Boole Innovation Centre

McCARTHY
DEVELOPMENTS

McCarthy Developments, in Cork for over 60 years

The McCarthy family have been in the property development business in Cork for over 60 years. McCarthy Developments (Cork) Ltd. is their development company which is privately owned. A special purpose vehicle, Soltaz Ltd., has been incorporated to develop the Boole Innovation Centre (BIC).

The company's focus is on the residential, commercial and leisure sectors. The teams' core competencies are in acquisition, planning, development, sales, finance and risk management.

Dedicated to the creation of quality living and working environment, this family business strives to set new standards from planning to implementation and from marketing to final sale, and is uncompromising in the pursuit of excellence and quality.

The company's portfolio includes high profile completed projects and also some proposed projects currently at various stages of development and planning.

The Team's capabilities allow it to direct each project from site acquisition, planning and construction through to the long term management of property.

The dedicated property management department affords the company the opportunity to get valuable feedback from customers allowing for continual improvement in terms of service, design, finish and completion of all projects.

In addition to the 17,000m^2 of office planning at the Cork Science and Innovation Park, the site is zoned for a 140 bed hotel and 100 residential units with a further 10,000m^2 of office space. This scheme has a gross development value of €100m. Discussions are ongoing with the planning authority in relation to these phases.

Planning has previously been granted for 12,000m^2 of office development in the Cork Docklands on a site which in total can accommodate a total of 33,000m^2 of mixed use development.

The family have completed projects with a gross development value of in excess of €225m which include over 500 residential units at the prestigious Hartys Quay waterfront development in Rochestown and Jacobs Island mixed use scheme. In the hospitality sector they have developed Sheen Falls Country Club.

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BIC THE BOOLE INNOVATION CENTRE

Introduction

Boole Innovation Centre (BIC) is located in Precinct 1 of the Cork Science & Innovation Park (CSIP) at Curraheen, Co. Cork and will be the first phase of the park to commence.

The CSIP at Curraheen is an ambitious long term development project focusing on fostering a productive knowledge exchange and sustaining a broad group of professionals in the areas of research and innovation. The CSIP stakeholders include Cork County Council, University College Cork (UCC), Cork Institute of Technology (CIT), Industrial Development Authority (IDA), Enterprise Ireland (EI), Science Foundation Ireland (SFI), Department of Jobs and Enterprise (DJEI), Higher Education Authority (HEA), and the Landowners.

Alongside BIC, UCC is to develop a 45 acre land holding, within CSIP, as its Western campus. The first phase is 4,000m^2 (43,000sq.ft.) and is the first Innovation and Incubation building of the development which includes a research centre, outdoor sports facilities, a new dental school and dental hospital funded by a €61m loan from the European Investment Bank.

The BIC proposal for phases 1 & 2 of Precinct 1 comprise 17,000m^2 (183,000sq.ft.) of 3rd generation large floor plate (3,200m^2 [34,000sq.ft] per floor) offices, for which planning has been granted. These floor plates have been specifically designed to meet the requirements of large FDI companies and are difficult to provide within the confines of the city centre. The scheme, as designed, is unique as no other office scheme in Cork can currently offer floor plates of 3,200m^2 (34,000sq.ft) or is capable of housing a single employer who requires 17,000m^2 (183,000sq.ft) in a single building. In addition there is limited office space available to the west of Cork City which is directly accessible to the motorway and on a green route.

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BIC THE BOOLE INNOVATION CENTRE

Architectural Design Approach

Precinct 1 (BIC) has the task of setting the gateway for the overall park, and as it is likely that this and the adjoining UCC developments will be in place for some time before any further development takes place on the site, it is important for the buildings to set a standard in terms of form and finish, that sets the scene for later developments.

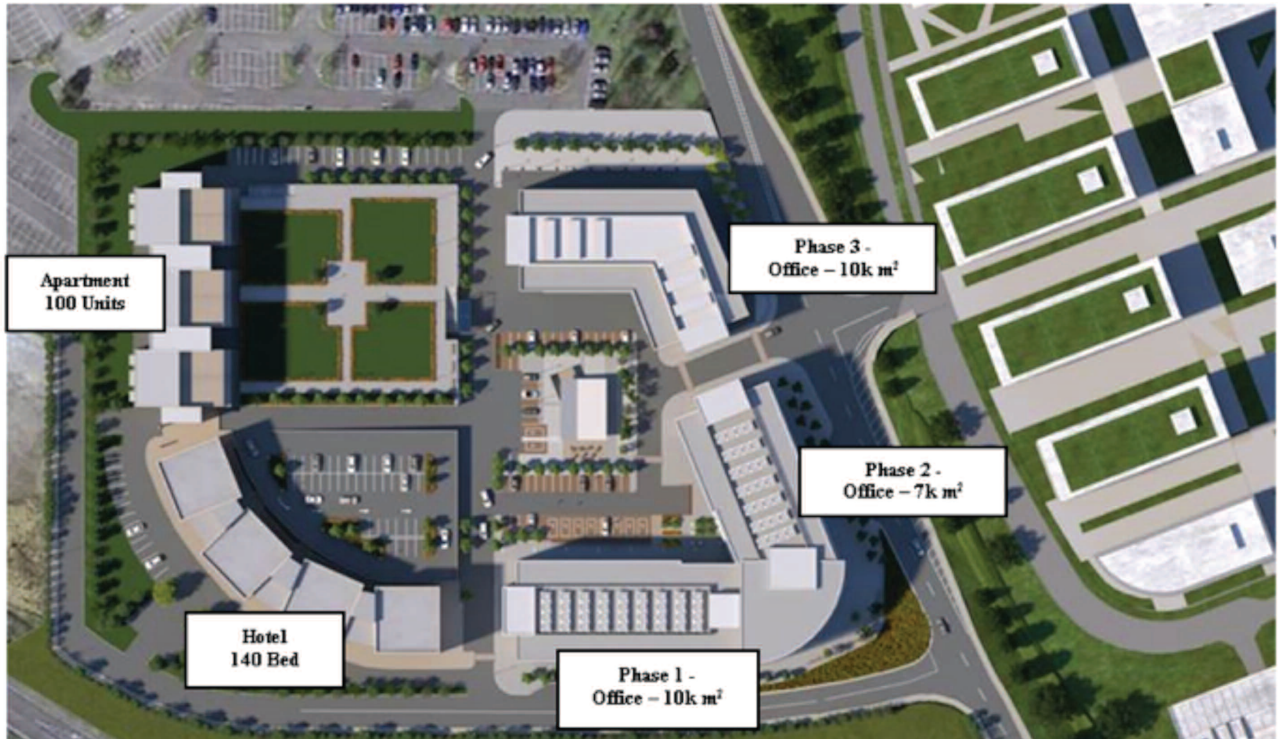
This precinct will develop as a cluster of buildings with the potential to build not just phases but also buildings within the phases in stages. The buildings will be built around a 'courtyard' area, offering shelter and protection and facilitating associated shared facilities including café/ food outlet, and potential shared meeting/innovation centre facilities, for the precinct. The main strengths and weaknesses of the site are in the fact that it has a very prominent and visible aspect to the N25, and that this in turn also brings traffic noise to the Southern and Western perimeters of the site. The building blocks will form a protective shelter to the inner courtyard and rear buildings to follow in the third phase.

The parking on site will be contained on grade initially, in the centre and perimeter of the site, and as the project moves into the later phases, it will involve some parking deck structure within the courtyard, or inner space.

Attractive weather resistant routes for pedestrians and cyclists will be incorporated within the site, and the proposed improved road and cycle lane will facilitate the potential increase in bicycle traffic in time. Public transport will be facilitated with a bus drop off space extending the existing green route.

BIC Masterplan

The master plan for this site envisions a phased delivery. The three phases are illustrated in the attached image.



BIC THE BOOLE INNOVATION CENTRE

Cork Science and Innovation Park (CSIP) – Overview

Science and Innovation parks are a critical piece of modern economic infrastructure. They strive to create an attractive and dynamic environment that facilitates the interaction of academics, researchers, entrepreneurs and support personnel within the research and product development fields. This interaction, in turn, drives the innovation process. Successful science and innovation parks are an important delivery mechanism and growth engine for the evolving knowledge economy.

The principles that underpin the Cork Science & Innovation Park, its location and site characteristics are key elements in the delivery of this conceptual shift. Formerly part of the strategic green belt separating Cork City and the Metropolitan Ring Town of Ballincollig, its selection was driven by the fact that UCC owned 45 acres of land at the entrance to the park and CIT campus abutted it.

The proposed CSIP, developed and managed to a high standard, has the potential to be an important element of the regional and national economic infrastructure.

CSIP aims are:

- To encourage and support the start-up and incubation of innovation led, high growth, knowledge based businesses.
- To provide an environment where larger and international businesses can develop specific and close interactions with a particular centre of knowledge creation for their mutual benefit.
- To have formal and operational links with centres of knowledge creation such as UCC, CIT, Tyndell National Institute and other research organisations.

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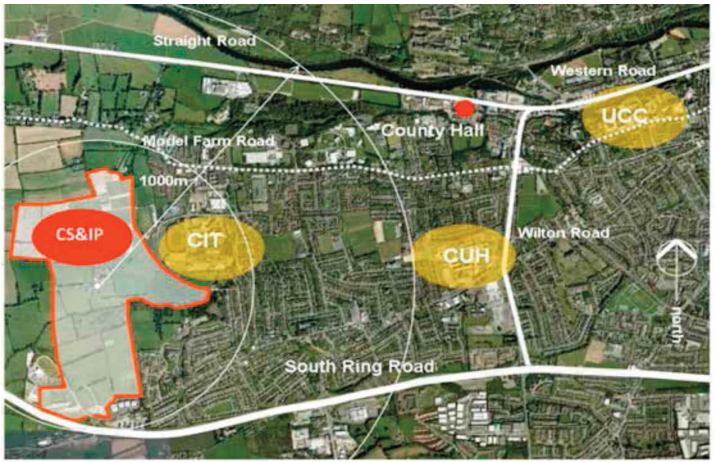
CSIP	Total Development Floor Area	Park Users
Phase 1	42,240m^2 (454761sq.ft.)	1,320 employees/students
Phase 2	144,000m^2 (1550016sq.ft.)	4,500 employees/students
Phase 3	363,300m^2 (3910561sq.ft.)	11,354 employees/students

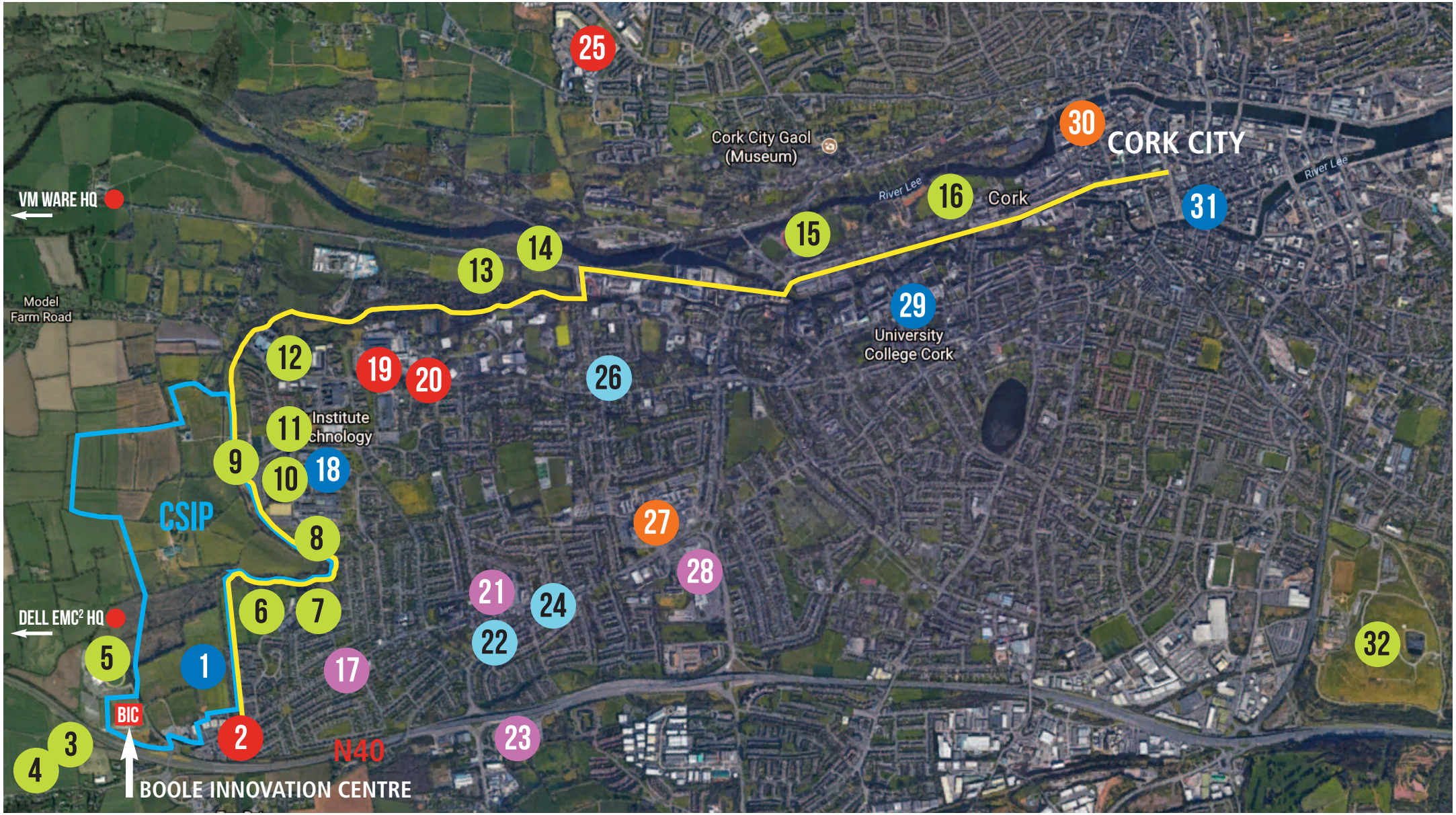


Vision

It is the vision of the Cork Science & Innovation Park;

To be Ireland's first science and innovation park, in collaboration with the third level institutions and enterprise agencies, which will be recognised internationally for its proactive role in stimulating research, innovation and technology led business activity, and supporting tenants / occupiers to maximise their business success.

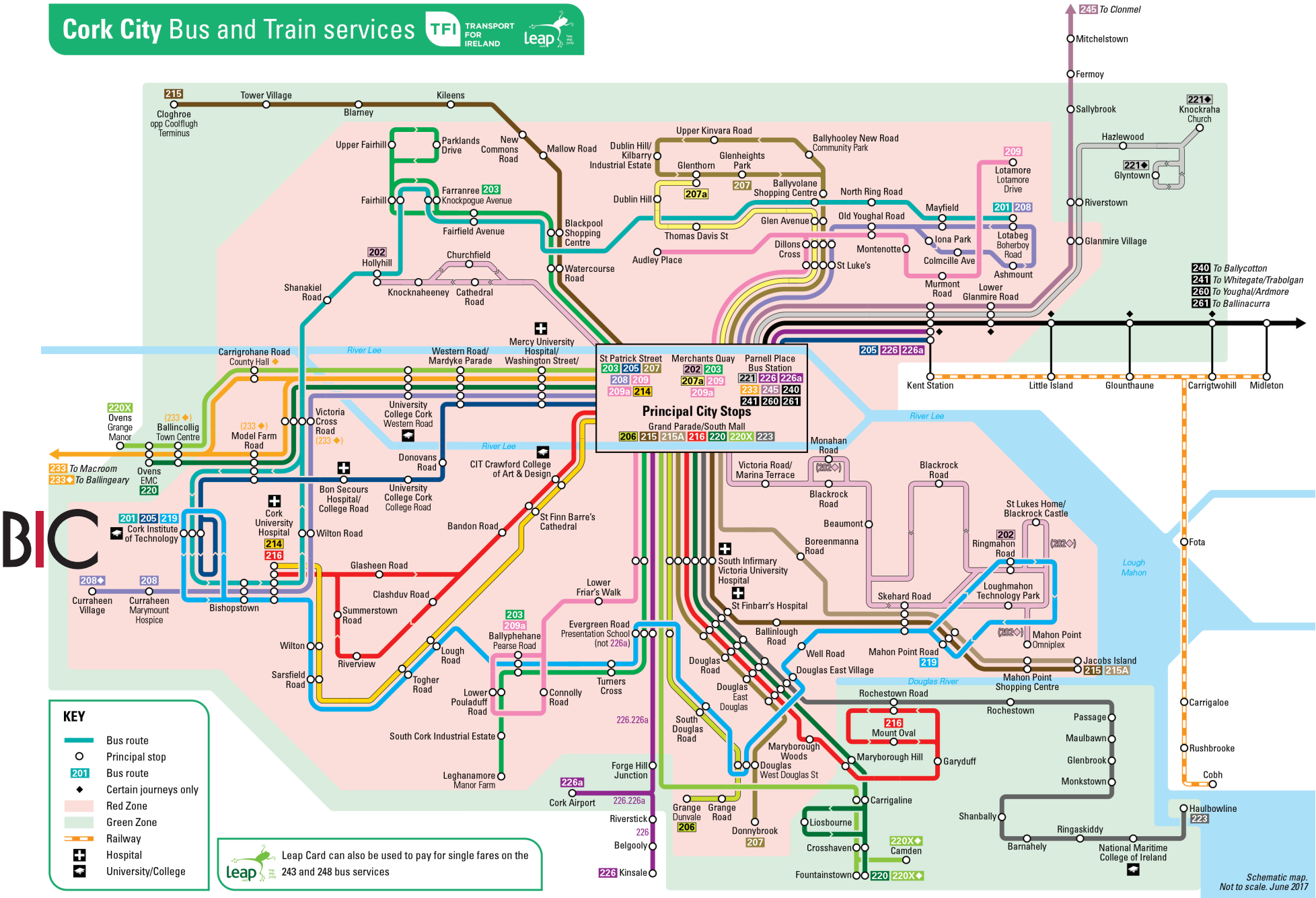
The means to achieving this vision are set out in the masterplan and seek to achieve the delivery of high quality and functional buildings, infrastructure, landscape and governance.



1	UCC Western Campus	9	Paved Cycle/Jog/Walk path to Cork Centre	17	Centra	25	Apple European Headquarters
2	UCC Technology Park	10	CIT Sports Arena	18	Cork Institute of Technology (CIT)	26	The Rendezvous Bar & Restaurant
3	UCC Planned Sports Centre	11	Leisureworld	19	Boston Scientific	27	Cork University Hospital (CUH)
4	Munster Agricultural Grounds	12	The Sports Village	20	IDA Business Park	28	Wilton Shopping Centre
5	IGB Racing & Convention Centre	13	Cork Municiple Playing Pitches	21	Dunnes Stores	29	University College Cork (UCC)
6	Soccer Fields	14	Lee Fields Public Park	22	Outpost Bar & Restaurant	30	Mercy Hospital
7	Tennis Courts	15	The Mardyke Arena	23	Dunnes Stores	31	Cork College of Commerce
8	Pitch & Putt	16	Fitzgerald's Park	24	Bishopstown Bar & Restaurant	32	Tramore Valley Park

Ameneties | Work | Shopping | Bar & Restaurants | Hospitals | Cycle/walk/jog pavement | University, Colleges and Schools

Excellent sustainable transport links on a Green Route



Buses: **208** - Curraheen - City Centre - every 10 minutes **232/233** - Cork - Ballicollig - every 15 minutes **205** - CIT - Kent Station - every 19 minutes **219** - Southern Orbital - hourly **201** - Northern Orbital - 5 times a day

What the BIC has to offer...

FOURTH GENERATION OFFICE SPACE

17,000m^2 **(183000**sq ft**)**

FLOOR TO CEILING HEIGHT

2.85m **(9**ft **2**ins**)**

FLOOR PLATE

1,744m^2 **(18772**sq ft**)**

to

3,280m^2 **(35306**sq ft**)**

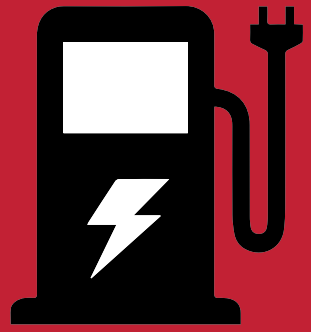
Sustainability
GREEN ROUTE TO CORK

U.S. GREEN BUILDING COUNCIL
LEED GOLD
USGBC

WORK FORCE CAPACITY
OVER **1,800** PEOPLE

212
CAR PARKING SPACES

450
BICYCLE SPACES



E-CAR
CHARGING POINTS X 2

14 AMENITIES ON THE WALK TO CORK

The building is designed to extend over five floors. It has been designed in a flexible manner and is capable of housing a single or multiple occupiers.

Boole Innovation Centre
Office Block Phase 1 and 2

Planning Granted for 17,000m2 GIFA Office (c. 183,000 sq. ft.) over two phases.

Table 1: Phase 1 10,000m² GIFA Office over 5 Floors

	Net Lettable Area m² per floor	Sq.ft
Ground Floor	1,937	c.20850
First to Third Floor	2,176/floor	c.23422/floor
Fourth Floor	640	c.6889
	9,105m²	**98005sq.ft.**

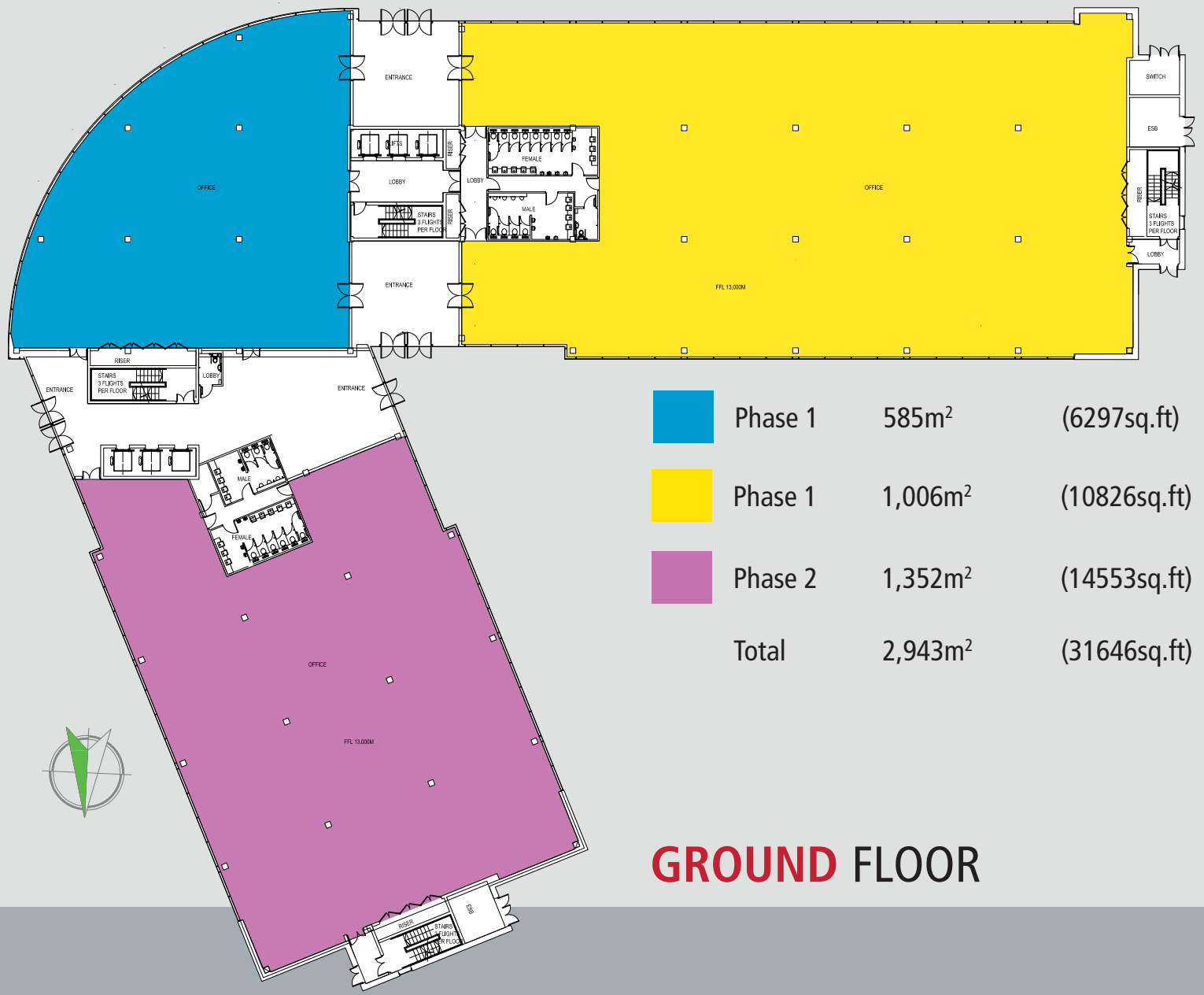
Table 2: Phase 2: 7,000m² GIFA Office over 5 floors

	Net Lettable Area m² per floor	Sq.ft
Ground Floor	1,006	c.10829
First to Third Floor	1,104/floor	c.11883/floor
Fourth Floor	1,104	c.11883
	5,442m²	**58362sq.ft.**

Café/Restaurant – 125m² GIFA (c 1346 sq. ft.)

Table 3: Phase 1&2 Combined

	Net Lettable Area m² per floor	Sq.ft
Ground Floor	2,943	c.31679
First to Third Floor	3,280/floor	c.35305/floor
Fourth Floor	1,744	c.18772
	14,547m²	**156367sq.ft.**



	Phase 1	585m²	(6297sq.ft)
	Phase 1	1,006m²	(10826sq.ft)
	Phase 2	1,352m²	(14553sq.ft)
	Total	2,943m²	(31646sq.ft)

GROUND FLOOR

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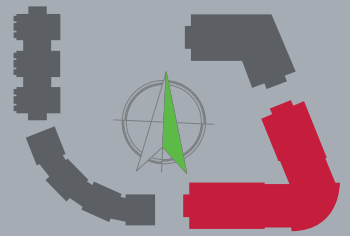
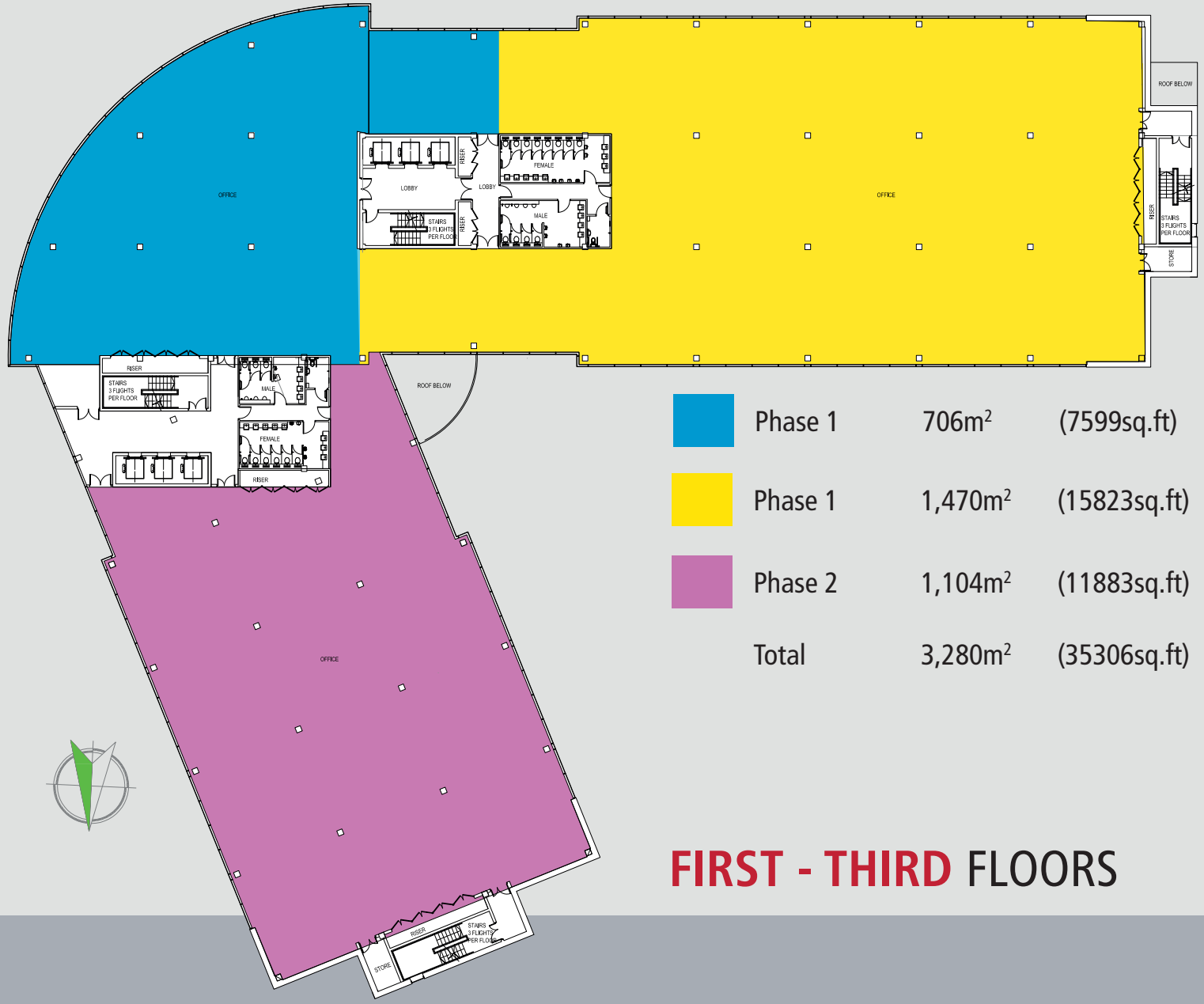
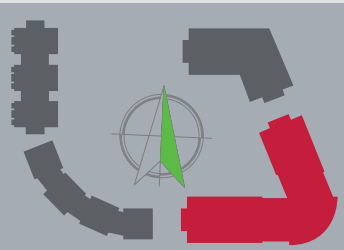


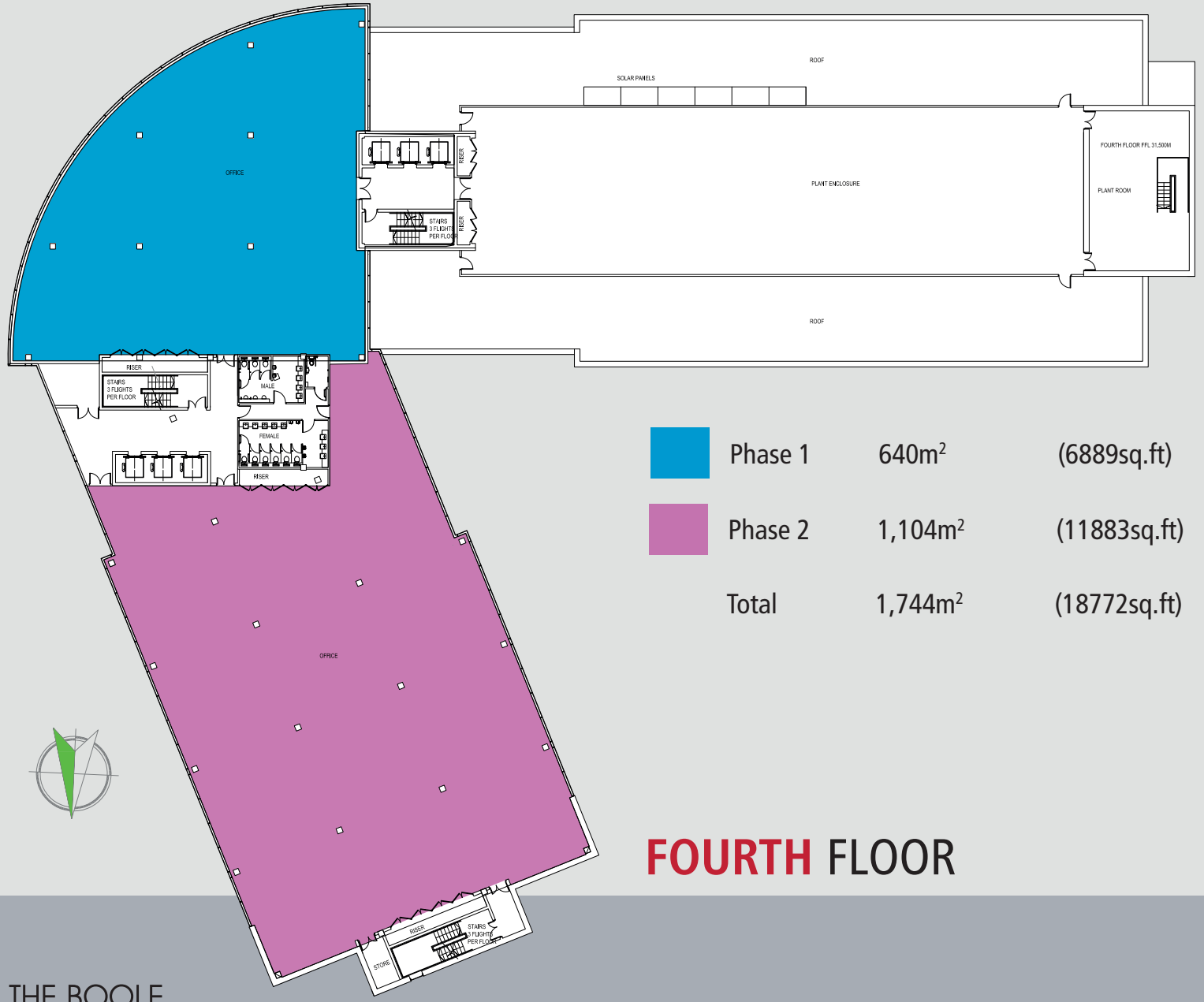


Phase 1	706m²	(7599sq.ft)
Phase 1	1,470m²	(15823sq.ft)
Phase 2	1,104m²	(11883sq.ft)
Total	3,280m²	(35306sq.ft)

FIRST - THIRD FLOORS

BIC THE BOOLE INNOVATION CENTRE

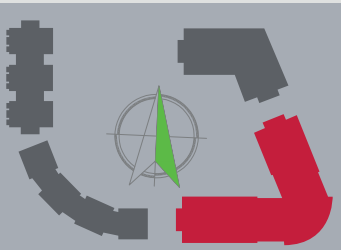




Phase 1	640m²	(6889sq.ft)
Phase 2	1,104m²	(11883sq.ft)
Total	1,744m²	(18772sq.ft)

FOURTH FLOOR

BIC THE BOOLE INNOVATION CENTRE



SINGLE TENANT LAYOUT (Based on a 1 person PER 10sqm ratio)

WORKSTATIONS	330
OFFICES	12
COLLABORATION ZONES	9
MEETING ROOMS	5
PRINT	3
TEA STATION	2
PHONE BOOTH	8

OPEN PLAN LAYOUT - TEST FIT OPTION

SAMPLE AT MEDIUM DENSITY

BIC THE BOOLE INNOVATION CENTRE

Building Specification

- **General** - Construction shall be in accordance with all current relevant Codes of Practice, Irish or British Standards
- **Structure** - Structural concrete frame to the upper floors with 250mm hollow core precast slabs with a 75mm screed
- **Raised access floors** -150mm
- **Suspended ceilings** - Mineral fibre suspended ceiling: 800mm deep ceiling zone, category 2 lighting 500 Lux
- **Air Conditioning** - Fully air conditioned to an open plan layout throughout
- **Floor to ceiling heights** - 2.85m
- **External wall finishes** - Granite cladding; 40mm thick; fixed to blockwork or concrete with stainless steel fixings
- **External glazing** - Aluminium unitised glazing system to achieve a U-Value of 1.4W/m2K with double glazing. Glass spandrel panels at floor slabs. High quality neutral elasticity silicone based joint sealant to ensure air tightness
- **Passenger lifts** - 2m/s passenger lifts, 2 no Fireman Lifts at 1m/2
- **Security systems** - A CCTV System is provided covering the Landlord open areas and the lobby areas and car parks. Internet viewing will be available
- **Telecommunication supply** - External Telecom services are taken directly to the intake rooms by the Telecom suppliers. Broadband services will be available from a number of suppliers
- **Sustainability** Boole Innovation Centre will be a sustainable office development which will be designed to meet the relevant standards for a B1 BER (Building Energy Rating) Certificate and to achieve a Gold LEED Precertification Accreditation

Energy Efficiency

The project-specific strategy will be:

- Wall U Value 0.18 W/m2K
- Roof U Value 0.15 W/m2K
- Floor U Value 0.15 W/m2K
- Window U value 1.4W/m2K
- Incorporate the requirement to allow for energy performance to achieve A rating in line with the energy performance strategy design
- Reduce the carbon footprint of the building and minimising the buildings contribution to climate change through implementation of Commission Recommendation EU 2016/1318 on guidelines
- Utilise the NEAP tool as well as other monitoring and measurement tools, in ensuring the energy performance of the proposed design
- Carry out energy audits during key stages during the design process

- **Natural Day Lighting** - The lighting strategy will maximise natural day lighting through careful façade design and lighting control
- **Façade thermal performance** - Solar reflective energy efficient glazing giving high efficiencies by reducing heating and cooling loads. An intelligent brise soleil on the outside of the façade which further reduces the heating load and provides enhanced tenant comfort through control of glare and the effects of direct solar radiation
- **High efficiency lighting** - All stairwells and lobby's will be fitted with intelligent decorative LED wall/ceiling lights controlled by PIR detectors which turn off the lights when there is no activity
- **Water efficiency** - The scheme will incorporate dual flush WC's, sensor taps and low flush urinals. All water usage in the building is monitored to help maximise efficiency
- **Solar & heat pump** - Highly energy efficient solar and heat pump technology will be incorporated
- **Intelligent building control** - BMS/EMS to control, monitor and optimise building services including lighting; heating; security, CCTV and alarm systems, access control, ventilation, etc.
- All common areas, lobbies, stairwells have wall, floor and ceiling finishes, including A/C and CCTV as required
- Toilets fully fitted out with ceramic tiles to all walls and floors
- Entrance lobby reception desk
- Car parking 212 car park spaces (including 12 disabled spaces and two e-charge points) and 450 bicycle spaces will be provided

Delivery Programme	
Project Commencement	2 months
Construction period	14 months
Commence tenant fit out	Month 15
Practical completion	Month 16

Development Team

McCARTHY DEVELOPMENTS

Developers

Henry J Lyons

Architects

MMOS
MURPHY · MATSON · O'SULLIVAN
CONSULTING CIVIL & STRUCTURAL ENGINEERS

Structural Engineers

Linesight

Planning Consultants

edc
engineering design consultants

Mechanical Electrical and Energy Engineers

CUSHMAN & WAKEFIELD

Selling Agents

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