

Gurteen College – Campus Masterplan

Project background

Gurteen College is looking to develop a campus masterplan, that will inform and direct our future buildings strategy. Following the adoption of the masterplan, we anticipate quickly embarking on a design and build project to create additional teaching space.

The campus masterplan would build on the recently published College strategic plan and the ambitious objectives it contains. The relevant strategic objectives include:

Education 1. Increase full time level 5 Ag recruitment to 100 learners per year by 2026 – increase of 50%

Education 2. Increase student recruitment to ‘green cert’ adult programmes (Distance Education and Part time) to 200 learners per year by 2026 – increase of 50%

Education 3. Development of new major course programmes – minimum one per year – specifically target level 7 & 8 programmes in Agriculture, Sustainability and Equine as curriculum areas for development

Resources 5. Develop a buildings strategy – prioritising improvements in the following order

- a. Teaching facilities / resources – considered best in class – digitally enhanced where suitable
- b. Student social space and public areas
- c. Student accommodation

Key tasks

We expect the campus masterplan to provide a framework that will:

- Assess our buildings and infrastructure to ensure they meet both the current and future needs of our College community, including detailing opportunities for alteration or expansion possibilities
- Review and report on service infrastructure, in terms of suitability for current need, and expansion/alteration for future growth
- Zone the main campus activities/uses
- Ensure all future campus developments enhance the educational experience of our students and provide a pleasing and stimulating environment to study, work and live
- Manage the flow of traffic and pedestrians across the campus
- Improve the overall visual appearance of the campus
- Outline the key developments required, with recommendations provided for planning applications, building control and potential procurement routes
- Provision of indicative budget costs for any development works recommended
- Propose a timeline of any work/development identified, including details of any phasing required

Timescales

Written tender / quotation required by noon on Friday 11th March addressed to Jon Parry – Principal

For further clarification or to arrange a site visit please contact Jon Parry on 087 7192747 or jparry@gurteencollege.ie

The completed masterplan would be submitted to the College no later than May 31st, 2022 and deliver a presentation to the Governors meeting on Tuesday 21 June. Once approved and adopted by the College governors, it would be used by the College to inform all future buildings and development work.

The current growth projections at Gurteen mean that good quality teaching spaces are at a premium and we expect to quickly move from the adoption of a masterplan to a construction phase as we create new teaching spaces. The intention would be to retain the same team to help with the project management of any development work.

Methodology

It is anticipated that much of the initial work would require the team to collect evidence (mostly supplied directly by the College) on the current condition of the existing buildings, their use and utilisation. Allied to this will be a requirement to develop a sound understanding of the needs of key user groups, via meetings with selected College managers.

As the strategy is developed regular progress meetings would be required to test assumptions and discuss proposed options with selected College managers.

The final document will be presented in a format suitable for use with non-specialist professionals such as funding bodies or banks. It will also be used as the basis of future tender rounds with specialist design teams and building companies.

Tender / work proposal

We anticipate the tender would include:

1. Company and individual staff experience of developing masterplans – provide names and examples where possible
2. Company and individual staff experience of working in an education setting – provide names and examples where possible
3. Outline work schedule including the number of days the team will be on campus
4. The format the plan is expected to take
5. A fixed price for the development and production of a campus masterplan
6. An indicative fee for any future architectural and project management work

Success Criteria

Tenders will be judged against 5 criteria:

- Previous experience
- Interpretation and understanding of the Colleges requirements
- Overall Cost
- Ability to meet the timescales
- Quality of Submission

February 2022