

The Grainstore: Call for Expressions of Interest
Closing Date: 13th November



Call for Expressions of Interest

Dún Laoghaire-Rathdown County Council invites expressions of Interest from individuals and organisations interested in licencing The Grainstore in Cabinteely Park as an arts/creative facility.

The proposed use of The Grainstore must be cultural/creative. Possible uses could include but are not limited to:

- a) an arts centre holding classes, exhibitions, etc;
- b) a home for a theatre or dance company with both office and rehearsal space;
- c) offices and/or rehearsal spaces for a co-operative of cultural organisations;
- d) studio spaces for artists;
- e) a co-working space for a co-operative of creative individuals.

Successful applicants will enter into a licence agreement with the Council initially for 12 months with the option of moving onto a term of 3 years. The licensee shall agree to all terms contained in the agreement issued by Dún Laoghaire-Rathdown County Council.

About the Grainstore

Address:

Sycamore Avenue, The Park Cabinteely D18 PDD0

Location

The Grainstore is a Grade 1 listed two storey building in Cabinteely Park. It is currently owned and managed by Dún Laoghaire-Rathdown County Council. The park is open Monday to Sunday and public parking is available at the entrance to the park just a few minutes walk from The Grainstore. It is also served by the 46A bus route which is approximately a 10 minute walk away. The Grainstore is in a pretty courtyard which is shared with the park's coffee shop.

Opening Hours:

The Grainstore is accessible to visitors during park opening hours.

September: 8am - 8pm

October: 8am – 7pm

November to January: 8am -5pm

February: 8am – 6pm

March: 8am -7pm

April: 8am -8pm

May, June, July, August: 8am – 10.30pm

Cabinteely Park may be closed at short notice following yellow (or higher) weather warnings.

Background:

The Grainstore was originally part of the Cabinteely House estate buildings. In 2008 Dún Laoghaire-Rathdown County Council Arts Office assumed responsibility for managing the building as a youth arts facility.

The building has the capacity to be developed into a much wider ranging cultural/creative venue and this open call offers an organisation or individual an exciting opportunity to develop it further.

Layout:

The Grainstore is made up of:

- A multi-purpose hall for dance, exhibitions, performances;
- A large workshop space suitable for classes or as a studio space;
- A multimedia room/office;
- A music room including a recording booth;
- A reception area with kitchenette and seating;
- 4 toilets (2 on each level) and a cleaning store;

Capacity and Seating:

Outside the current requirements for social distancing the building can hold a maximum of 50 people on the ground floor and 40 on the first floor. Please note that due to its status as a listed building there is no wheelchair access to the 1st floor.

Equipment:

Free DLR internet Wi-fi connection

Gas fired underfloor heating system

Kitchenette – no cooking facilities with fridge and dishwasher

Ceiling lights and bars
Keyless access security system
Security Cameras
Full alarm system
Fitted Sound system
Portable ramp for wheelchair access.
Sprung form dancefloor
BER Rating: B2

Furnishings:

Reception: 3 stools, 1 small sofa, 1 office chair, 1 desk

Downstairs:

3 Tables

77 Blue stackable Chairs

7 Light Folding Tables

Upstairs

7 Heavy Folding Tables

1 table

35 Grey chairs

11 Brown Chairs

Note: Chairs upstairs are in poor condition

Studio

1 office chair

Future Vision

Dún Laoghaire-Rathdown County Council recognises the need to protect and secure the future of The Grainstore both as an iconic part of Cabinteely House, and as a building which will continue to serve its local community for coming generations.

The vision of the County Council is to expand and optimise the use of the Grainstore as a cultural/creative venue.

The preferred choice of the Council is to continue non-profit cultural use of the building through a licence arrangement. Dún Laoghaire-Rathdown would like to find a cultural partner who shares their ethos and would undertake to protect and respect the building, with an approach to programming/cultural use that would be

sympathetic to the building's character and history.

The future development of The Grainstore will support the following objective of the dlr Arts Development Plan 2016-22:

Create space to work. Identified as a key requirement, the Council will research and test new ways to support artists who need to access rehearsal space or specialist equipment in order to create work. By maximising cultural assets across the county, this objective will help sustain artistic practice locally.

Listed building restrictions:

The Grainstore is a grade 1 listed building. Owners or occupiers of protected structures are legally required to make sure that the structure does not become endangered through neglect, decay, damage or harm. Generally, if a structure is kept in habitable condition and regular routine maintenance is carried out (such as cleaning out gutters, repairing missing slates, repainting external timberwork) it should not become endangered.

Under the Planning and Development Act 2000, there are penalties for owners or occupiers of protected structures who endanger the structure or who fail to carry out work that has been ordered by the planning authority. If they are found guilty, they could be liable for fines of up to €12.7 million and/or a term of imprisonment of up to 2 years.

Planning permission is needed for work carried out on a protected structure that would materially affect its character. This means that many types of work, which in another building would be considered exempted development, may not be exempted where the building is a protected structure. Depending on the nature of the structure and the features of interest even work such as painting the interior or replacing windows could affect its character and require planning permission. No major works should be carried out without the prior consent of Dún Laoghaire-Rathdown County Council.

Application Process:

1. Interested parties are invited to attend an on-site inspection to examine the premises and assess the suitability of the space for their purposes. Visitors will be accompanied by a member of the Arts Office team and be held observing social distance guidelines under Covid-19 guidelines. All visits MUST be booked in advance. Subject to current health guidelines visits will take place on Friday 30th October 2020. For those unable to visit we can offer a virtual tour. To attend please email Carolyn Brown cbrown@dlrcoco.ie to be allocated a time slot.
2. Applicants must submit a detailed proposal including a budget by the 13th of November 2020 at 5pm to

cbrown@dlrcoco.ie.

3. Applications will be assessed by Dún Laoghaire-Rathdown County Council and nominated external assessors.
4. If necessary, further information may be sought, or clarification interviews may be held with applicants
5. All applicants will be notified by Dun Laoghaire-Rathdown County Council of the outcome of the expressions of interest.

Timeline

Date	
9 th October	Open call for submissions
30 th October	Open day viewing session for interested parties to view the space – Must be booked in advance.
13 th November	Closing Date for submissions
27 th November	Selection Panel
8 th December	Clarification interviews (if necessary)
Mid December	Communication of the outcome of dlr County Council deliberations.

Assessment criteria

To be eligible to apply, applicants must first ensure that they are tax compliant and must complete the application form along with their proposal. Applicants must not be in arrears to Dún Laoghaire-Rathdown County Council.

Sufficient detail should be provided in the proposal with supporting documentation so that applications can be properly assessed.

Your proposal should include:

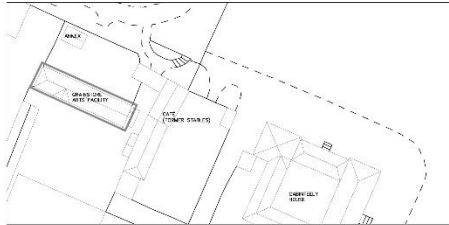
- Details of who you are, your team's experience and your background or that of your organisation;
- Details of the work, projects or programmes you propose;
- Budgets and estimates for managing the building including proposed funding, sponsorship and/or commercial income;
- Supplementary materials to support your application such as photos, videos, reviews, reports, publications, etc.

Applications will be assessed on the following criteria:

- Previous experience of managing a building including demonstrated understanding of budgeting and financial implications of building management 20/100;
- Quality of proposal for the planned use of space including the commercial viability of the proposal to meet running costs 30/100;
- Track record of quality Arts & Cultural Practice including management of an arts/cultural organisation 25/100;
- Demonstrated benefit to the County considering the contribution your use of the Grainstore will make to the development of the Arts in Dún Laoghaire-Rathdown 25/100.

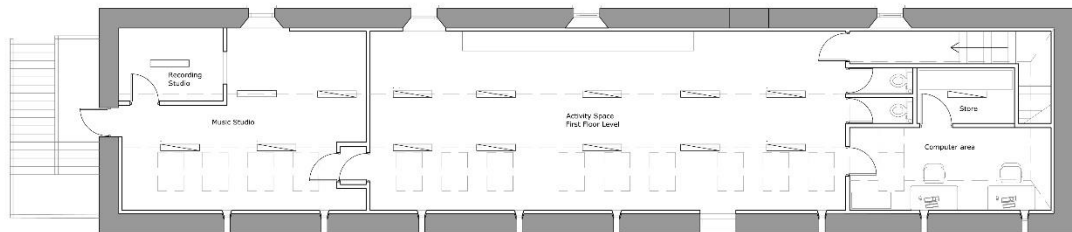
Please note Dún Laoghaire-Rathdown County Council reserve the right not to select any of the applicants and follow a different selection process.

Floor plans

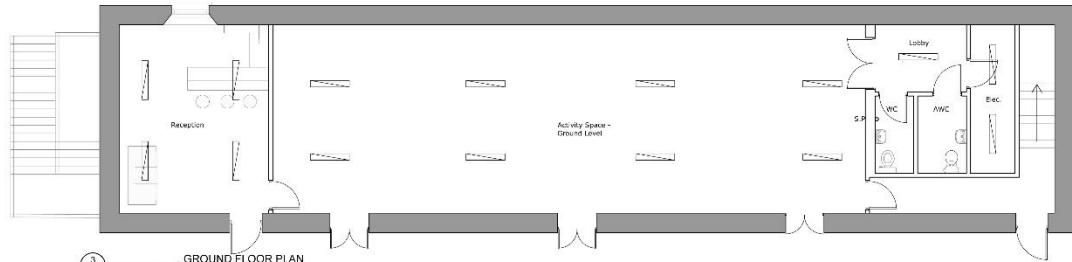


General Key
 Existing Walls

1 KEY PLAN
 SCALE 1:1000



2 FIRST FLOOR PLAN
 SCALE 1:100



3 GROUND FLOOR PLAN
 SCALE 1:100

<p>SHANNON COUNTY DISTRICT OFFICE</p> <p>1000 North Main Street, Suite 1000, Shannon, Missouri 64684</p> <p>Phone: (660) 261-1000 Fax: (660) 261-1001</p>		<p>dlr</p> <p>Design & Landscape Architects</p>	<p>PROJECT: FACILITIES IMPROVEMENT AT THE DISTRICT OFFICE AND SENIOR CENTER, SHANNON, MISSOURI</p> <p>DATE: 1/20/20</p> <p>SCALE: 1:100</p> <p>DATE: 1/20/20</p> <p>SCALE: 1:100</p> <p>DATE: 1/20/20</p> <p>SCALE: 1:100</p>	<p>DATE: 1/20/20</p> <p>SCALE: 1:100</p> <p>DATE: 1/20/20</p> <p>SCALE: 1:100</p>
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Images



GROUND FLOOR



1ST FLOOR



Music Studio

General FAQs

How much will my licence fee be?

A subsidised licence fee of €780 per month will be charged by Dún Laoghaire-Rathdown County Council.

Do I need to pay a deposit?

Yes a deposit of €500 is required. This will be returned following the completion of the licence term.

What will the cost of the utilities be?

The cost of utilities will depend on your utility needs and will vary depending on your usage. You should undertake your own assessments of this.

Who will maintain the building?

You will have to generally maintain the interior of the building at your own cost including keeping it in good decorative condition. The exterior upkeep including the courtyard will be the responsibility of Dún Laoghaire-Rathdown County Council. Tenants must return the building to its original condition at the end of the licence. Further details of the maintenance of the building will be negotiated between the occupant and Dún Laoghaire-Rathdown County Council.

Who will fit out the building?

You may have to re-fit the building at your own cost, depending on your proposal and your agreement with Dún Laoghaire-Rathdown County Council

What do I need to know about Fire Safety Compliance and Health and Safety?

Buildings must be compliant with all Fire, Health and Safety regulations. You should consider commissioning an audit from a qualified individual to explore the Health and Safety implications of your proposal.

Who will insure the building?

The building will fall under Dún Laoghaire-Rathdown County Council's insurance policy. The tenant must have public liability insurance of €6.5 million indemnifying Dún Laoghaire-Rathdown County Council. You must also if required

have Employer's Liability of €13.5 million. You must also insure your own contents.

Do I need to pay rates?

Tenants are liable for the payment of business rates unless they are exempt. It is the tenant's responsibility to confirm obligations regarding the payment of rates.

Do I need to be Garda vetted?

Should you or any of the individuals in your organisation intend to work with children, young people of vulnerable adults you will be required to undergo Garda vetting under the National Vetting Bureau (children and vulnerable persons) Act 2013.

How do I apply?

Submit your full proposal with your supporting documentation before 5pm on the 13th of November to cbrown@dlrcoco.ie

I am not interested in this opportunity, but I am interested in hearing about other opportunities from Dún Laoghaire-Rathdown County Council?

The Arts Office maintains a mailing list to notify artists and arts organisations of opportunities that we think might be of interest to them. Interested parties can email arts@dlrcoco.ie to be added to the mailing list.

Freedom of Information

The provisions of the Freedom of Information Act 1997-2003 apply to Dún Laoghaire-Rathdown County Council. Applicants should state if any of the information supplied by them is confidential or sensitive and should not be disclosed to a request for information under the aforementioned Act. Applicants should state why they consider the information to be confidential or commercially sensitive.

Data Protection

Retention of Data Applicants should note that submissions will not be returned and should therefore ensure that no valuable or irreplaceable material is included in the application. Please note that Dún Laoghaire-Rathdown County Council will retain submissions for one year from the closing date. All applications will be disposed of confidentially after this period.

Closing Date:
13th of November at 5pm

Contact Details:
www.dlrcoco.ie/arts
cbrown@dlrcoco.ie
01236 2759

