



## Project Fact Sheet

### Community Nursing Unit - Inchicore

#### PROJECT Community Nursing Unit Inchicore

<b>Project</b>	CNU Inchicore – 50-Bed Nursing Care Unit, St Michael's Estate, Inchicore, Dublin 8
<b>Value</b>	Circa €9m
<b>Client</b>	HSE
<b>Stage</b>	On Site
<b>Completion Date</b>	Late 2009
<b>Description</b>	50-Bed Community Nursing Unit with provision of ancillary services.

#### FACTFILE

The Inchicore development consists of the construction of a community nursing unit to the east of Protected Structure and is z-shaped in plan, comprising of a one-storey leg containing a prayer room, treatment suite, catering kitchen, ancillary facilities, plant rooms and ESB Sub-station, and a two-storey leg containing an entrance hall, vertical circulation, administrative and staff facilities, 50 bedspaces in single and shared rooms with ensuite bathrooms, day-dinning rooms and support facilities, and site works, including roads and footpaths, 10 car parking spaces, 2 gardens and a services compound, measuring a total of 3040m<sup>2</sup> in area.

#### REQUIREMENTS

- Planning
- Design
- Site Works
- Construction

#### PROJECT DETAILS

ABM Design and Build was awarded the contract for the construction of five Community Nursing Units in various locations around Ireland with a total value of circa €50 million. Planning permission and Fire certificates have now been granted for all projects and these projects are now all in the construction phase. These contracts were secured against submissions/competition from 5 other competing companies and were awarded to ABM on the basis of quality of design, value for money and speed of construction which were critical criteria laid down in the prequalification requirements form the HSE.

The Community Nursing Unit (CNU) site is within the curtalige of a protected structure and will be built simultaneously with a proposed Primary Care Unit on the same site. The project is part of a major regeneration of the St Michael's estate and part of a directive by the HSE to free up beds in chronic hospitals.



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There are a number of local issues which makes this project unique such as the cooperation with Dublin City Council in encouraging local involvement in the planning process and assisting in their local employment directives.

The building design was driven by efficiency without compromise to quality so a light weight steel structure has been employed to deal with this challenge. The system is manufactured by Fusion Building Systems, this system forms the inner leaf of the building supporting the upper composite steel/concrete floors and Kingzip roof with rendered blockwork external leaf maintaining a more traditional cavity for weathering. An alu-clad Scandinavian window system (Nordan) was used generally with Kawneer curtain walling for the larger entrance screens. Internal finishes generally consist of painted walls, vinyl flooring (Tarkett), MF and proprietary suspended ceilings (where access is required), Oak veneered and Formica laminated doors with D-Line ironmongery, matching oak window liners and post formed Formica built in furniture in clinical areas with Oak furniture in the communal areas. All bedrooms have en suite Pod bathrooms, fully tiled and fitted with Grohe tap ware on Duravit sanitary ware.



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