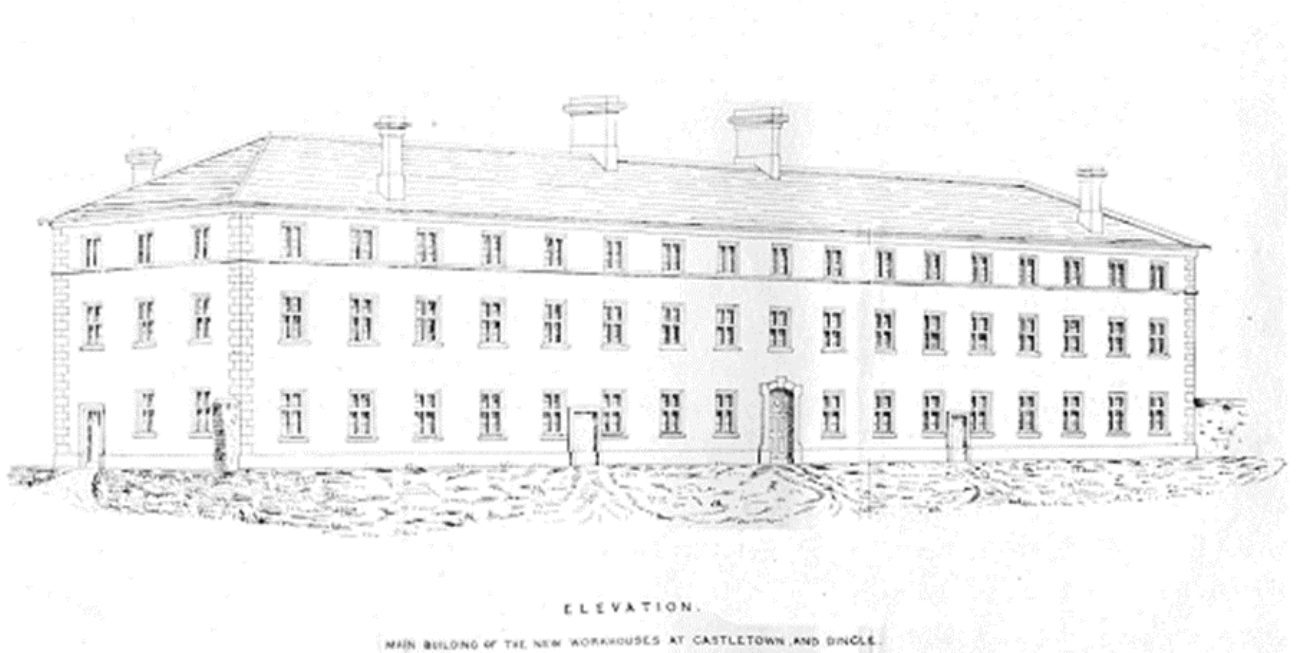


Expressions of Interest for the completion of a  
Financial Feasibility and Economic Impact Study  
for the redevelopment of the former  
Dingle Hospital and Workhouse



Mol Teic (CLG) – Dingle Hub

December 2017

**Important Note**

Completed tenders must be received no later than:

**16.00 hrs (GMT) on Friday 26 January 2018**

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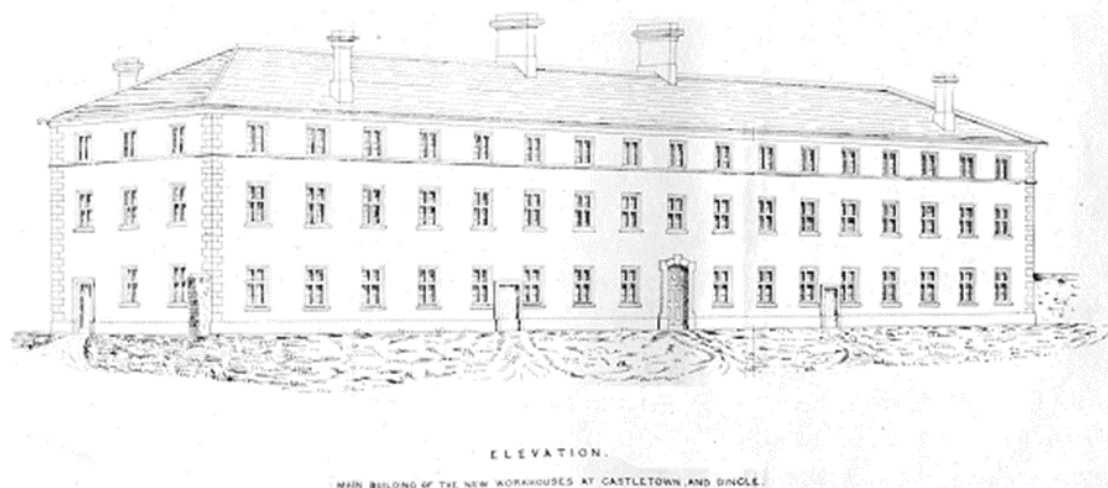
## INTRODUCTION

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In 1848, Lord Ventry offered a free site for a temporary Workhouse in the town of Dingle and the Dingle Union was formed. In June 1851, there were 4,760 housed or helped and, by 1852, a new building (the current one) was erected there were 6,068 helped or housed on site. By 1889, the Dingle Workhouse had just 189 inmates, of whom 69 were in the Hospital. In 1922, the Board of Guardians was abolished and its functions were transferred to the County Home in Killarney. In 1971, the Southern Health Board took over its management and, in 2010 the Hospital closed.

The building and the 21.53 acre site, currently in the ownership of the Health Services Executive, is a protected structure and there are also restrictions on the surrounding site, thereby limiting the types of future uses for the building and the economics of any development. The quality of the building is deteriorating and work is required to maintain the building and to provide security and heating, which the owner is obliged to provide.

Alternatively, there are opportunities to develop the building and site in a manner that supports the efforts of the local community to position Dingle and the Dingle Peninsula as an attractive place in which to live and work. There is currently no community building in Dingle town, there is an imminent shortage of space for small companies that are being encouraged to establish and operate in the community and there are also very limited facilities for cultural, artistic and community events and for any youth groups in which to meet. Because of the historical significance of the former Dingle Hospital and Workhouse and the emotional attachment of the community to the building and site, in addition to the limitations on its use for commercial purposes, there is an opportunity to develop the building and site into a multi-use community facility that can operate successfully without ongoing State funding.



**Figure 1. The former Dingle Hospital and Workhouse**

## CONTEXT

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This call for Expressions of Interest for the completion of a **Financial Feasibility and Economic Impact Study for the former Dingle Hospital and Workhouse** (the 'Study') will inform the submissions to various State bodies and others for funding under a number of categories, involving economic development, education, tourism, arts, culture, community facilities (including youth) and the transition of the Dingle Peninsula to a low carbon society.

However, it should be noted that, while the tourism potential is clearly one catalyst for redevelopment of the building and site, the Study should encompass multiple uses, including the development of accommodation for suitable companies, education, facilities for the arts and culture and for community uses (including youth), possibly some living accommodation, together with the development of the building as an exemplar of an historic building that is brought up to appropriate energy efficiency standards and that incorporates renewable energy. It should be based broadly on the attached document, *Proposal for the Re-development of the former Hospital and Workhouse (October 2017)*

Through an Oversight Committee, Mol Teic, in conjunction with Udaras na Gaeltachta and Kerry County Council, shall oversee all aspects of the tender process and shall act as coordinator of the overall tendering process.

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## OBJECTIVE OF INVITATION TO TENDER

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The objective of this Invitation to Tender is to provide a *Financial Feasibility and Economic Impact Study for the former Dingle Hospital and Workhouse*.

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## THE PROCESS OF THE COMPETITION

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Expressions of Interest are sought, from suitable consultants, for the provision of a Financial Feasibility and Economic Impact Study for the former Dingle Hospital and Workhouse and adjoining site.

The attached Application Form (Appendix I), duly completed, shall be submitted, along with the tender.

The process shall consist of an assessment of the proposals made by the applicants that comply with the requirements for the competition and, following an assessment process, the appointment of one successful tenderer.

The Study shall be conducted under the guidance and direction of an Oversight Committee which shall comprise representatives from Mol Teic, Udaras na Gaeltachta, Kerry County Council and others with specific expertise. Clarification and advice may be sought from the Oversight Committee on what is required to be provided.

The deliverables required from the Study (specified below) shall address all the items specified and shall be submitted to Mol Teic, in accordance with the timeline specified.

## *SPECIFICATION OF REQUIREMENTS*

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Applicants shall have their applications marked in accordance with the following marking scheme:

**Demonstrable relevant experience** of previously completed contracts, similar to the current requirements, preferably involving heritage buildings and sites being redeveloped as multi-use projects, considering scale, geography, complexity and the experience of the consultants in producing an appropriate Financial Analysis and Economic and Social Impact Analysis – **100 marks**

**Quality of the proposal – 100 marks**

**Cost of the proposed Study – 100 marks**

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## *AWARD CRITERIA FOR THE CONTRACT*

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- Adherence to the time line – pass/fail
  - Delivery of Deliverables – pass/fail
  
  - Demonstrable relevant experience – 100 marks
  - Quality of the proposal – 100 marks
  - Overall cost of the proposal – 100 marks
- TOTAL – 300 marks**

Depending on the number of applications received, a short-listing process may take place and one or more candidates may be asked to make a presentation to the Oversight Committee.

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## *DELIVERABLES*

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Produce a high-level Financial Feasibility and Economic Impact Study for the former Dingle Hospital and Workhouse and adjoining site, covering estimates of

- the likely costs involved in developing the building and site, as a multi-use facility;
- likely revenue streams, including revenues from the operations in the building and on site and
- State and other funding for capital and other works, and
- the wider economic impact of the project on the local and regional community.

Specific deliverables will include the costs of re-developing the former Dingle Hospital and Workhouse and adjoining site into a multi-use building and site that includes the following:

1. development of office accommodation for suitable companies;
2. tourism experience, based on the tourism offerings of the Dingle Peninsula;
3. experience of what a Low Carbon Society might look like on the Dingle Peninsula;
4. facilities for education, the arts, heritage, culture and facilities for community uses;
5. some living accommodation (where appropriate and allowable);

6. the development of the building as an exemplar of an historic building that is brought up to appropriate energy efficiency standards and that incorporates renewable energy;
7. The estimation of likely revenue streams, including State funding and other funding sources for the development of the buildings and site and from the various uses of the building that have the capacity to generate revenues;
8. the likely operating costs involved in maintaining the building, site and ongoing operations;
9. the financial viability of the overall project;
10. benefits of tourism and other benefits from the project; and
11. the economic impact of the overall project both on the local and regional economy.

The tenderer shall be responsible for supplying 12 copies of the Financial Feasibility and Economic Impact Study and for making available a suitable digital version of the Study.

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### *TIMELINE*

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The indicative timeline for the project is as follows (subject to discussion with the successful tenderer):

26 January 2018 – Closing date for submissions of Expressions of Interest

23 February 2018 - Award of contract

26 March 2018 - Draft of Final Study to be submitted

16 April 2018 - Final Study to be submitted

**APPENDIX I**

**APPLICATION FORM FOR INVITATION OF EXPRESSIONS OF INTEREST FOR COMPLETION OF A FEASIBILITY STUDY AND ECONOMIC IMPACT FOR THE REDEVELOPMENT OF THE FORMER DINGLE HOSPITAL AND WORKHOUSE**

	<b>Details of Applicant</b>			<b>Office use only</b>
	Name of applicant (please state the name of the legal entity making the application and not any trade name or registered business name)			
	Full address			
	Telephone no.			
	Fax. No.			
	Contact email			
	Web address			
	Contact person			
	Company registration number, If applicable			

**Mol Teic may decide to exclude applicants from consideration who have not completed this form in full**

<b>TAX COMPLIANCE</b>	Shall Produce Certificate of Tax Compliance	Please tick to indicate compliance and attach details in Appendix 2  <input type="checkbox"/>
<b>EXPERIENCE</b>	The Service provider shall have successfully completed not less than 3 similar projects in the last 6 years	Please tick to indicate compliance and attach details in Appendix 3  <input type="checkbox"/>
<b>RESOURCES</b>	The Service Provider shall convince Molteic that they have sufficient resources to complete the project within the proposed timescale. Molteic is of the opinion that a multidisciplinary team will be required, with a track record in similar type projects, but not limited to Architects/Engineers, Economists, Marketing and Tourism experts and other areas of expertise.	Please tick to indicate compliance and attach full C V for each member of the proposed team in Appendix 4 and synopsis of CVs in the format set out on page 13  <input type="checkbox"/>



<b>SERVICE LEVEL AGREEMENT</b>	The service provider shall agree to reply to all written queries raised by Molteic in writing (including email), within 3 working days of the delivery of the query	Please tick to indicate compliance  <input type="checkbox"/>
	The service provider shall agree to reply to all telephone queries raised by Molteic before 17:00hrs on the next business day	Please tick to indicate compliance  <input type="checkbox"/>
<b>LEGAL FORMAT</b>	While a joint venture can apply, a contract shall only be awarded to a concern which is a legal entity recognisable at Irish Law	Please tick to indicate compliance  <input type="checkbox"/>
<b>REDUCED PAYMENT FOR NON DELIVERY</b>	The service provider shall agree to accepting a reduced payment for non-delivery of a deliverable under the contract, or failure to deliver on time, or for failing to comply with a service level agreement	Please tick to indicate compliance  <input type="checkbox"/>

<b>Method of Payment</b>	Shall agree to accept payment by means of electronic transfer of funds.	Please tick to indicate compliance  <input type="checkbox"/>
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**Members of Proposed team**

<b>Name</b>	<b>Qualifications</b>	<b>Years of Experience</b>	<b>Projects and Clients</b>	<b>Date Delivered</b>