

## **Oscar Traynor Development Report.**

Since the last North Central Area Committee meeting the pre-qualification questionnaire (PQQ) has been issued for O'Devaney Gardens.

This PQQ was issued on the 11<sup>th</sup> of August on E-tenders and the closing date is the 25<sup>th</sup> of September.

The PQQ for Oscar Traynor will be issued after the 25<sup>th</sup> of September depending on the amount of interest.

As the procurement process will be very similar to O'Devaney Gardens its possible to see a time line of events.

There has been no affordable rental scheme forthcoming from the Department of Housing and Social protection at the moment, the 20% affordable scheme required in the Housing Land Initiative will be an affordable purchase scheme for the moment.

## **Oscar Traynor Forum**

The last Oscar Traynor Forum meeting was held on Thursday 20<sup>th</sup> of July 2017 where ARUP gave a presentation on the traffic study.

A good number of issues were raised and discussed, including;

- Transport links to shopping centre
- Pedestrian and cycle routes
- Dundaniel Road and Oscar Traynor Road Junction
- Clonshaugh industrial Estate access
- Gaelscoil Cholmcille access
- Bus lanes and the amount of buses using them

The Forum has asked for a number of issues to be looked into and included on the next Forum agenda.

- **Coolock Interchange**

The forum wants the issue of the foot bridge to be left as an item on the agenda. M1 junction roundabout is hostile it must be made safer.

- **Dundaniel Junction**

DCC Traffic and Planning to look at this junction and make submission to TAG

- **Possible exit onto R139( N32) & M1, Mitigation – relieving traffic on Oscar Traynor Road**

Request joint answer from DCC Planning department, TAG and NTA

- **Dublin Bus**

Request a report from Dublin bus on the current use of bus lanes on Oscar Traynor Road and the future plans for this route.

- **Gaelscoil**

DCC to request from the Department of Education any future plans for the Gaelscoil .

- **Mapping**

Can the planning department produce different ideas for the Oscar Traynor Lands as there is a fear that the current indicative plans which contain a number of contentious issues may become reality.

## Councillors Questions

- **Cllr John Lyons**

Request for report on the Cost Benefit Analysis

The Cost Benefit analysis for Oscar Traynor has been completed under the following headings to secure the most advantages policy for the project to proceed

- Ability to deliver what's required
- Best procurement option
- Best development type
- Project scheduling and timing
- Market response and robustness

As the results of the cost Benefit Analysis are market sensitive it is best practice to keep this information confidential, at least until the project is finished.

## Councillors Questions

- **Cllr Alison Gilliland**

What methods of procurement are in use? What are the criteria?

There are 5 options open to Dublin City Council.

- Open Procedure
- Restricted Procedure
- Innovation Partnership
- Competitive Process with negotiation
- Competitive dialogue

O'Devaney Gardens project has opted for the Competitive Dialogue option which gives more flexibility to complete the project on a phase by phase basis should phasing be required.

The criteria for selecting a suitable developer is included in the pre-qualification questionnaire which includes;

- Financial Robustness
- Ability to fund the project
- Previous experience
- Previous experience of Architect
- Previous experience of Civil & Structural Engineering
- Previous experience of Quantity Surveyor
- Previous experience of design certifier
- Previous experience of assigned certifier
- Previous experience of fire safety consultant
- Previous experience of project supervisor design process
- Previous experience of energy consultant
- Previous experience of landscape Architect
- Previous experience of Mechanical & Electrical Engineer
- Previous experience of Planning & Environmental Consultant.

The next Forum meeting is scheduled for 28<sup>th</sup> of September.