

An innovative redevelopment of an abandoned urban space into self-sustaining social enterprise encompassing the only pool conversion skate park in Ireland with a wraparound youth services hub and gathering space facility.

FIND YOUR PLACE

Overveiw



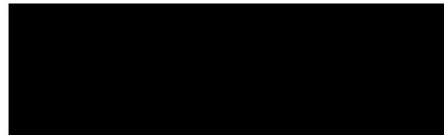
DEAR PARTNERS,

We present to you Project X.

An innovative redevelopment of an abandoned urban space into self-sustaining social enterprise encompassing the only pool conversion skate park in Ireland with a wraparound youth services hub and gathering space facility.

We hope you will choose to become a part of the realisation of this world class facility, and that you too, may *find your place* with us.

Thank you,



MICHELLE GAVIN - PROJECT X

Scope of Services



Youth Hub

This Project will result in the delivery of a world class Hub for Youth Services that will issue in a new standard for sustainable community development. Facilitating a full range of wrap around youth services at a single, sustainably managed accessible location.

The Building

The build and design of this building will provide a fully passive, zero carbon, self-sustaining, low energy hub. Rainwater Harvesting will provide all grey water for the building. Solar PV panels will provide electricity. The HVAC system will include Bipolar Ionisation decontaminating air treatment and the entire layout will be social distancing compliant.

Youth Café

The Youth Café will facilitate a full barista, front of house & back of house training program in cooperation with local youth services. Food will be sourced primarily from the onsite community garden with an emphasis on seasonal locally grown produce. Coffee will be sourced from a local company, roasted & blended in Co. Mayo. The café will also contain an artist's spot, where musicians and artists can perform if they wish.

Sensory Safe Space

The building will include a specially designed sensory safe space. This will allow for better inclusivity as a secure retreat from any overstimulation that may arise in an unfamiliar environment.

Meeting room

The multi-purpose meeting room will encompass amphitheatre style bench seating with floor cushions and ottoman stools to allow for large groups and adequate spacing. It will be equipped with a full PA /sound, lighting & projector system that will allow for its multiuse as a classroom, rehearsal or performance space.

Scope of Services



Skate Park

The Skate Park conversion from indoor swimming pool will be the only one of its kind on the Island of Ireland. Access to the park for all levels of ability will be facilitated by the operation of a session timetable with separate slots for professional, intermediate & beginner levels. This world class skate park will provide an all-weather practice venue for Irish teams and a suitable hosting facility for local & international skate competitions.

Retail Unit

The retail unit Shop X will facilitate a full customer service and retail training program in cooperation with local youth services. It will stock a range of Irish made boards, skate wear, accessories & music exclusively by Irish musicians.

Cash Free Ecosystem

Project X will be a cash free facility. All users must be registered members. All members will be issued a swipe card upon joining to which they or their guardians may add top up credit for use in the Café, Skate park & retail unit.

Community Garden

There will be a vertical community hydroponic garden onsite. This will be watered exclusively from our rainwater harvesting system. The garden will provide produce for the Café and serve as an educational resource with all local schools having an allocated growing space.

Office Facilities

In addition to the centres own office staff, provision of allocated work spaces will be provided to all local youth groups. This will provide them a permanent base for their administration needs onsite. Allocated workspaces will be of the Pod variety to allow for adequate social distancing and confidentiality considerations.

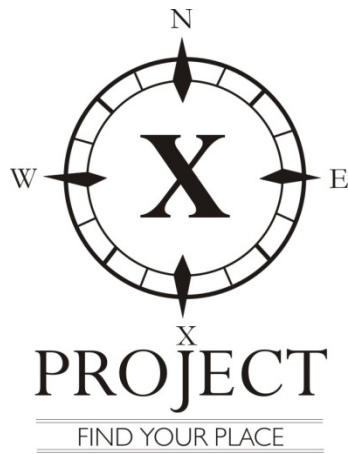
Timeframe

To complete the work outlined in the project scope we will need approximately 10 months to operation of the facility, dependent on feedback at each milestone phase.

Upon receipt of relative support we are prepared to start work immediately.



Milestone	Date
Sponsor Agreement	08 th March
Building Securement	12 th March
Structural Survey	15 th March
Architectural Drawings	22 nd April
Funding Secured	18 th June
Operation Plan Finalised	05 th August
Construction Begins	23 rd August
Skate Park Delivered	09 th October
Construction ends	31 st October
Soft Opening	01 st December
Official Launch	03 rd December



Introduction:

Adolescence is the beginning of our journey into who we shall become.

It is in this critical developmental period that the essence of our identity is formed.

Project X aims to provide a roadmap for the development of a physical hub that will house all possible supports to allow our youth to find a place of their own and become their best possible selves.

This hub will set a new standard for reuse and re purposing of currently underutilised buildings to the highest environmental and sustainability standards.

Our aim is to inspire others as to what can be achieved though the *successful, inclusive & ethical* implementation of our social enterprise & community initiative.

Statement of Need:

The Author is a native of the town of Castlebar.

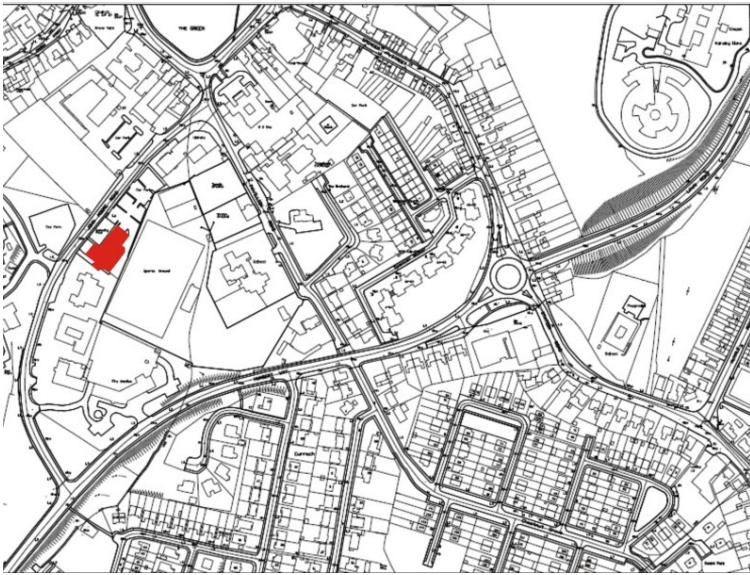
Returning to the town after several years abroad it is clear to see that the services and need for a space of our own that we as a generation growing up in the Castlebar experienced are still not being fulfilled.

While there are many youth focused groups doing great work in the town they are operating in separate locations and competing for limited funding.

After researching existing supports in Castlebar and analysis of the Sociodemographic profile of young people in Mayo illustrated below, the author sees a need for a services hub that will support & engage our youth in a central, accessible & inclusive location.

A site specific facility in the form of the old Castlebar Swimming pool would provide a solution to this need.

Approximate Location of Old Swimming Pool Building:

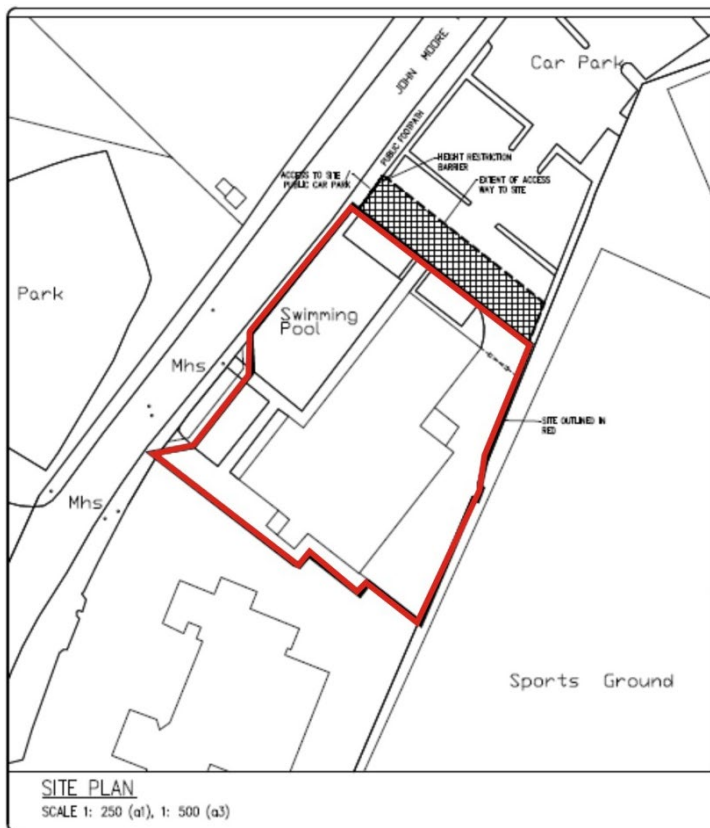


Aerial view of proposed site:

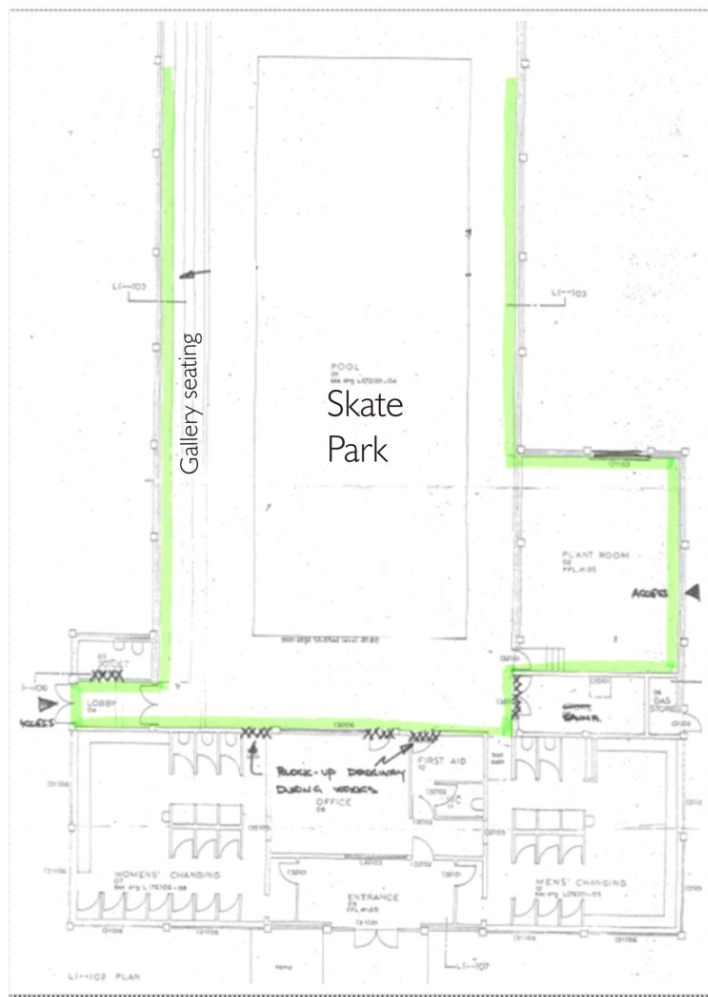




Site Plan of Proposed Site to Scale:



Internal Existing Floor plan:



Addressable Market:

Given the vital indicators below for County Mayo, there are potentially over 40,000 youths in the county that could directly benefit from this initiative.

Table 1: Vital Indicators for children and young people, Mayo and State

Vital Indicators (Mayo CYPSC)	Mayo Total	Mayo %/rate	State Total	State %/rate	+ or - State	Source
Child and Youth Population: Number and percentage (compared to overall population) of Children and Young People aged 0-24 years (CSO 2016)	40,691	31.2%	1,582,463	33.2%	-	CSO 2016
Child Population: Number and percentage (compared to overall population) of children under 18 years (0-17 years) (CSO 2016)	31,968	24.5%	1,190,127	25.0%	-	CSO 2016
Young Adult Population: Number and percentage of young people (compared to overall population) aged 18 - 24 years (CSO 2016)	8,723	6.7%	392,336	8.2%	-	CSO 2016
Infant Mortality: The number of deaths among infants under 1 year per 1,000 live births (CSO 2015)	6	3.8	205	3.1	+	CSO VSYS 2015
Child Mortality: The proportion of deaths among children under 18 years (SONC 2016 provisional T4)	unavailable	unavailable	333	2.8		SONC T4
Traveller children and young people: Number and rate (per 1,000) of Traveller children (2011) (SONC 2016)	708	21.8	14,245	12.4	+	SONC T16
Non-Irish national children and young people: Number and rate (per 1,000) of foreign national children (2011)	2,676	84.3	93,005	82.5	+	SONC T18
Children with a disability: Number and rate (per 1,000) of children with a disability (2011)	1,569	48.3	66,437	57.8	-	SONC T21
Children registered as having a physical or sensory disability: Number and rate (per 1,000) (2015 ¹)	384	11.8	6,230	5.4	+	SONC T73
Children as Carers: Number and rate (per 1,000) of children who provide regular unpaid personal help for a friend or family member (2011)	234	7.2	6,449	5.6	+	SONC T23

Source: CSO 2016 and State of our Nations Children (SONC) 2016

Source: (Gleeson, J., Dowling, A. and Jordan, D., 2018. Children and Young People's Plan 2018-2020.)

There is a solid need to provide an encompassing hub to enhance the work of youth groups & initiatives already in operation and to provide our youth with a place of their own.

It is important that this occur outside of organised sport where they may socialise freely amongst their peers in a safe inexpensive environment and have stigma free, easy access to additional information and youth services should the need arise.

Currently, outside of organised clubs and sports there is little opportunity for youths to meet with their peers.

This can result in the gathering of groups on the street or outside sheltered areas of the town.

This in turn leads to misunderstanding in public perception with groups of youths viewed erroneously as intimidating, “anti-social” or “up to no good”.

The borderline between childhood and adulthood is a crucial time in the development of our children’s future lives.

This proposal will assist in providing a counteraction to our ingrained pub based socialising culture and will help to normalise socialising and civil interaction in an alcohol free environment.

The goal of this project is to develop a solution to the above issues which will assist all youth focused groups in the area through the provision of an innovative hub facility.

Project X will redevelop the old Swimming Pool Building in Castlebar into a Youth Hub with an indoor skate park, youth café & Meeting rooms, a retail unit, office space, a dedicated sensory safe space & a community garden.

It will become a hub for wrap around youth services with full stakeholder participation and centralised access to all existing youth support programmes in the area.

Skate boarding was focused on as the most suitable & unifying physical activity to offer on site.

It is a low cost activity and therefore accessible to those in most need of social supports.

The benefits of skateboarding in a structured environment have been well documented with many solid examples researched in several different countries worldwide.

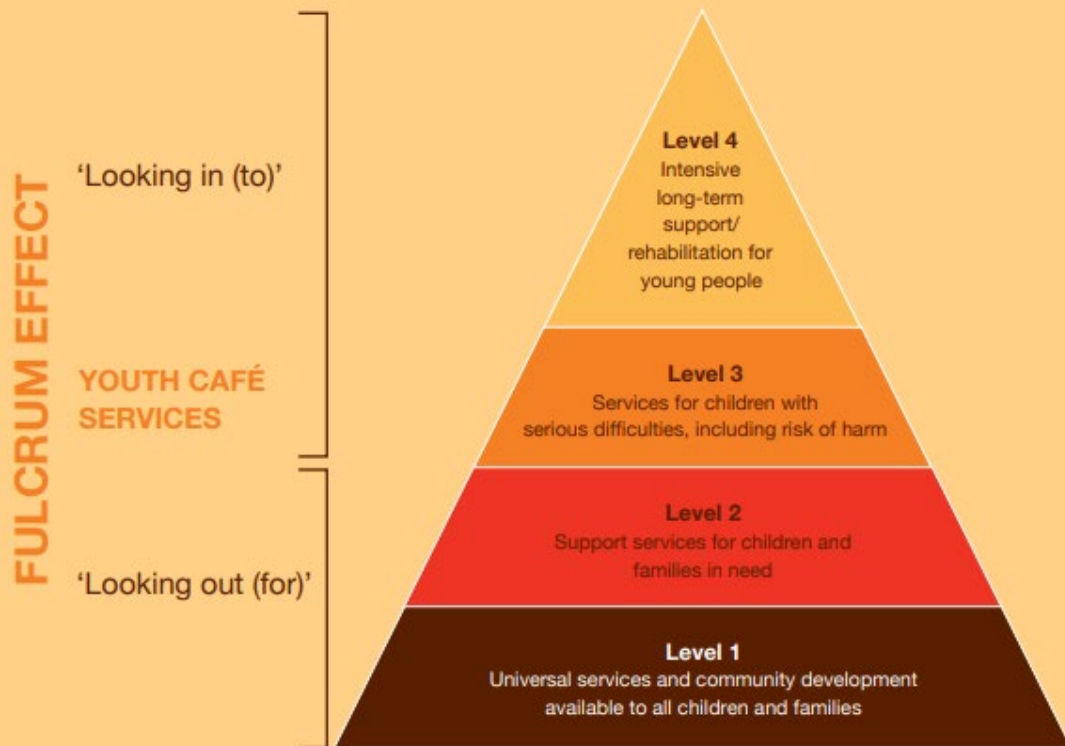
“Visiting the skateboard park provides youth with opportunities for external recognition and a chance to develop self-esteem and self-betterment through skill development in a social setting”

(Goldenberg & Shooter, 2009:8)(Goldenberg, M. and Shooter, W., 2009. Skateboard park participation: A means-end analysis. Journal of Youth Development, 4(4), pp.36-47).

The **Phase Two** Café operation and auxiliary wrap around services hub will be developed fully in line with best practice as outlined by the Office of the Minister for Children and Youth Affairs 2010 report as referenced below.

(Devaney, C., Forkan, C., Canavan, J., Dolan, P., Bradley, C., Brady, B., Carty, C., Coen, L., Kearns, N., Kenny, A. and Merriman, B., 2010. Youth Cafés in Ireland: A best practice guide) and will address needs in line with the Hardiker Framework (Hardiker, P., Exton, K. and Barker, M., 1991. The social policy contexts of prevention in child care. The British Journal of Social Work, 21(4), pp.341-359.)

Figure 3: The Hardiker Framework – youth cafés as a ‘fulcrum’ service across Levels of Need



Source: Hardiker et al (1991)

Illustration Source: Devaney, C., Forkan, C., Canavan, J., Dolan, P., Bradley, C., Brady, B., Carty, C., Coen, L., Kearns, N., Kenny, A. and Merriman, B., 2010. Youth Cafés in Ireland: A best practice guide -Taken from (Hardiker, P., Exton, K. and Barker, M., 1991. The social policy contexts of prevention in child care. *The British Journal of Social Work*, 21(4), pp.341-359.)

The Project X Youth hub & Skate Park in will be designed with the input of youth groups and Skater groups in the town and fully in line with industry best practice. The venture will be governed as a social enterprise to allow for full stakeholder engagement and ongoing participation.

The overall project will comprise of the two outlined phases above.

Phase One will focus on the delivery of the physical facility.

Phase Two will have an operations & service delivery focus.

Through the building of the Project X facility and all of the aspects contained therein, we can support and nurture the development of adolescents in an open and inclusive manner.

This project will deliver a repeatable structure that can be emulated at other sites both domestically and internationally.

Objectives for the Development:

Youth Hub:

This Project will result in the delivery of a world class Hub for Youth Services that will issue in a new standard for sustainable community development. Facilitating a full range of wrap around youth services at a single, sustainably managed accessible location.

All Project X employees will have to complete the 'Children First' HSE training program and undergo Garda vetting before beginning work at the venue.

The delivery of accessibility to services within a relaxed and non-institutional setting will provide a new method of reaching out to youth in need and will be measurable through monitoring of service uptake such as educational and support program enrolment and participation in youth led developmental training.

The Building:

The build and design of this building will provide a fully passive, zero carbon, self-sustaining, low energy hub. Rainwater Harvesting will provide all grey water for the building. Solar PV panels will provide electricity. The HVAC system will include Bipolar Ionisation decontaminating air treatment and the entire layout will be social distancing compliant.

The construction and operation of this facility will provide a detailed roadmap for the development of a new system of youth support delivery within a forward facing sustainable & repeatable infrastructure. The success of this effort will be measured through the receipt of industry certification for the built environment and user feedback & engagement monitoring on all service provision.

Youth Café:

The Youth Café will facilitate a full barista, front of house & back of house training program in cooperation with local youth services. Food will be sourced primarily from the onsite community garden with an emphasis on seasonal locally grown produce. Coffee will be sourced from a local company, roasted & blended in Co. Mayo. The café will also contain an artist's spot, where musicians and artists can perform if they wish.

The development & operation of the Youth Café will be outlined in a full operation manual that includes a detailed training program for both front & back of house operations. (See Appendices': H, I & J) The café will train program users in all steps of service for front of house operations and provide manual handling & HACCP certification to all trainees. Success of this training initiative will be measured through the certification of participants to industry standards and their subsequent placement in industry positions.

Sensory Safe Space:

The building will include a specially designed sensory safe space. This will allow for better inclusivity as a secure retreat from any overstimulation that may arise in an unfamiliar environment.

The sensory safe space will provide a low light calming soundproof space with ambient lighting that will allow users to retreat to a safe place if beginning to feel over stimulated.

The success of this facility will be measured by an avoidance of on premises meltdowns and user participation.

Meeting Room:

The multi-purpose meeting room will encompass amphitheatre style bench seating with floor cushions and ottoman stools to allow for large groups and adequate spacing. It will be equipped with a full PA /sound, lighting & projector system that will allow for its multiuse as a classroom, rehearsal or performance space.

The meeting room will provide a suitable facility for group gatherings, onsite & online educational classes and allow a space for the ongoing development of educational & training programs.

The success of this facility will be measured via our internal reservation system analytics and assessment of the rates of occupancy & repeat bookings for the space.

Skate Park:

The Skate Park conversion from indoor swimming pool will be the only one of its kind on the Island of Ireland. Access to the park for all levels of ability will be facilitated by the operation of a session timetable with separate slots for professional, intermediate & beginner levels. This world class skate park will provide an all-weather practice venue for Irish teams and a suitable hosting facility for local & international skate competitions.

The skate park will operate a session timetable that will allow different levels of skills to be catered for. A full customer service & safety training program will be in place for all Skate Guards. All operational staff in the skate park will receive mandatory, health & safety training, CPR & First Aid training.

The deeper objective of the skate park outside of the traditional uses outlined above is to provide an open and free play facility that will address the need for physical activity outside of an organised team environment. It is perceived that this facility will encourage creativity, persistence and self-awareness while allowing freedom of expression through movement.

The success of this objective will be measured through assessment of repeat participation levels and progression from beginner to advanced sessions.

Retail Unit:

The retail unit Shop X will facilitate a full customer service and retail training program in cooperation with local youth services. It will stock a range of Irish made boards, skate wear, accessories & music exclusively by Irish musicians.

The objective of the retail facility is to provide a full retail & sales training program and product development & marketing workshops to educate participants about the benefits of locally sourced and produced products and over reliance on global supply chains. The success of this facility will be assessed through the successful placement of trainees in local industry as well as the development of locally produced branded product for sale in the retail outlet.

Cash Free Ecosystem:

Project X will be a cash free facility. All users must be registered members. All members will be issued a swipe card upon joining to which they or their guardians may add top up credit for use in the Café, Skate Park & retail unit.

The objective of the Cash free ecosystem is to provide a method whereby parents & guardians can control the cost of youths spending time onsite and eliminate the need for any actual cash onsite. The cards will be non-transferable and so will not be of any use to non-members. This will ensure a safe, secure and more equal internal ecosystem with absolutely no way for cash from parents or guardians to be diverted towards any undesired consumables.

The success of this measure will be measurable via the analytics of the internal payment system.

Community Garden:

There will be a vertical community hydroponic garden onsite. This will be watered exclusively from our rainwater harvesting system. The garden will provide produce for the Café and serve as an educational resource with all local schools having an allocated growing space.

The garden will provide a dedicated area for any school that wishes to participate. A live cam feed will be available to allow for the facilitation of an educational sustainability and resource program in classrooms as well as allowing for onsite visits. All produce will be made available for the Café to use.

The success of this objective will be measured through class feedback and school visitor numbers to the facility.

Office Facilities:

In addition to the centres own office staff, provision of allocated work spaces will be provided to all local youth groups. This will provide them a permanent base for their administration needs onsite. Allocated workspaces will be of the Pod variety to allow for adequate social distancing and confidentiality considerations.

The objectives of the office facility provision are to supply a dedicated workspace to youth organisations that are in need of a physical base and to facilitate an office administration training program as well as meeting the admin facility need of the centre itself.

The success of the above objective will be measured through the uptake of dedicated workspaces by local organisations and the certification of trainees to industry standard in ECDL & QQI office administration skills.

Design & Scheduling:

The project planning & **Work Breakdown Structure (WBS)** have been outlined in the documents below followed by **Phase 1 & Phase 2 Schedule Gantt Charts**:

Construction Work Breakdown Structure:



Phase 1 Construction
Work Breakdown Stru

(double click icon to veiw)

Operational Work Breakdown Structure:



Phase 2 Operational
WBS.docx

(double click icon to veiw)

Phase 1 Gantt Chart:



Project X Phase 1
Schedule Gantt Chart

(double click icon to veiw)

Phase 2 Gantt Chart:



Project X Phase 2
Gantt Chart 3.xlsx

(double click icon to veiw)

The above documents illustrate in detail the full task completion, allocated resources and timeframe necessary for project completion, to provide a simplified overview see the Project Milestone chart below.

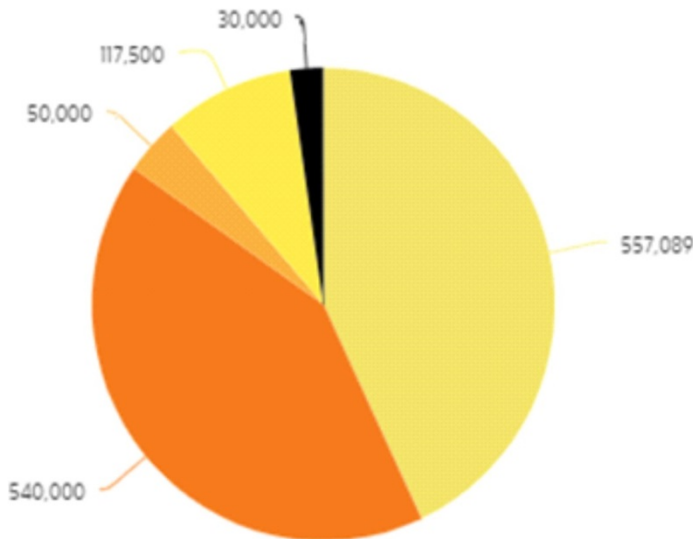
Project Milestone Chart:



Project Costings & Budget:

The expenditures have been divided into initial and forward sample groupings and are visualised here:

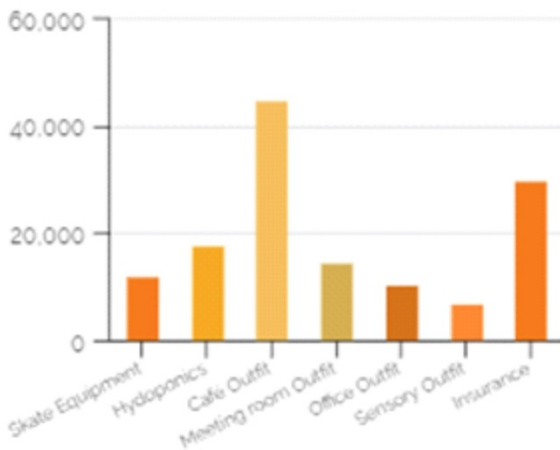
Startup Costs



€ Costings Overview

Summary of how much money is needed by category.

■ Salaries per Annum
 ■ Building
 ■ IS Systems
 ■ Outfitting
 ■ Insurance



Expense By Sub-Categories

Total expenses are broken into different categories for a closer look into where the money will go.

Category	Estimate	Expense	Budget - Expense
Building	540000	0	540000
IS Systems	50000	0	50000
Outfitting	117500	0	117500
Human Resources	557089	0	557089
Insurance	30000	0	30000

Startup Cost Estimate

Startup costing estimate is 1.3 million euros. This estimate includes operating salaries and building lease costs for the first 12 months.

A full costing by detailed work item has been outlined in the inserted file below:

Project Cost Breakdown:



Project X Complete
Budget Chart.xlsx

(double click icon to veiw)

Conclusion:

Project X aims to provide a roadmap for the development of a physical hub that will house all possible supports to allow our youth to find a place of their own and become their best possible selves.

This hub will set a new standard for reuse and re purposing of currently underutilised buildings to the highest environmental and sustainability standards.

Our aim is to inspire others as to what can be achieved though the *successful, inclusive & ethical* implementation of our social enterprise & community initiative.

To paraphrase the French artist Réne Magritte, who saw things differently; *This is not a skate park.*

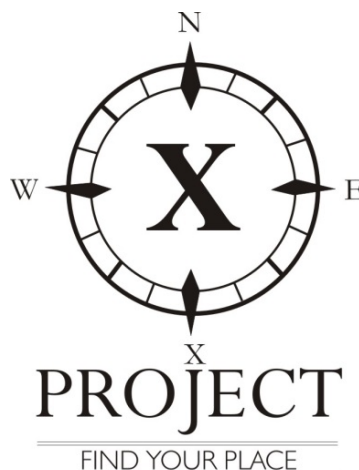
This project is so much more than the sum of its parts. It is not just a world class Skate Park or an award winning Youth Hub.

This project is a new way, a new way to approach youth engagement and a new way to support our young people to evolve into their best possible selves.

Project X is a vision for the next level evolution of community.







It is purposely tailored to support creativity, learning and growth in a safe alcohol and drug free, tolerant and inclusive environment that is designed to help you to become your own perfect self and to

'Find your place' in this world.



Appendices:

Appendix A	Phase 1 Construction WBS	 Phase 1 Construction Work Breakdown Stru
Appendix B	Phase 2 Operational WBS	 Phase 2 Operational WBS.docx
Appendix C	Phase 1 Gantt Chart Schedule	 Project X Phase 1 Schedule Gantt Chart
Appendix D	Phase 2 Gantt Chart Schedule	 Project X Phase 2 Gantt Chart 3.xlsx
Appendix E	Project Cost Full Breakdown	 Project X Complete Budget Chart.xlsx
Appendix F	Prospective Industry partners	 Our Partners.docx
Appendix G	Interior Design Mood Board	 Mood Board Interiors Project X.docx
Appendix H	Sample : FOH Customer Service Training	 Steps of Service for Project X Youth Cafe.

Appendix I	Sample: BOH Opening & Closing	 O&C BOH Procedure.xlsx
Appendix J	Sample: Skate Park Opening & Closing	 O&C Skatepark Procedure.xlsx
Appendix K	Requirements Tracibility Matrix	 Requirements Traceability Matrix.xls
Appendix L	Sample Quality Metric	 Quality Metric Asbestos Removal fis
Appendix M	Sample Risk Register	 Risk Register PM.xlsx
Appendix N	Skate Park Design	 Skate Park Design Proposal.pdf

