

The Central Bank of Ireland is committed to complying with European, national and local environmental and energy requirements. This commitment is represented in the Integrated Policy Statement which is endorsed by the Commission each year. This commitment was reinforced with the Bank achieving certification to environmental (ISO 14001) and energy (ISO 50001) management system standards across all sites. The Bank is also a signatory of the Low Carbon Pledge, committed to reducing our Scope 1 and 2 greenhouse gas emission intensity by 50% by 2030.

As part of this overall strategy, the NWQ building has an A2 Building Energy Rating, with a high performance building façade, mixed mode and demand controlled ventilation, high efficiency LED lighting and controls, high efficiency condensing boilers and Combined Heat & Power Plant, high efficiency 'Free Cooling' chillers and ventilation heat recovery. With an A2 rating the NWQ building is approximately 30% more efficient than an A3 rated building, as demonstrated by Gas Consumption and Electricity Energy Performance Indicators for 2018 and 2019.

The shell and core buildings (DL4/5) purchased from Oxley (the Vendor) have a Building Energy Rating (BER) of A3, with a high performance building façade, high efficiency LED lighting and controls, high efficiency condensing boilers and Combined Heat & Power Plant, high efficiency chillers and ventilation heat recovery.

Given the Banks commitments in relation to energy as outlined above, and our commitment to extending the design principles of NWQ to DL4/5, it was agreed that the bank would look to achieve an A2 BER rating for DL4/5. To achieve this, modifications to the M&E systems are required, and integration of renewable technologies such as solar PV panels.

A number of options for uplifting the BER from A3 to A2 were provided by the Vendor and discussed with the Bank. The options were narrowed down to options 1 and 2 below. Note that both options require the following to maintain the A3 rating at a Rough Order of Magnitude cost of [REDACTED] excluding VAT, inflation, contingency and development fees.

- Install demand controlled ventilation (same as NWQ)
- Reduce AHU Specific Fan Power
- Maintain 6 W/m² interior lighting

Option 1: Install additional 180 kWt CHP unit, Thermal Storage Vessels and solar PV panels (approx. 550 m²). Rough Order of Magnitude Cost as of September 2019: [REDACTED] excluding VAT, inflation, contingency and development fees. (reference next page)

Option 2: Connection to existing geothermal system in NWQ via Ground Source Heat Pump (500 –600 kW) and solar PV panels (approx. 930 m²). Rough Order of Magnitude Cost as of September 2019: [REDACTED] excluding VAT, inflation, contingency and development fees.



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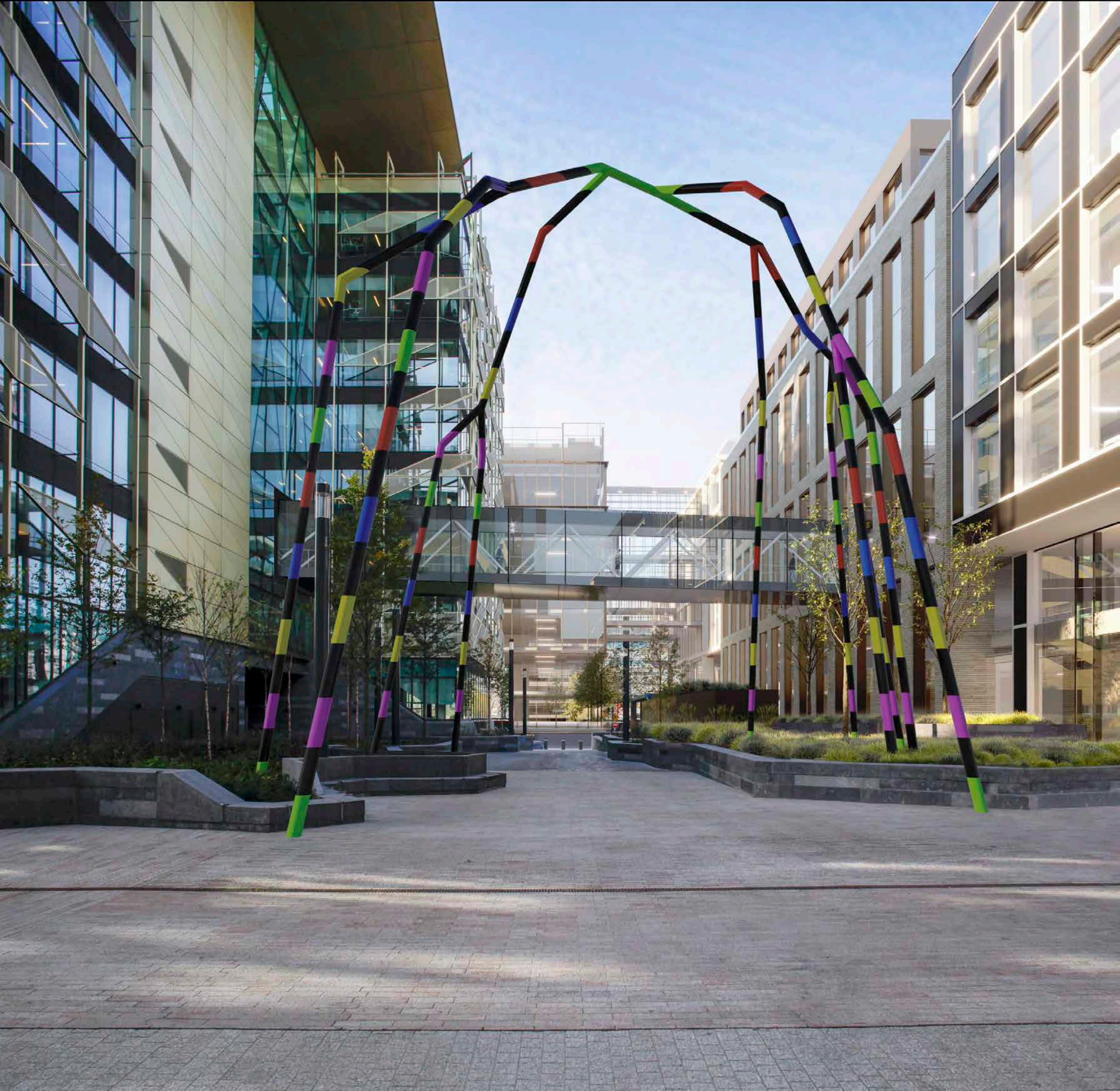








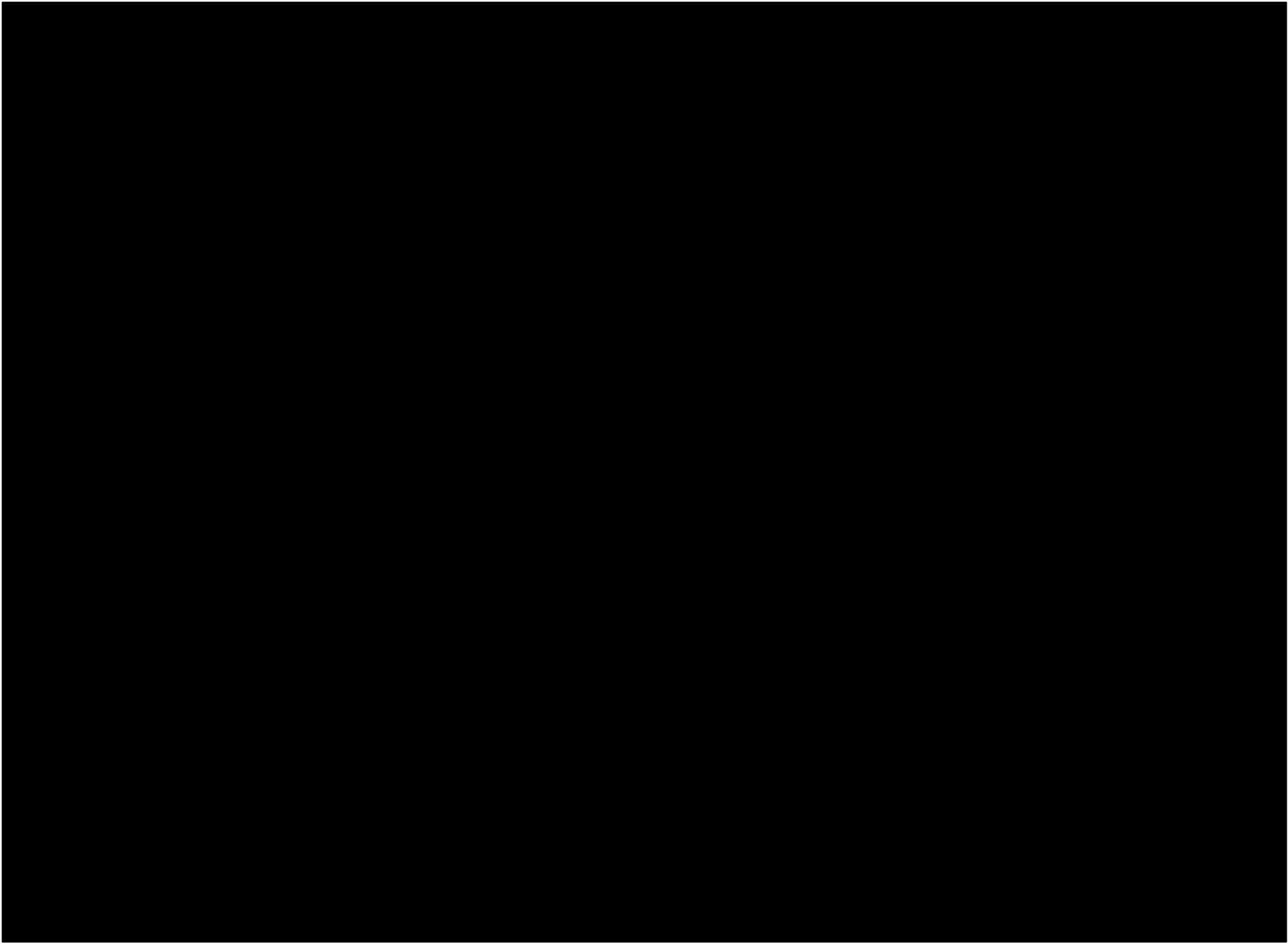




Decision Escalation

<p>Issue Statement</p>	<p>Limiting the transmission of COVID-19 in the workplace requires a range of infection control measures. Consideration needs to be given to reducing touch points, the flexibility to implement social distancing and updating ways of working. With this in mind the Bank has investigated the possibility of amending certain aspects of the design of Mayor Street to incorporate COVID mitigation measures.</p> <p>Transmission of the virus occurs when people are in close proximity. The end of journey facilities (showers and particularly the changing areas) have been identified as a space where there would regularly be a high concentration of staff in close proximity to each other. In order to reduce the risk of transmission, and maintain the number of showers, the design team have proposed an alternative layout for the end of journey facilities.</p> <p>The proposal is for an enlarged unisex installation that enables staff to shower and change within individual shower/changing cubicles. Note that there is insufficient space to provide enclosed shower/changing cubicles and maintain a Male and Female block.</p> <p>The concept has been consulted with FM, H&S and D&I who are supportive of the proposal.</p> <p>A prompt decision was required to minimise the impact to cost and programme. If approved, the design team will finalise the design and issue an instruction of the change to the Main Contractor.</p>			
<p>The following options are presented for consideration by the decision authority</p>				
<p>Option 1</p>	<p>Accept the plan of record by delivering the existing end of facilities layouts (reference Appendix No.1)</p> <table border="1" data-bbox="384 1317 1524 1570"> <tr> <td data-bbox="384 1317 906 1570"> <p>Pros</p> <ul style="list-style-type: none"> • No additional construction costs. • No additional construction or Design Team programme delays </td> <td data-bbox="906 1317 1524 1570"> <p>Cons</p> <ul style="list-style-type: none"> • The risk associated with transmission in a communal changing area remains. • Will require additional operational protocols to ensure that the areas are accessed in a safe manner (traffic light type, system/enhanced cleaning regime, etc.). • No increase in number of showers </td> </tr> </table>		<p>Pros</p> <ul style="list-style-type: none"> • No additional construction costs. • No additional construction or Design Team programme delays 	<p>Cons</p> <ul style="list-style-type: none"> • The risk associated with transmission in a communal changing area remains. • Will require additional operational protocols to ensure that the areas are accessed in a safe manner (traffic light type, system/enhanced cleaning regime, etc.). • No increase in number of showers
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<p>Option 2</p>	<p>Adopt the proposal by the Developers architect to provide single cubicle showers with additional space to allow changing. (Reference Appendix No.2)</p>			
<p>Recommendation</p>	<p>In light of the current epidemic (and mitigation of a future occurrence) and in the context of staff welfare, it is recommended that the Bank proceed with Option 2 i.e. enclosed shower/changing cubicles to be installed in Mayor Street.</p> <p>It is the intention that capital costs for this additional work be funded from the Governors contingency.</p> <p>Note, it is likely that the operations support for Shower Rooms will have to change in context of infection control measures e.g. implement a revised cleaning regime and provision of towel service. These operational support matters will apply irrespective of which option in the CR is selected .</p>			





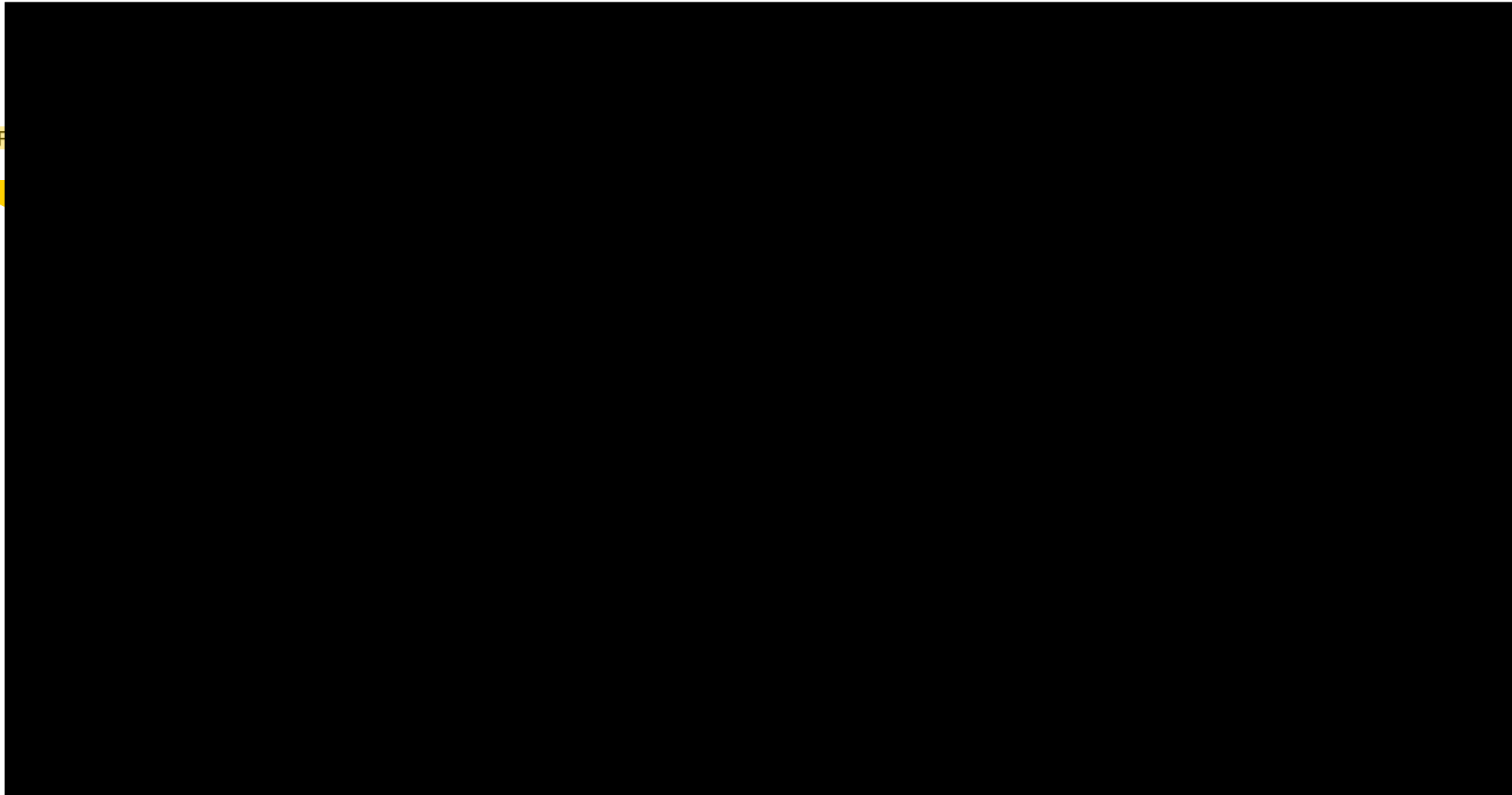
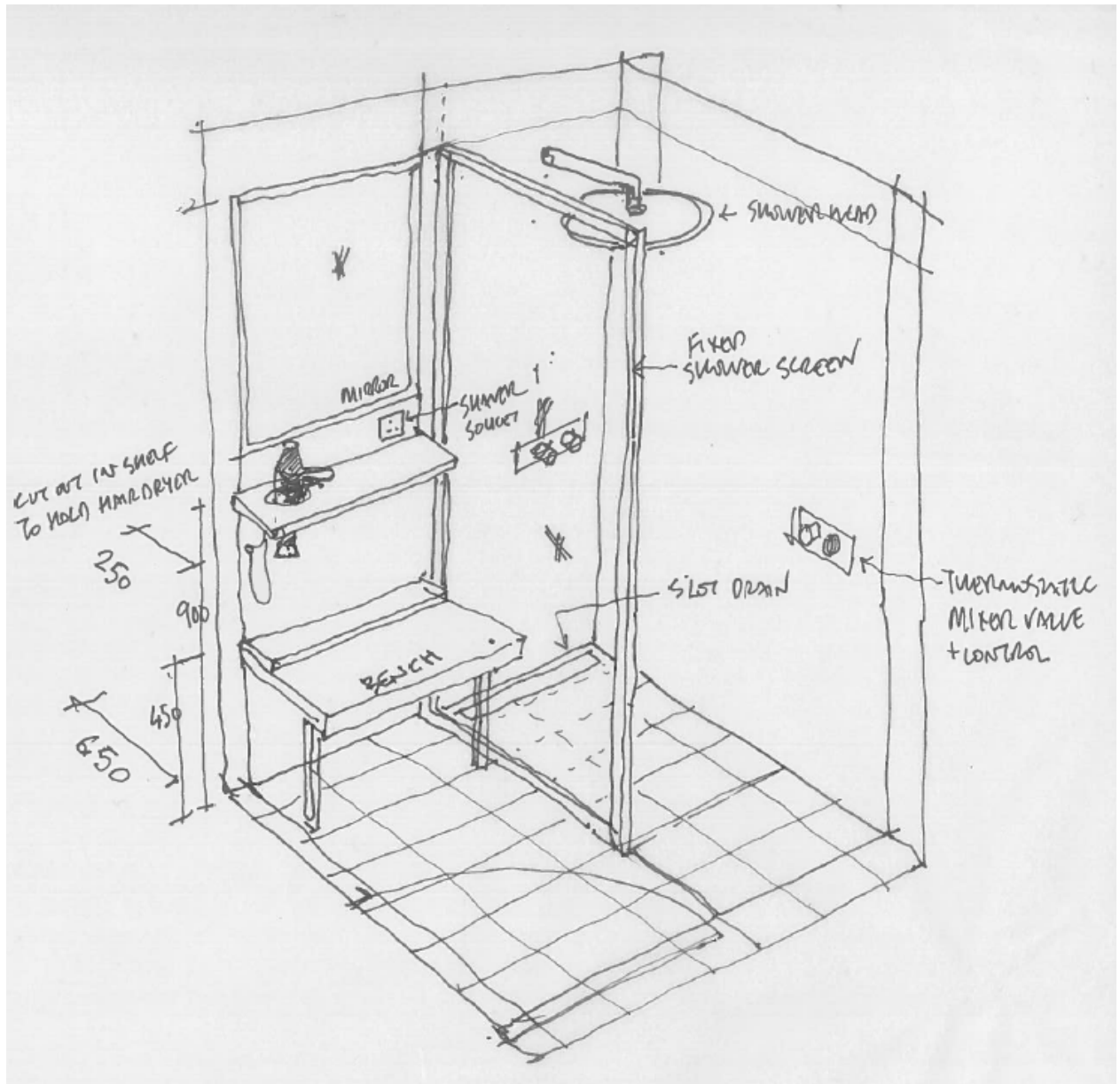


Figure No.4 - Proposed Shower & Changing Cubicle

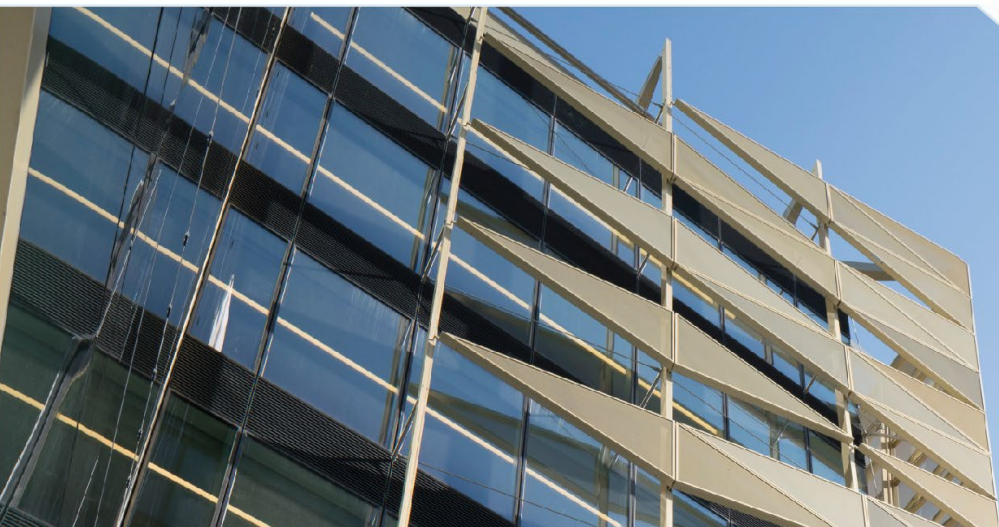


Note : Each cubicle to include a hair dryer and shaving point



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Campus Development Programme

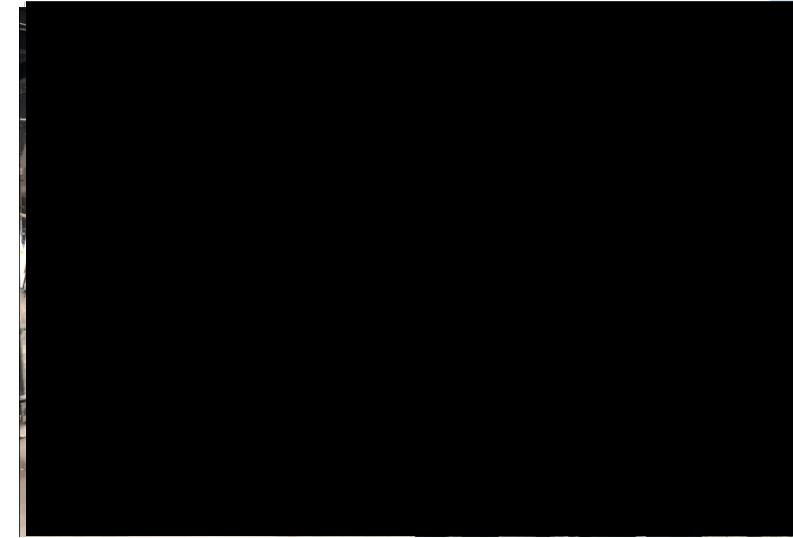
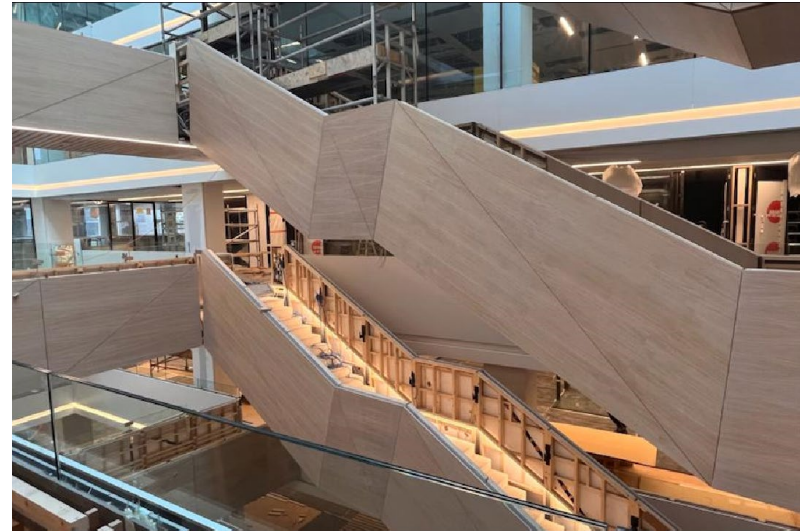
The Collaboration Hub

Building and Fit-Out Progress

- Collaboration Hub designed as key component of integrated campus
- Fit-out of furniture started
- Bridge complete



- Hope to start occupying Mayor Street in summer 2022



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Discursive/Debates Spaces

Debate Space SW



Staff Engagement Space



Staff Engagement/Quiet Individual Spaces

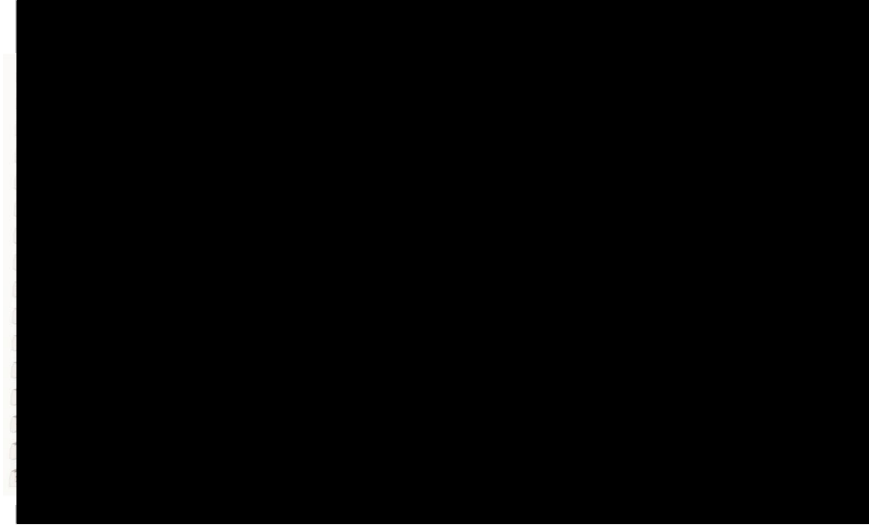


Debate Space NW

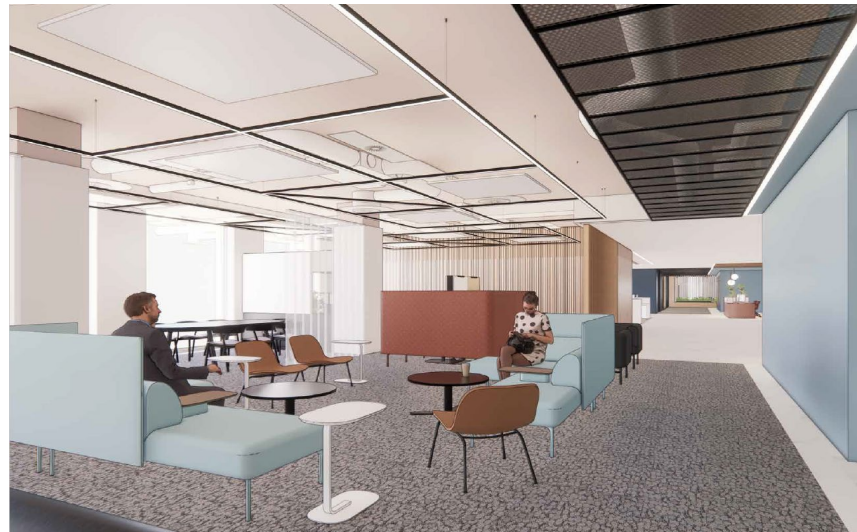
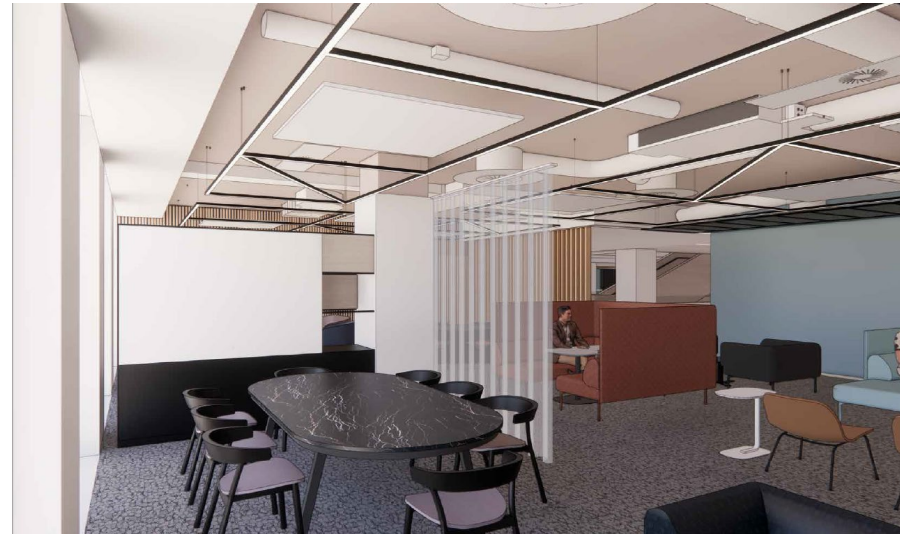




Grow Room – Mix of large & small spaces



Let's Get Together Spaces – Team Work



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Appendices



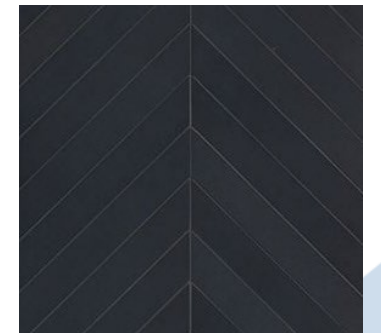
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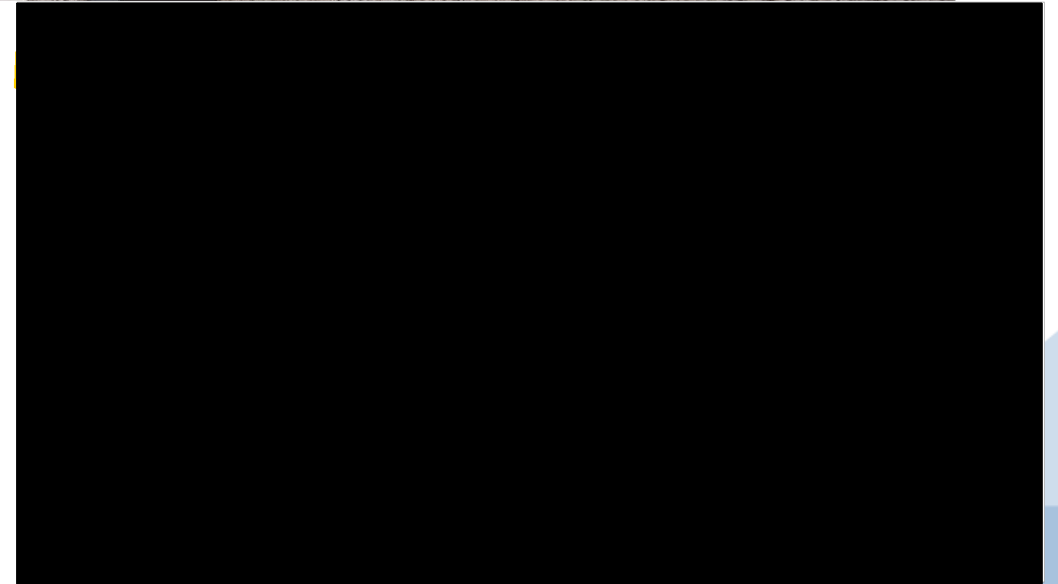


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Ancillary Spaces



IT Hub – Arrival on Level 2 of Mayor Street via Link Bridge



↑
Link
Bridge



Entrance to Level 2 from Link Bridge, facing Concierge Desk



Link Bridge

