

# CASE STUDY

## Transport Infrastructure Ireland Building Framework - Dundrum Station House Refurbishment Works

LOCATION: Dublin, Ireland  
CLIENT: Transport Infrastructure Ireland (TII)



### Introduction

Currently working on their third consecutive prestigious four-year railway framework for building works, Global Rail Services Limited (GRSL) were awarded a contract to completely refurbish a historical listed building at Dundrum Station.

The specialist building framework which was let by the organisation that maintains Irish Railways – Transport Infrastructure Ireland (TII) – was won by Global Rail Services following competitive tender giving TII the mechanism to let individual packages of works to their preferred contractors of up-to €1m.

Having successfully delivered many contracts throughout the framework, TII selected Global Rail Services as their partner of choice for the sympathetic refurbishment of a listed heritage structure known as ‘Dundrum Station House’ and demolition of an adjacent two storey derelict structures parallel to the existing live Dundrum LUAS stop.

The completely derelict building – which had been subject to intense vandalism - was to be carefully re-built and restored to its former glory and converted into a café and two offices. Works included structural alterations and repairs to the building, brickwork restoration, full heritage internal refurbishment works and the provision of new mechanical and electrical installations throughout - all in accordance with exacting conservation standards.

The scope of works also extended to transforming the surrounding areas by demolishing an adjacent dilapidated industrial unit to form a new car park including cycle storage, providing external lighting, CCTV and external landscaping.

The works formed a fundamental part of the TII’s programme to improve passenger experience at metropolitan railway stations by refurbishing commercial buildings and structures in and around them.

The scope involved the complexities of working adjacent to a live railway environment, materials management and site logistics, all whilst delivering works to an exacting heritage specification. GRSL have an experienced project management team and held weekly site progress meetings to ensure works were being delivered to the required standard.

Having a multi-disciplinary in-workforce including Building, Civil and Structural Engineering, M&E and General Construction along with in-house site management, allowed Global Rail Services Ltd to provide a compelling solution, deliver to program and produce a lasting legacy for the building and the surrounding area.

## The Deliverables

GRSL are a building contractor with multi-disciplinary capabilities, who provided for this project a full turn-key solution – delivering a fully managed program of works, whilst effectively co-ordinating with station staff and other stakeholders to achieve compliance with all relevant heritage, safety and environmental standards, based on the following scope of activities:

- ① Full risk mitigation assessment of the site prior to work commencement
- ① Preparation of a detailed program of works, taking into consideration all project stakeholders
- ① Full design co-ordination with Heritage Architectural team
- ① Demolition of existing railway structures
- ① Full geotechnical and ground engineering prior to commencement of works
- ① Earthworks, drainage, boundary treatment and minor civil engineering & building works
- ① Removal, relocation & modification to existing listed structure including:
  - Site Clearance including asbestos removal works
  - Foundation works
  - Temporary works
  - Excavation
  - Shuttering, steel fixing and concreting
  - Steel frame construction
  - Structural Alterations & Repairs
  - Shotblasting existing listed support columns
  - Waterproofing
  - Roofing
  - Plastering
  - Decoration
- ① Mechanical and Electrical works including:
  - Provision of a new water main and connections
  - Renewal of gas main and provision of new electricity supply
  - Full Electrical, Telecoms and Mechanical installation including testing
- ① External Works including:
  - Car parking and cycle storage
  - Public lighting
  - CCTV
  - Access staircase
  - Boundary fencing & gates
  - Landscaping
- ① Provision of full as-built documentation

## Challenges and Solutions

The building, which had been subject of vandalism, was a cause for concern in respect of the new project works. The works, which had a strict deadline in regards to the new commercial tenants moving in, therefore needed close monitoring from project commencement.

GRSL provided a 24/7 security solution for the duration of the works. This enabled the restoration works to take place without fear that any anti-social behaviour would disrupt the works program.

There were also daily challenges with the project in respect working during the day and so close to a live rail environment. GRSL carefully planned their works and liaised with the adjacent railway staff in respect of access requirements, calling on decades of railway interface experience.

They also managed the expectations of local residents and other stakeholder with care, keeping all relevant parties informed in advance and during the works, via letter drops and local liaison meetings.

In a building of such age, it is not un-typical to locate materials that are hazardous to health. During the strip-out works, asbestos was located. Having an appreciation of the nature of these materials, allowed GRSL to effectively deal with the problem. Using their dedicated supply chain of specialist partners, they were able to remove the asbestos safely and timely without causing delay to the program.

GRSL also undertook a series of risk mitigation assessments at the site prior to works commencement. In consultation with RPA, a bespoke methodology for the project was prepared including a detailed implementation programme. This included weekly site meetings, to monitor and sign-off each element of works, which ensured that works were progressed to the satisfaction of the clients conservation team.

To ensure that standards in this regard were maintained, Global Rail Services undertook regular audits of their systems, documents and site housekeeping to maintain the health, safety and well-being of all those coming into contact with the project.

Attention to detail is something that GRSL prides itself on. This project has been no exception, with quality control of the highest level. The project has been delivered to a high standard, which has enabled the new occupier to move in on time – critical to the success of this project and the continuation of the relationship between Railway Procurement Agency and Global Rail Services.

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## The Benefits

By appointing a GRSL - a heritage-building specialist - as the single point of contact, RPA were provided with the confidence of a contracting organisation that would fully manage the project, the interfaces and the complexities of a listed building on their behalf.

GRSL have a multi-disciplinary in-house building workforce across all trades and also have experience in civil and structural engineering and mechanical and electrical engineering too, which provided a one-stop solution for the project.

As an organisation GRSL are used to working in a live environment. By aligning closely with the communities in which they serve, they provided a considerate, safe and secure environment for all staff and stakeholders during the resurrection of this building of local historical importance.

Having their roots in railway engineering, also aided access planning and logistics with the adjacent station and their accredited management systems, that work in accordance with certified bodies across safety, quality and environmental, provided the client and the community with a building they can be proud of.