

An aerial photograph of Limerick, Ireland, showing the city built on a hillside overlooking the River Liffey. The river flows through the center, with a bridge visible in the foreground. The city is densely packed with buildings, and the surrounding landscape is green and hilly. The sky is clear and blue.

LIMERICK
TWENTY
THIRTY DAC

OPERA
SQUARE
LIMERICK

LIMERICK TWENTY THIRTY DAC –
OPERA SQUARE DEVELOPMENT

Cita
Construction IT Alliance



Limerick Twenty Thirty DAC is a special purpose vehicle set up by Limerick City and County Council to plan and develop key strategic sites in Limerick City and County.



Our Vision is to be recognised internationally as enablers of economic growth and investment through the delivery of innovative and sustainable development and reinventing Limerick as a vibrant and dynamic place to live, learn, work and grow up in.



CLEEVES RIVERSIDE
QUARTER



OPERA SQUARE



GARDENS
INTERNATIONAL



LIMERICK TWENTY THIRTY PORTFOLIO

MUNGRET
PARK RESIDENTIAL



BALLYGRENNAN





OPERA SQUARE DEVELOPMENT

**OPERA
SQUARE**
LIMERICK

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THIRTY^{DAC}

1. Business and Employment Hub
2. Relocation of Revenue Commissioners to the new 14 storey Building
3. Regeneration Project - restoration of heritage buildings
4. Creation of a new vibrant Public Space
5. New City library – ‘A Living Room for Limerick’



OPERA SQUARE

- Capacity - 550,000 sqft.
- Campus Jobs - 3000
- Construction Jobs – 500
- Development Cost - €300m
- Vision for World Class Development





SITE IN 2016



Contract D
14-Storey & Granary
€80m
2024-2026

Contract B
Basement & One Opera
€90m
2023-2025

Contract C
Library, 4 Opera & Plaza
€65m
2024-2026

Contract E
Hotel & Quinn's Bar
€50m
2024-2026



ONE OPERA SQUARE

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Features

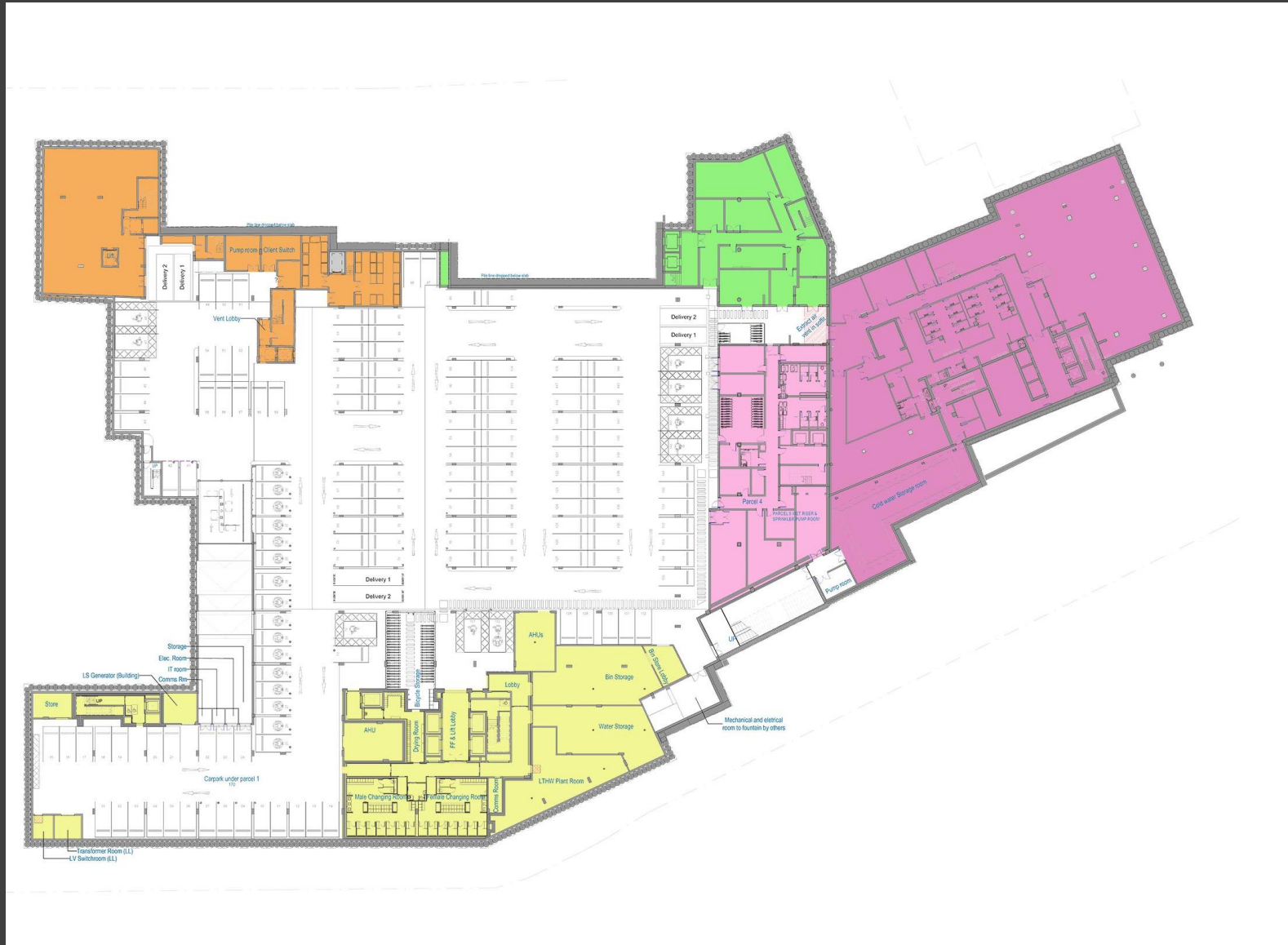
- 6 Storey Office Building
- Capacity for over 900 people
- LEED Platinum
- WELL Platinum
- WIREDSCORE Platinum
- 3 No. Commercial Units at Ground
- End of Trip Facilities
- Construction 2023 to 2025







BASEMENT DESIGN OVERVIEW (CONTRACT B)



- 155 Cars inc. 17 EV charging
- 311 Cycle spots (Designated Access)
- BOH / Ancillary Space for buildings above
- End of Trip Facilities
- Centralised Waste Management Strategy
- Goods Delivery Strategy



LANDMARK BUILDING

Features

- Revenue Commissioners as Anchor Tenant
- 4 No. Government Apartments
- Capacity for 950 employees
- NZEB Compliance
- Sustainable Heating and Cooling Systems
- End of Trip Facilities
- Construction 2024-2026





GRANARY RESTORATION

Features

- Full Restoration of 1800s Grain Store
- Upgrade of Energy Performance of the Building
 - ✓ Replace 233 windows
 - ✓ Repoint all stonework
 - ✓ Replace Entire Roof
 - ✓ New Heating System
- Accommodate 200 Council Staff, Restaurant & Outdoor Terrace
- Construction 2024-2026





NEW CITY LIBRARY

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Features

- Turnkey Library – 4,700 sqm
- Full Restoration of 1800s Town Hall & Georgian Houses
- New Energy Efficient Design
- Event Space for 100 people
- Community & Sensory Rooms
- Café and Outdoor Terrace
- Dedicated Children's Area
- Construction 2024-2026





PUBLIC REALM - CENTRAL PLAZA

Features

- Outdoor Café / Restaurant Seating
- Planter beds incorporating seating areas
- Mirror Pool with Lighting & Playful Water Jets
- Capable of hosting events up to 2000 people:
 - ✓ Concerts
 - ✓ Markets
 - ✓ Outdoor Cinema
 - ✓ Ryder Cup Fan Zone
- Construction 2024-2026





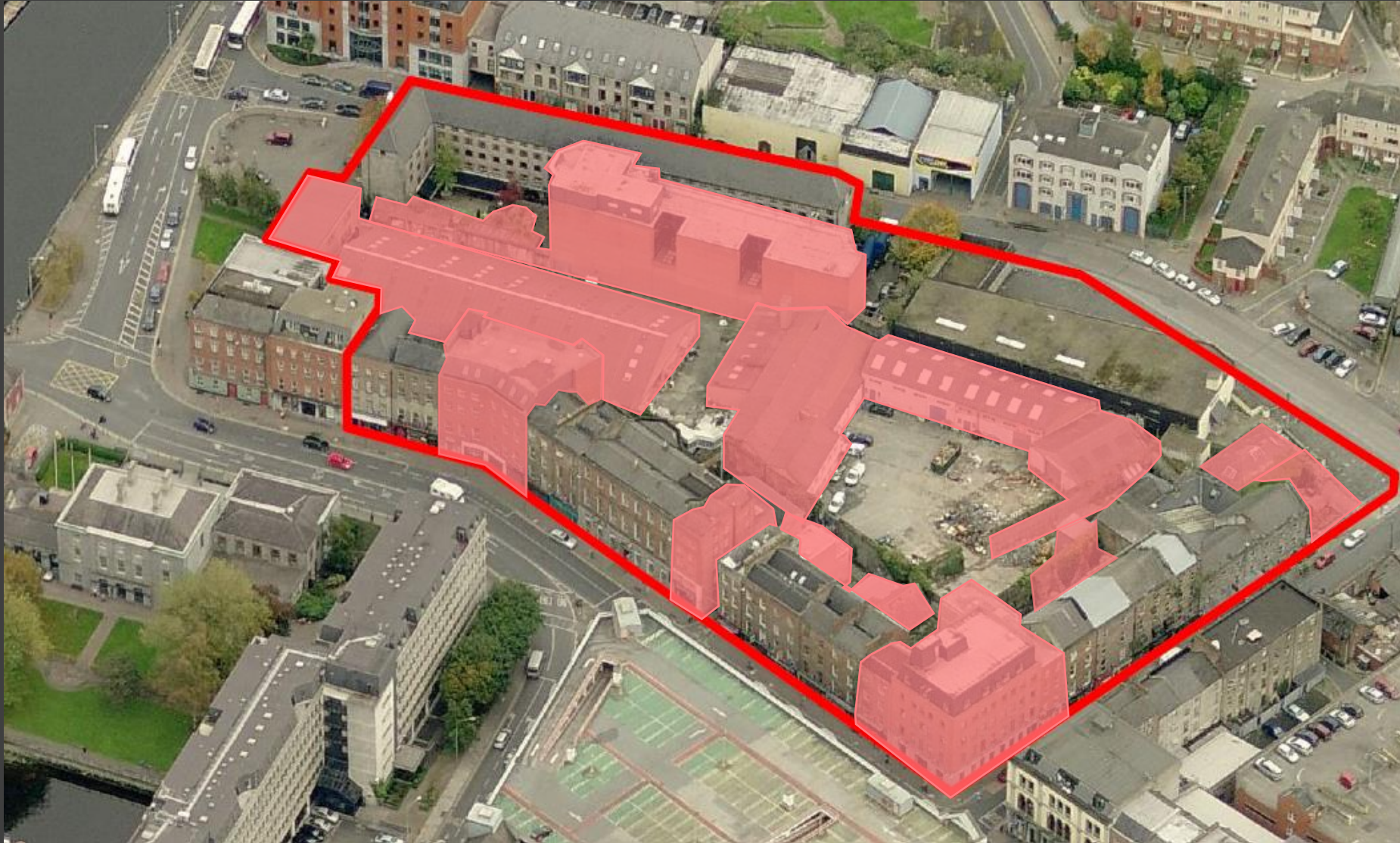
PUBLIC REALM AND LIBRARY TERRACE

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ENABLING WORKS COMMENCE 2021



Buildings demolished to make way for development

*** Retained 16/18 Historic Buildings on site**



ENABLING WORKS COMPLETED 2022





CURRENT CONSTRUCTION WORKS

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PILING WORKS MARCH 2023



BASEMENT EXCAVATION MAY 2023



SECANT PILE WALL





CONCRETE POUR

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CONSTRUCTION PROGRESS



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CONSTRUCTION PROGRESS

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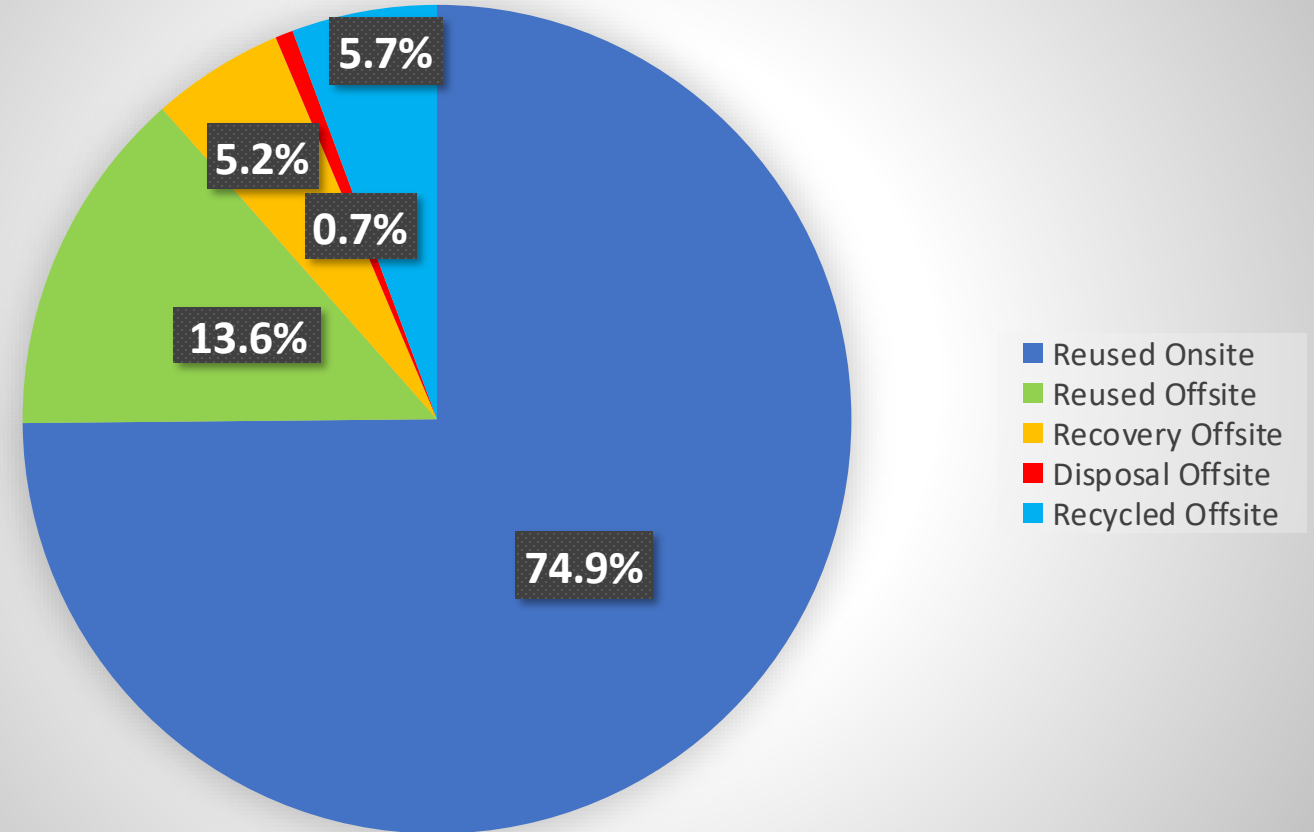


- Piling is largely complete:
 - 4.5km of basement perimeter piled
 - Circa 300 No. Bearing piles complete
- 71,000 tonnes excavated circa 70%
- Basement Structure of 6 Storey Office Complete
- Basement Slab progressing



- Retention of Existing Buildings – 16 out of the 18 buildings onsite
- Resource and Waste Management
 - Pre-demolition audits
 - Segregation of Materials
 - Waste Logs
 - Material Reuse
- Sustainable Design
- Research Initiatives

Resource & Waste Management Routes (for actual waste)





SUSTAINABILITY IN DESIGN

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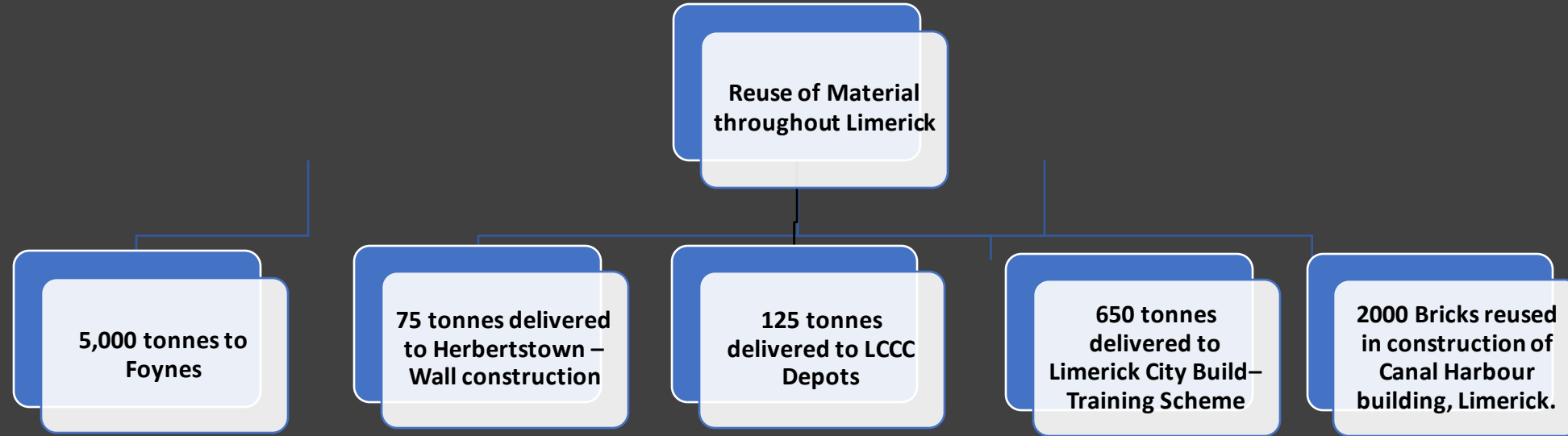
- Building Energy Performance / Efficiency
- Carbon Reduction
- Efficient water usage through sanitary ware selection and Rainwater Harvesting
- Sustainable Urban Design
- Enhanced Commissioning and commitment for ongoing monitoring
- Raw Materials / Material Ingredients – Responsible Sourcing. EPDs



WiredScore
PLATINUM



REUSE OF DEMOLITION MATERIAL





Funding Secured for 2023

1. EPA Green Enterprise Scheme - €95k approved

- Led by IGBC in collaboration with ATU, LTT and SRWMO
- MSc Research - Lighthouse Demonstrator for Circular Built Environment
 - Pre-construction
 - Construction
 - Operational

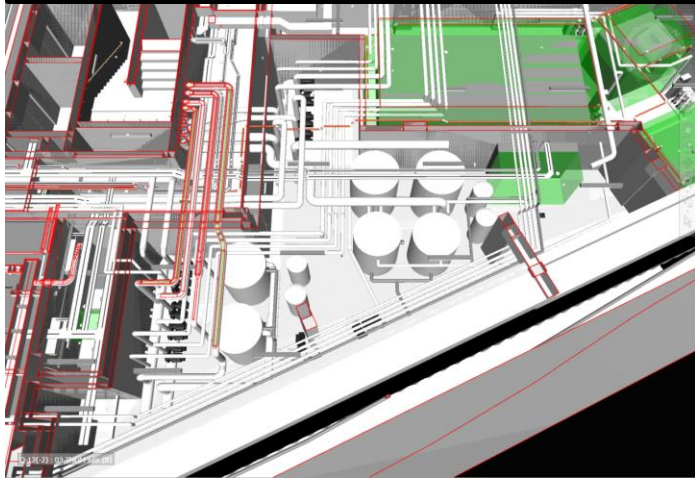
2. EPA – The Circular Economy Programme (Local Authority Funding Call) - €25k

- Joint submission between LCCC and LTT
- Managing Waste & Resources at Opera Contract B
 - Prepare a Tier 2 Resource & Waste Management Plan
 - Training & Awareness campaign

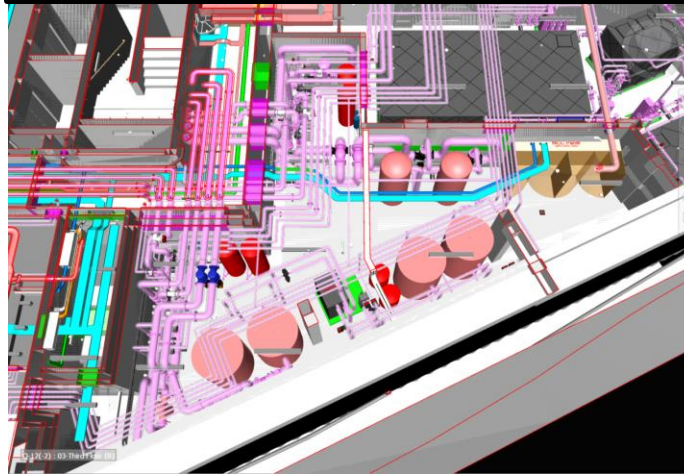


Digital Technology

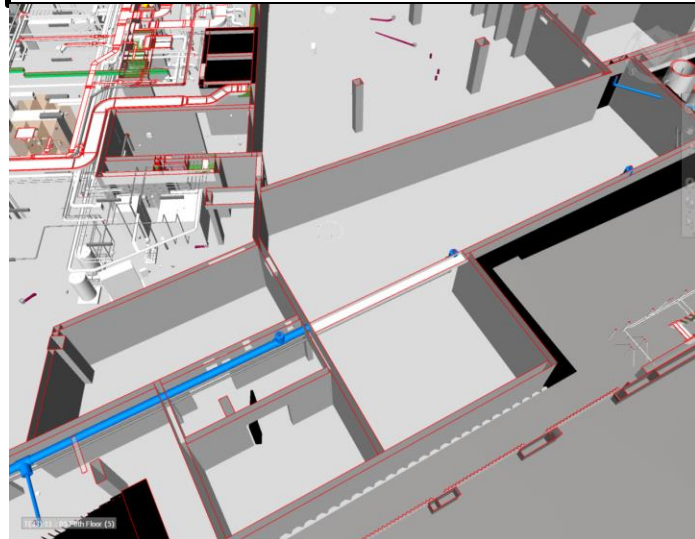
LOD 3



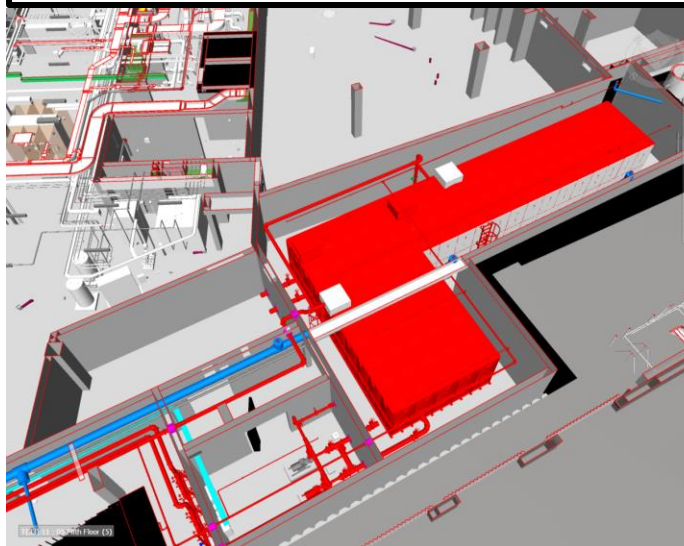
LOD 5



LOD 3



LOD 5



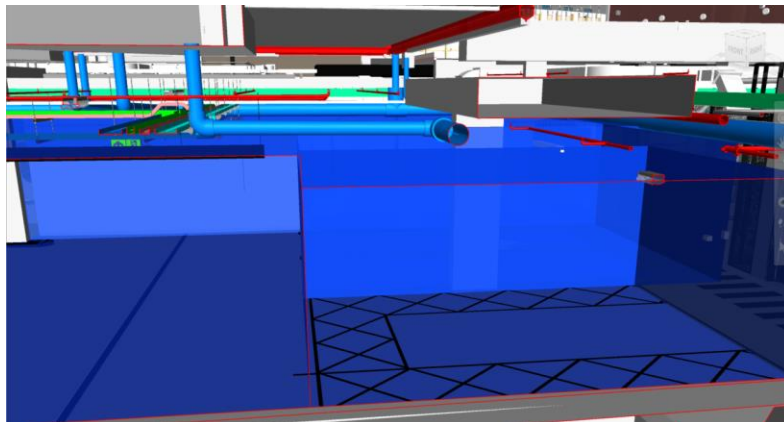
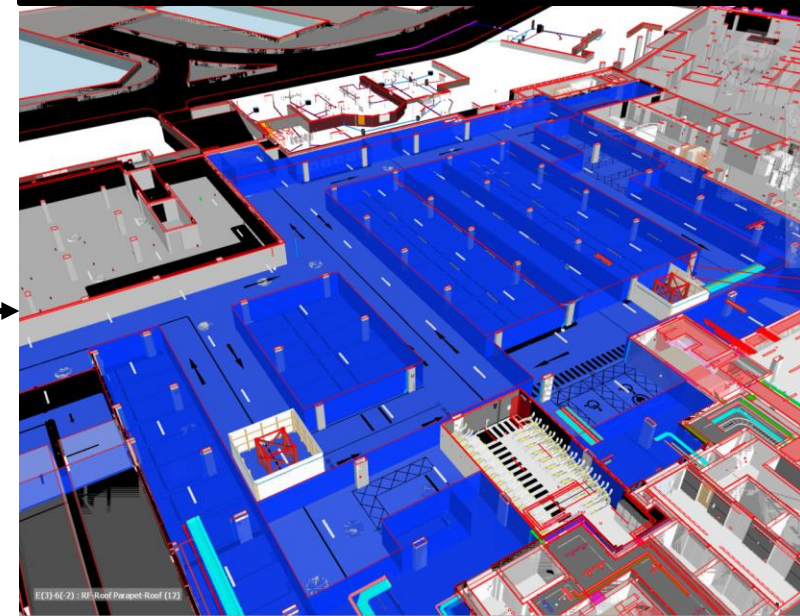
- Plant spatially coordinated
- Maintenance walkway finalised
- Plant access strategy finalised
- Valve arrangements shown
- Plinths added
- Clashes resolved
- BIM model coordinated

Digital Technology

Basement Clearance Strategy Drawing



Converted to Model Planes



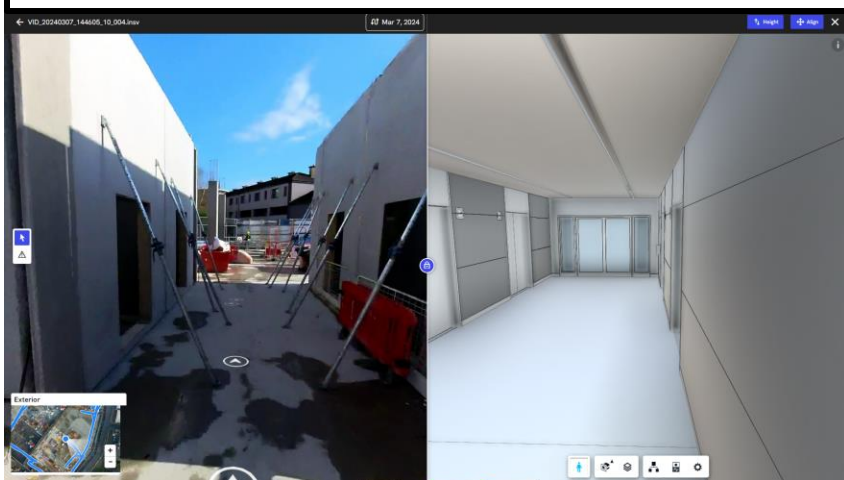
Clash checks are completed to ensure clearance strategy is maintained.

This is tracked using clash tests, issue management software and visual reviews.

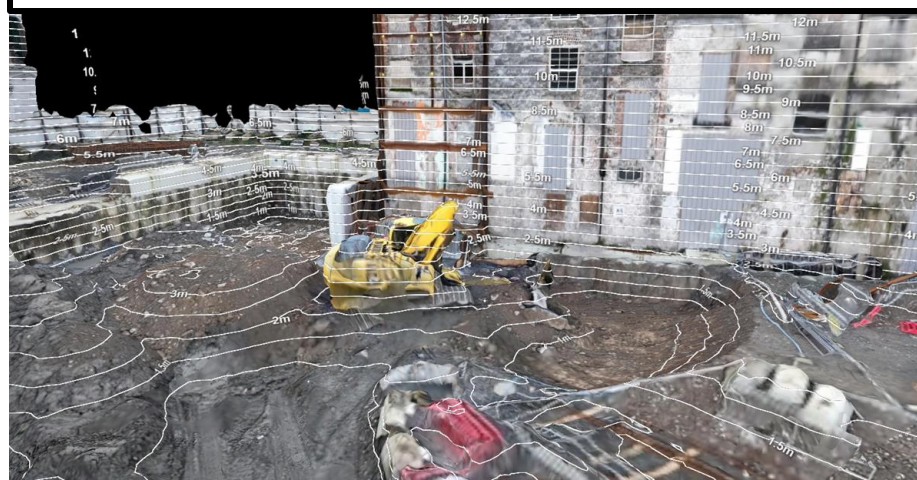
Contractors are not permitted to locate services below these planes.

Digital Technology

BIM Compare



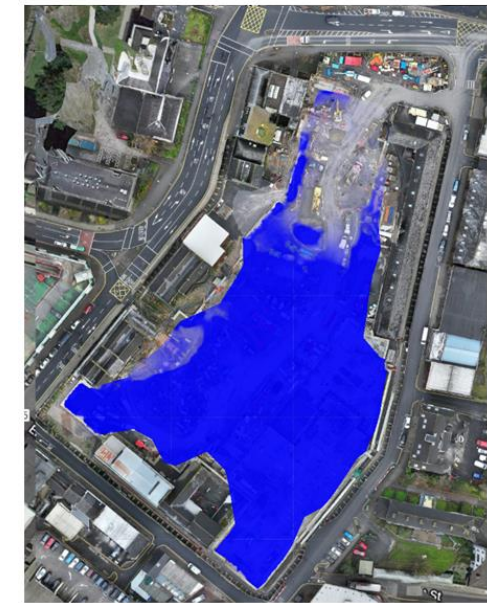
Live Contours



Excavation Checks

23rd November 2023 vs Original Topo

Cut	Fill
28112.17m3	22.15m3



Renders



4D Synchro



MR/VR/AR





LIMERICK CENTRAL LIBRARY

8

8

3

5



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THANK YOU

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