

Opportunity to provide and operate a Floating Sauna

Unique opportunity to provide and operate a Floating Sauna, Coal Harbour Area, Dún Laoghaire Harbour , Co. Dublin



Introduction

Dún Laoghaire Harbour is widely recognised as one of the finest man-made harbours in the world. It is also a unique architectural heritage site of national and international importance. The Harbour is widely recognised as the primary location for sailing in Ireland, with 4 Yacht clubs and Irelands largest sail training providers.. Dun Laoghaire Harbour transferred into the ownership of Dun Laoghaire Rathdown County Council (DLRCC) in 2018.

While Dun Laogahire Harbour is renound as the centre for sailing in Ireland, however, traditionally there were few opportunities for the public to engage with watersports without either joining a watersports club, or taking structured lessons. DLRCC ae actively working to change this, and to grow public participation in a range of watersports within, and adjacent to, the Harbour.

The ambition for this project is to provide a Floating Sauna within this historical setting. Dún Laoghaire-Rathdown County Council is committed to encouraging and supporting the growth in sports participation generally, and specifically in watersports along the coastline and within the Harbour.

The proposal should complement the existing watersports businesses and help activate and enliven the space, bringing life and amenity to this part of the harbour.

General

Dún Laoghaire-Rathdown County Council invites proposals for the provision and operation of a Floating Sauna within the Inner Harbour, Dun Laogahire Harbour.

The County Council reserves the right to enter into negotiations with all or any of the prospective bidders in relation to any aspect of the proposed submissions and does not bind itself to accept any offer received.

Dún Laoghaire-Rathdown County Council is subject to the provisions of the Freedom of Information (FOI) Acts 1997 and 2003.

Location

The proposed Floating Sauna would be located alongside the Old Quay, within the Inner Harbour, within Dun Laoghaire Harbour. Approximate coordinates of the location are: (53.296980,-6.143848).

Access

The area is accessed by turning into the Harbour over the "Coal Quay Bridge" and keeping left, then turning right after approx. 100m. The Old Quay is the pier which protrudes straight ahead.

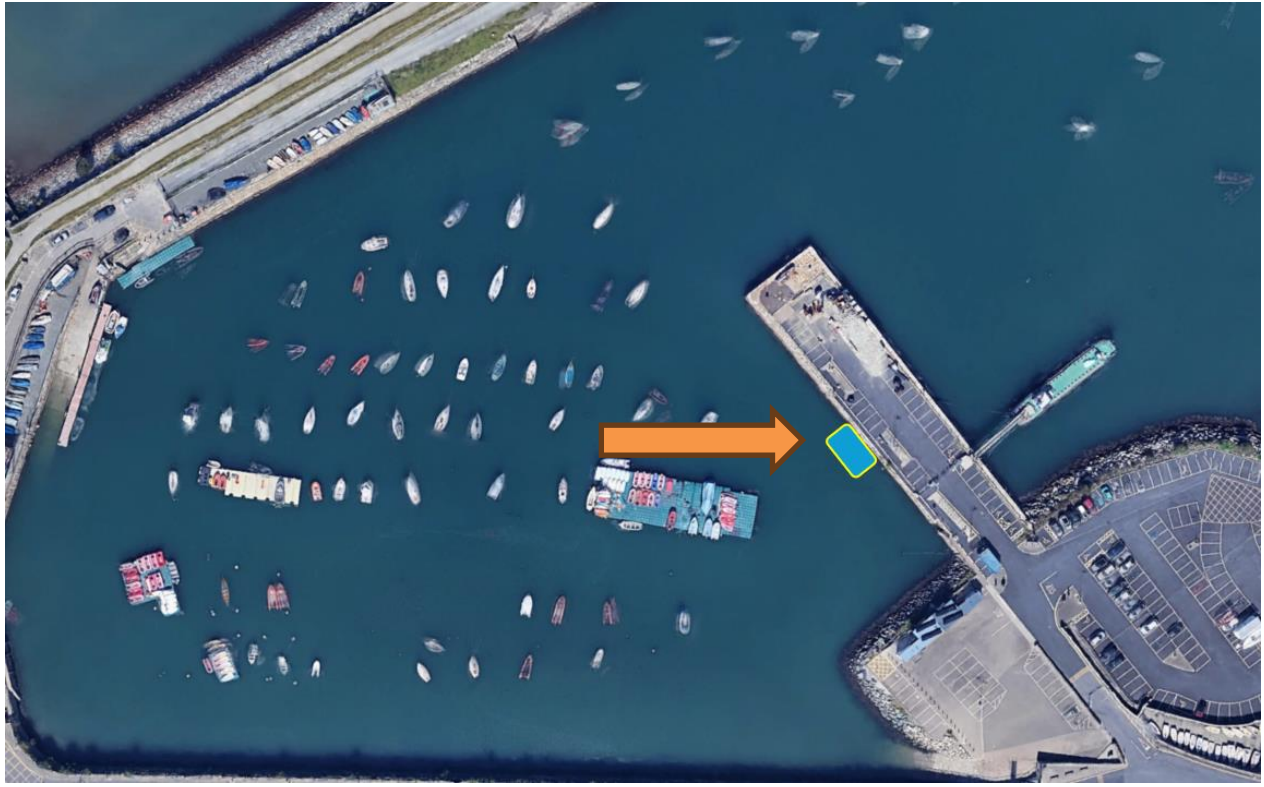


Figure 1 – Proposed Floating Sauna Location, Dun Laoghaire Harbour

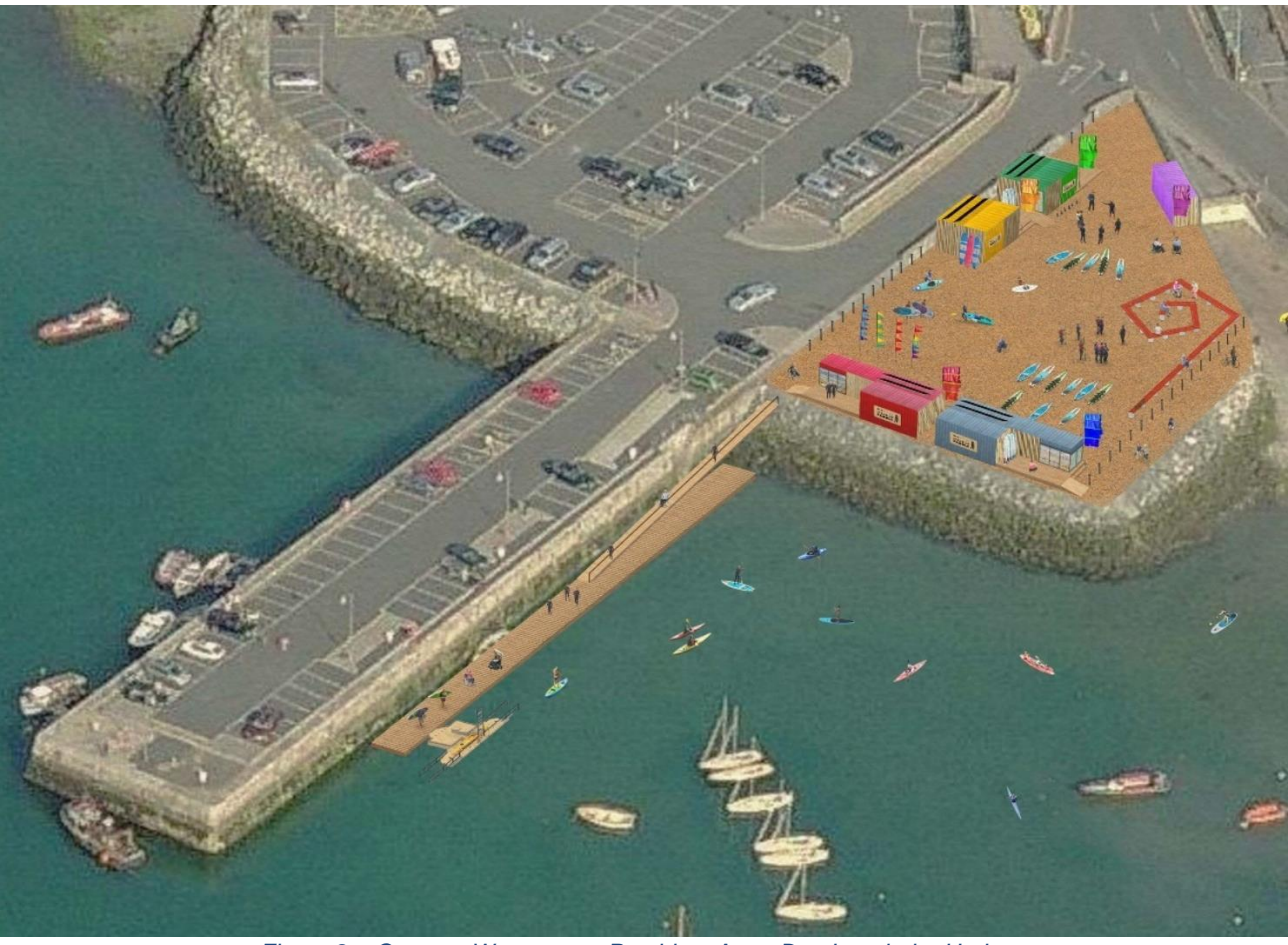


Figure 2 – Concept Watersports Providers Area, Dun Laoghaire Harbour

Description

It is proposed to situate a Floating Sauna alongside the Old Quay in Dun Laoghaire Harbour. The sauna should be based on a pontoon structure no larger than 8m long x 5m wide (40m² maximum). The Sauna may contain single story structures and an external deck area. Swimming is prohibited within Dun Laoghaire Harbour, so any "plunge pool" area must be contained within the pontoon footprint. The pontoon should incorporate railings to prevent patrons entering the Harbour waters.

The units are to be completely self-sufficient; no external services will be provided. Sustainability should be at the core of any proposal. DLRCC provide public toilets at the northern end of the public boat yard, and a public external shower in the Coal Harbour Car Park. Access to the floating sauna will be by an existing set of steps and along an existing pontoon.

In the medium term, it is intended to install a larger pontoon alongside the Old Quay to improve access, seating, a changing area and potentially a temporary toilet solution. In the longer term, it is hoped that the demand will be sufficient for more permanent services in the area.

Services

There are currently no services available.

License agreement

The Council proposes entering into a license agreement with successful applicants (details to be agreed between the Council and the successful applicant).

Planning

The area is classed as Objective W - *To provide for waterfront development and harbour related uses* - in the Dún Laoghaire-Rathdown County Council County Development Plan 2022 – 2028.

It is also included as a Candidate Architectural Conservation Area.

Transport

- Located on the DART line (Dublin Area Rapid Transit), the harbour is 20 minutes train journey from the city centre.
- The harbour is served by bus numbers 7, 46A, 59, 63, 75, 111
- By car the Harbour is within 6km of the N11 and 7km of the M50 and is surrounded by ample off-street car-parking

Eligibility

This callout is directed at suitable parties who can deliver and operate a Floating Sauna. Providers must have some marine knowledge to ensure that the marine aspects are suitable designed (Pontoon design, loading, securing to quayside etc.

Providers should include as a minimum:

- Details of the business/organization making the proposal and the personnel behind the business including any relevant experience.
- Details of the proposed Floating Sauna Design and any Unique Selling Points.
- Details of the likely range of offering, price point, seasonality and likely capacities/throughput.
- Details of any equipment involved in the proposed provision of the service, to include any additional storage requirements likely.

*Note: Start-up businesses are welcome however they should submit as much of the information requested above as possible in order to allow a fair assessment of the proposal.

Assessment Process for Expressions of Interest

Expressions of interest will be assessed in two stages:

1. Written application
2. Competitive Dialogue

Stage 1 – Written Application

The following assessment criteria will be used for shortlisting applicants to the next stage of the process:

Criteria A – Suitable Applicant	Marking
The business must be a public facing, Floating Sauna.	Pass/Fail
Criteria B – Assessment of Proposal	Weighting (1000 marks)
The proposed operation, research / business plan (200 marks), proposed design (100 marks), value for money (50 marks), sustainability (150 marks) .	500 marks
Ability of the proposal to integrate into the space provided, the existing offerings and the longer-term concept for that space.	100 marks
Expertise and skills of personnel proposed for providing the service, including marine experience.	200 marks
Evidence of the long-term viability of providing the proposal or service.	200 marks

Applicants must pass criteria A and obtain a minimum of 50% in each criteria B element to be considered for shortlisting.

Stage 2 – Competitive Dialogue

Shortlisted, qualified applicants from the evaluation and marking stage of the competition will be invited to enter into a competitive dialogue, based on their submissions to Dún Laoghaire-Rathdown County Council.

Any specific requirements for individual units and fee structure will be discussed at this point.

Submission of the Expression of Interest

The completed Expression of Interest shall be submitted by email to:

Dun Laoghaire Harbour

harbour@dlrcoco.ie

Closing Date and Time of Receipt for Expressions of Interest

The deadline for receipt of Expressions of Interest is 17:00 on Friday 14th February 2025.

For further information, please contact:

Harbour Operations Manager

tryan@dlrcoco.ie