



February 2026

To: All Tendering Contractors

Re: FCC/022/26.F- (26-003) Framework for Response and General Maintenance including Category 1 Void Relets in North and East Fingal 2026

Dear Sirs,

On behalf of Fingal County Council (the Contracting Authority for this project) you are hereby invited to tender for the Framework for Response and General Maintenance including Category 1 Void Relets (each Category 1 Void Relet not exceeding € 75,000 excluding VAT), in the functional area of North and East Fingal:

The documents accompanying the Invitation to Tender are as follows:

- 1) **File 1:-** This Cover Letter, Instructions to Tenderers Doc. (incl Instructions; Particulars; Appendix 1 Tender return docs and Award Criteria), Supplemental Instructions to Tenderers, Suitability Qualification Questionnaire. Award Criteria details.
- 2) **File 2:- Volume A:** Works Requirements
Architects Drawings – 26-003 -T-2001 to 2004, 26-003 -T-3001 to 3004, 26-003 -T-4001 to 4004, 26-003 -T-5001-5002, 26-003 -T-6001 to 6004, 26-003 -T-7001 to 7004 and 26-003 -T-8001 to 8002 inclusive, and 26-003 -T1001 Social Housing Master Plan.
General Housing Specification Clauses C-X;
Sealing Fireplace Specification
External Windows and Doors Specification
Specification for Electrical Installs in new & existing buildings (Specification for Electrical 2025)
Specification for Installation of Gas Central Heating Systems in New/Existing Dwellings 2025
Specification for Installation of Oil Fired Central Heating Systems
Specification for Installation of Air to Water Heat Pump Central Heating Systems in New/Existing Dwellings 2025
Procedure for Flushing of Heating Systems
Preliminaries: Section A – Preliminaries
Preliminaries: Section B – Appendices
Tenant In-Situ Requirements
- 3) **File 3:- Volume B:** Form of Tender and Schedule; **Volume C:** The Pricing Document for Response & General Maintenance in North and East Fingal. Note re pricing Document.
- 4) **File 4:- Volume D:**
The Framework Agreement and Rules attached thereto.
The Public Works Agreement for Term Maintenance and Refurbishment Contract, The Conditions of Contract and the Schedule attachable to the Conditions.

Model Forms for (a) Appointment of Project Supervisor for the Construction Stage (PSCS), (b) Task Order and Task Template, (c) Rates of Pay and Conditions of Employment Certificate, (d) Protocol for Signing off on Completed Works including Task Completion Certificate, (e) Declaration of GDPR Compliance Form, (f) Data Sharing Agreement

- 5) **File 5:-** Pre-Qualification questionnaire for PSCS, Preliminary Health & Safety Plan, Risk Assessment, Code of Practice for FCC Staff & Guidelines for Protection of Children.

Please carefully read the Instructions to Tenderers, the enclosed documents and the requirements for submission of a valid tender.

Tenderers particular attention is drawn to the required documentation to be returned as set out in the Instruction to Tenderers document - Appendix 1: Tender Return Documents, and the evaluation criteria as set out in Appendix 3: Award Criteria.

Contractors must ensure that all works pertaining to this contract will need to be undertaken whilst strictly following and complying with all guidelines and directives as issued by the HSE, HSA, Local and National Government in relation to The Covid-19 Pandemic.

The latest time and date for return of Tenders is [As Per eTenders Notice](#).

Tender submissions must be received by eTenders portal only, with the onus resting with the tendering party to ensure receipt of the submission before the latest time and date for receipt of tenders.

Yours faithfully,

Michael Gallagher

Senior Quantity Surveyor