



City centre shopping mall modernised and extended

Project in Brief

The Ilac Centre, which was constructed in 1979, (we were the structural engineers) consisted of over 18,000m² of retail space, 4,000m² of covered Circulation Malls, a Public Library, a multi-storey car park for 1,000 cars and assorted plant, administration and service areas.

Our client decided that general modernisation of the centre was required together with an extension in order to restore its commercial competitiveness.

The selected scheme entailed the re-roofing and general upgrading of all Malls and public circulation routes, extending and re-cladding the Mary Street frontage, constructing new entrances at Parnell Street, Moore Street and Coles Lane, upgrading the Moore Street façade, and providing new administration and public toilet facilities.

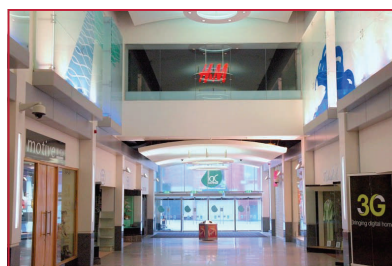
Challenges

The redevelopment works had to take place while the centre remained fully trading and with minimum disruption to tenants and the public. This required detailed coordination of structural, architectural and

services designs and phasing of the works in order to maintain all necessary services in place during the construction programme. Close cooperation was required between the design team and the main contractor to ensure that all demolition and construction activities could be carried out safely and with minimum disruption to centre users.

Interesting Features

Much of the existing centre is founded on shallow pad footings on vibro compacted granular fill consisting of a grid of vibrated stone columns down to a depth of approx 3.5m. In the case of new foundations for the new development, piled foundations were generally adopted to minimise disruption to existing foundations and to reduce excavations to a minimum.



LeeMcCullough
Consulting Engineers

Project 3399 Retail

New Ilac Shopping Centre

Client: Joe O'Reilly - Irish Life plc

Architects: Benoy Architects

Value: €40m (2006)

LeeMcCullough team:

Gerry McCabe

Project scope:

- *Re-roofing and general upgrading*
- *Modernisation throughout*
- *New build office extension*

Retail

Over the years, at LeeMcCullough, we have worked on many retail projects, often mixed with residential or office accommodation. These always require innovative engineering solutions that balance style with functionality, construction cost-effectiveness and flexibility for future needs.

In delivering retail-driven projects we are conscious of:

- The importance of close and collaborative teamwork at every stage of the project
- The need for ambience, space, air and light, and how innovative engineering can facilitate these; and
- How important it is to provide value, both in terms of materials and ease of construction, towards efficient completion and timely opening of all facilities

At LeeMcCullough we understand the requirements of developers and architects in the areas of retail, office and residential construction. And we bring that experience to the benefit of our clients every time we work in this important sector.