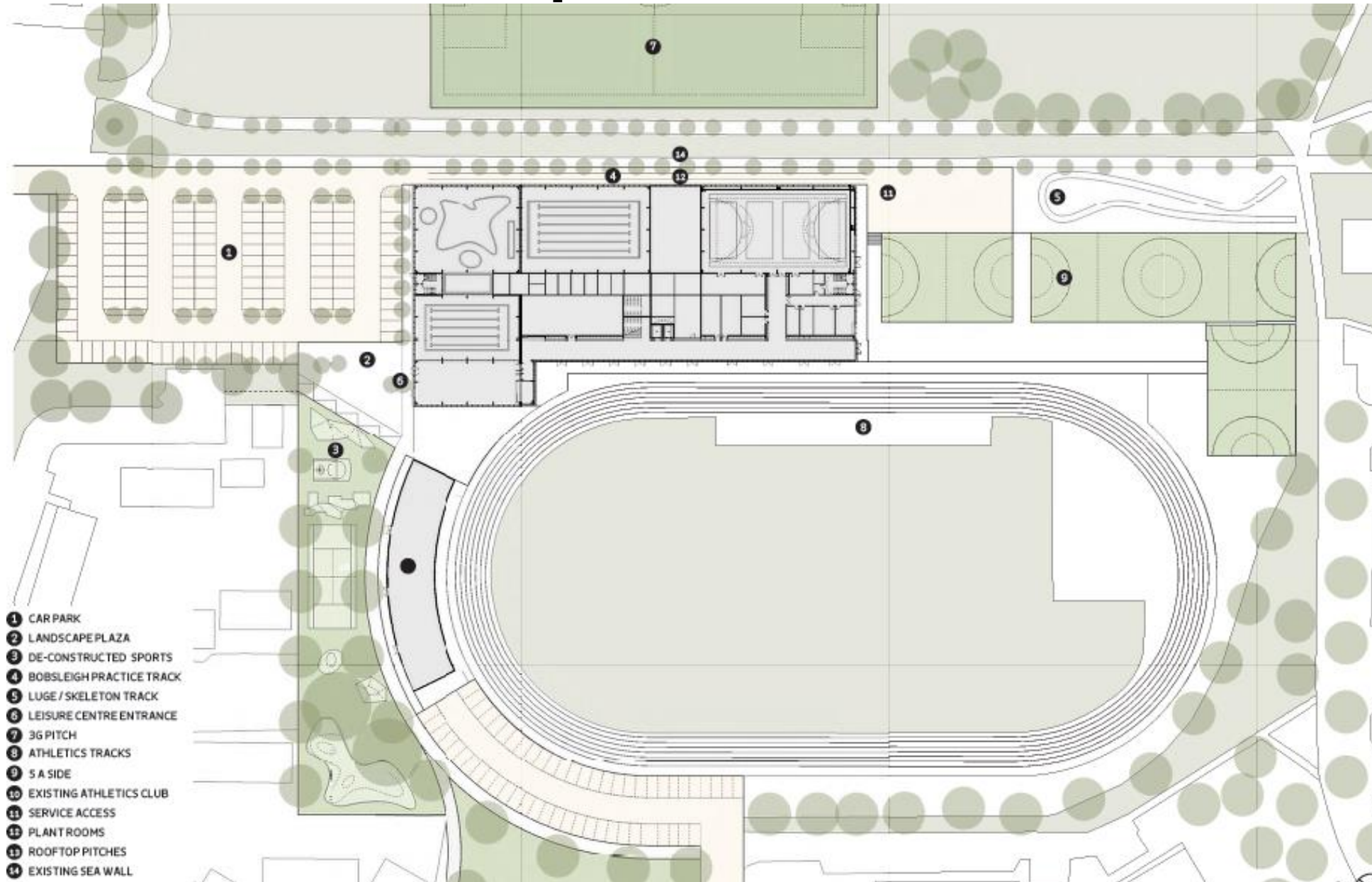
Feasibility Study Options



Feasibility Study Preferred Option



Preferred Option Ground Floor

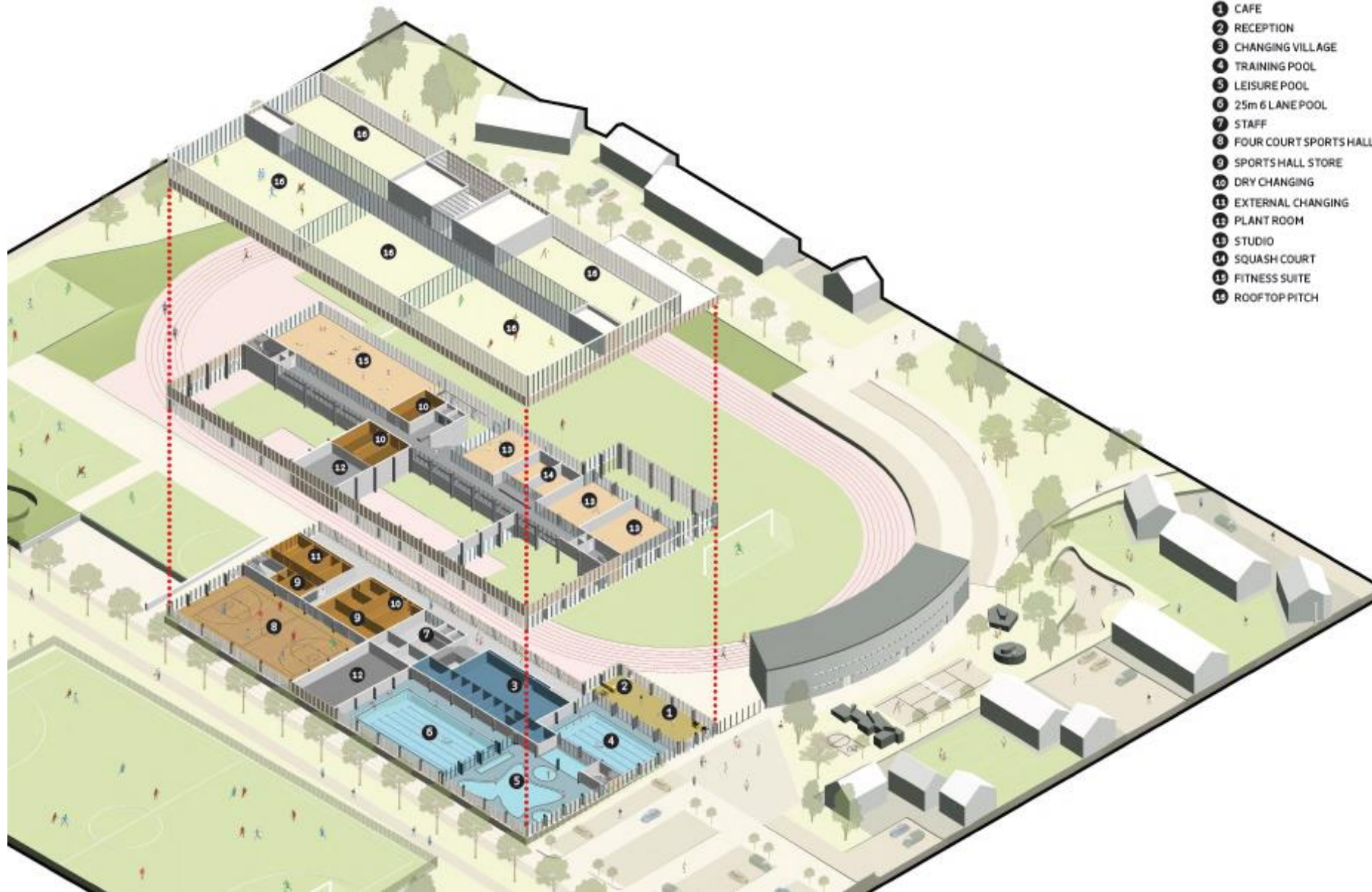


Preferred Option Layout



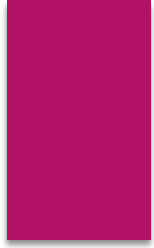
- 1 CAFE
- 2 RECEPTION
- 3 CHANGING VILLAGE
- 4 TRAINING POOL
- 5 LEISURE POOL
- 6 25m 6 LANE POOL
- 7 STAFF
- 8 FOUR COURT SPORTS HALL
- 9 SPORTS HALL STORE
- 10 DRY CHANGING
- 11 EXTERNAL CHANGING
- 12 PLANT ROOM
- 13 STUDIO
- 14 SQUASH COURT
- 15 FITNESS SUITE
- 16 ROOFTOP PITCH

Preferred Option

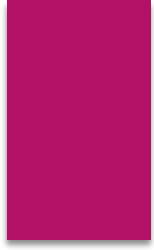


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Preferred Option - Section



Reception



Pool Area



View from Park



Deconstructed Sports Zone



Precedent - External Sports



Precedent - External Sports



Precedent - External Sports



Precedent - External Sports



Precedent - External Sports



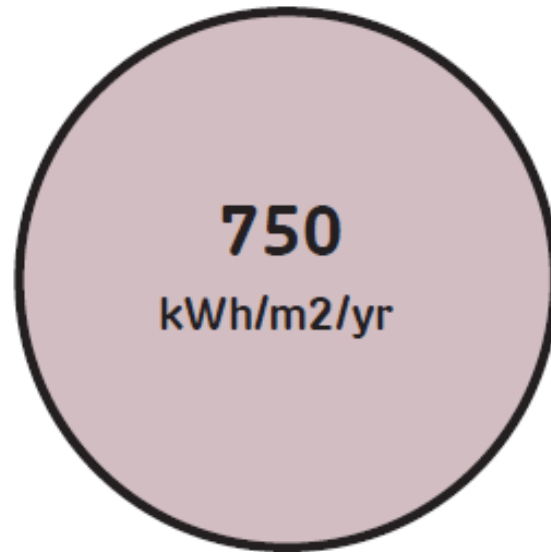
Precedent - External Sports

Energy Performance

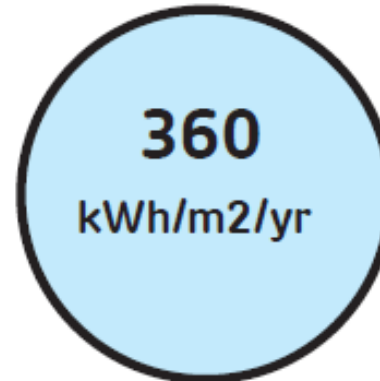
WHOLE LIFE CARBON ANALYSIS

High Level Analysis of New Build Approach

**60 YEAR
LIFE**
**WET + DRY
LEISURE**
Energy Use



CIBSE
Typical



CIBSE
Good



Britannia
Design

Feasibility Study Costs

3929 DCC Irishtown

High Level Feasibility Cost Analysis

Irish Town Site

		Construction Budgets		
	Area m2	Lower €3,9000sqm	Mid point €4250sqm	Higher €4500sqm
Building Area	7,894	€ 30,786,600	€ 33,549,500	€ 35,523,000
External Works		€ 1,184,100	€ 1,381,450	€ 1,578,800
Total Building		€ 31,970,700	€ 34,930,950	€ 37,101,800
Rooftop pitches	Area m2	Lower €1000sqm	Mid point €1250sqm	Higher €1500sqm
	2,950	€ 2,950,000	€ 3,687,500	€ 4,425,000
Rooftop circulation	Area m2	Lower €750sqm	Mid point €1000sqm	Higher €1250sqm
	550	€ 412,500	€ 550,000	€ 687,500
Contingency / Design Reserve 15%		€ 4,795,605	€ 5,239,643	€ 5,565,270
Total Construction Budget		€ 40,128,805	€ 44,408,093	€ 47,779,570

NEXT STEPS

- ▶ Appoint Design Team 2023
- ▶ Preliminary Design for Agreement (Consultation/Engagement)
- ▶ Planning 2024
- ▶ Construction 2025/26
- ▶ Ongoing discussions with TII in relation to compensation and reinstatement costs, programming
- ▶ Large Scale Sports Facilities Fund & DCC capital funding