



**Castlecomer
Discovery Park**
Yours to enjoy



Construction of a Purpose-built Mountain Bike Trail – Castlecomer Discovery Park

Scope of Works

June 2026

**Discover
Adventure**

1. DEFINITION OF BRIEF

Kilkenny County Council (Contracting Authority) invites suitable qualified contractors (specialist mountain bike trail contractors) to undertake the construction of a **purpose-built 7km mountain bike trail within a 26.1 ha site** at Castlecomer Discovery Park, Castlecomer, Kilkenny.

The successful contractor will be required to progress the construction of the project in accordance with the detailed design and Kilkenny County Council's Planning Conditions. The scope of the brief also stipulates the requirement of fulfilling the role of Project Supervisor for Construction Stage (PSCS), to advance the scheme through to construction and handover.

2. BACKGROUND

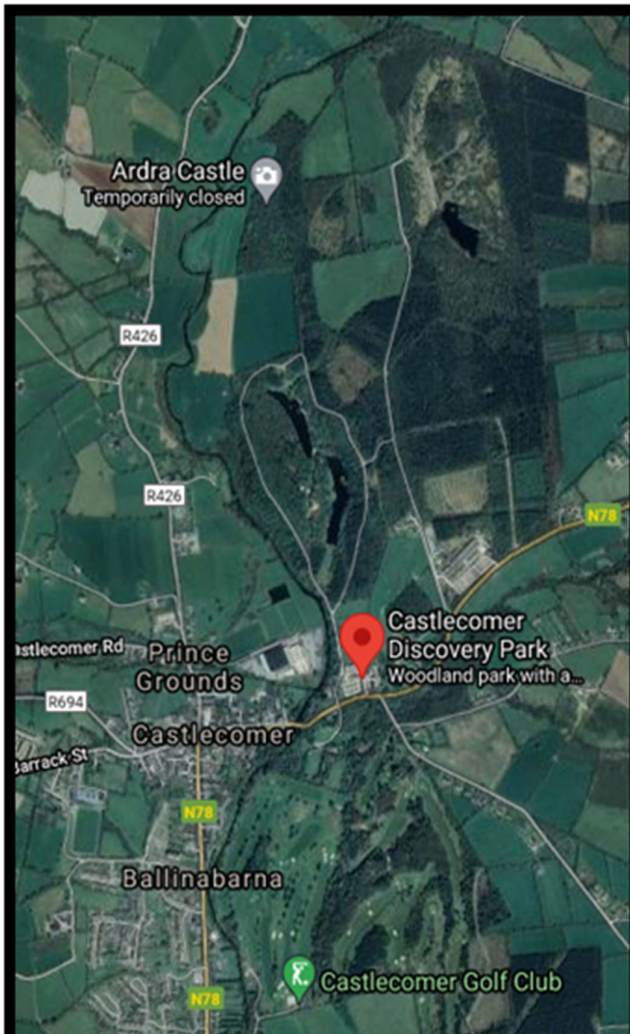
Castlecomer Discovery Park (The ark) is a 'not for profit' social enterprise run by the Castlecomer Demesne Company Ltd. by Guarantee. It was borne out of a desire to address the economic disadvantage caused from the closure of the Castlecomer coal mines in 1969 and subsequent manufacturing job losses. This area of County Kilkenny suffers from above average unemployment along with higher than the national average in the no formal education category at 20.1%.

While The Park has developed to become a major attraction in the region, attracting over 200,000 per year in 2024, the social enterprise has found it difficult to make it economically viable.

Over the years Kilkenny County Council, in its dealing with The Park's management team, would have advised that a Masterplan for The Park, with clearly defined actions and goals, would be required to safeguard The Park into the future. This in turn, would help grow the existing economic dividends for the town and wider North Kilkenny region.

To advance same, Kilkenny County Council applied for, and obtained, funding under the 2021 Outdoor Recreation Infrastructure Scheme to engage consultants to develop a Masterplan for The Park (Project Development Measure Reference No.: OR421KK01). The scope of the brief also provided for the design and planning of a free outdoor activity attraction for the park that would be progressed under a future ORIS. SLR Consulting were subsequently appointed and completed works with respect to this masterplan in April 2024. Works to-date have included significant engagement, including workshops, with the key stakeholders Collite (the main landowners), Castlecomer Demesne Company Limited, Kilkenny County Council and other vested interests. Included in the Masterplan was the provision of a bike trail which was identified early on in the

process as a key piece of infrastructure that would add real value to the outdoor adventure tourism offering of the park.



3. LOCATION

Castlecomer Discovery Parks is located on the outskirts of the town of Castlecomer on the Dublin side of the N78. It is 20km or 25 minutes' drive north of Kilkenny City and 106km's or 1hr 30minutes drive south from Dublin City Centre.

4. PROJECT OVERVIEW

The project comprises the construction of a **purpose-built mountain bike trail within a 26.1 ha site** at Castlecomer Discovery Park, Castlecomer, Kilkenny.

See **Appendix 1** for Mountain Bike Trail Layout.

Key elements include:

- Construction of **cycle trail (0.8–2.2m wide)**

- Trail surfacing and route formation as per detailed design
- Drainage and erosion control measures
- Signage, seating, and bike parking facilities
- Environmental protection and biodiversity measures
- All associated civil engineering and landscaping works

The project forms part of a wider strategy to enhance tourism, recreation, and economic development in the area.

5. SCOPE OF WORKS

The Contractor shall provide all labour, materials, plant, and expertise to deliver the works, including:

Pre-Construction / Mobilisation

- Site establishment and compound setup
- Traffic and access management
- Protection of existing infrastructure, trees, and habitats

Construction Works

- Trail excavation, grading, and formation
- Construction of sub-base and wearing course
- Installation of drainage systems
- Provide 28 No 3-ton stockpiles of finishing materials at various locations to be agreed for future maintenance. These will be located approx. 250m intervals and wrapped/covered in dark coloured geotextile material and blend in with the trail surroundings.
- Erosion and sediment control measures
- Installation of signage and street furniture
- Delivery of accessibility features

- The successful tenderer is required to construct the MTB trails and associated services/works in line with industry standards & approved and certified by project's Trail Designer.
- The Trail Designer, along with a Kilkenny County Council's representative will inspect (snag) the trails during & after construction and when satisfied that they have been constructed to the required standard will issue a trail completion certificate certifying the trail meets the required standard.
- A maintenance period of 12 months will apply post completion of the proposed works. Following this 12 month period the trails will be inspected by the contracting authority representative & the contractor & if works are to the required standard retention will be paid.
- As set out in the PQQ/1st stage all trails must comply with trail grades as described in Appendix 4

Environmental and Ecological Works

- Implementation of ecological mitigation measures
- Protection of root zones and sensitive habitats
- Compliance with Kilkenny County Council planning conditions and AA screening reports

Testing, Commissioning and Completion

- Quality assurance and inspections
- Snagging and defect rectification
- Provision of as-built drawings
- Handover documentation-safety File

6. DESIGN STANDARDS & GUIDANCE DOCUMENTS

All trails shall fully comply with the trail construction specifications and the Trail Features Handbook – Trail Design Ireland 2020

These specifications will be read in conjunction with a flagged line on the ground with chainage marks clearly indicated. This package involves works to:

Name	Length (m)	Description
Section 1	780	Singletrack - outward climb
Forest Road 1a	281	Forest Road
Section 2	1270	Singletrack - variable
Section 3	1130	Singletrack - climb
Section 4	495	Singletrack - descent
Forest Road 4a	98	Forest Road
Section 5	580	Singletrack - flat
Forest Road 5a	86	Forest Road
Section 6	375	Singletrack - descent
Section 7	250	Singletrack - descent
Forest Road 7a	382	Forest Road
Section 8	535	Singletrack - descent
Section 9	500	Skills and warm up area
Route Length	6762m	

7. CONTRACT FORM

The works will be carried out under:

- **Form of Contract:** Public Works Contract
- **Pricing:** Lump Sum
- **Contract Administrator:** Employer's Representative (Consultant appointed under separate commission)

8. PROGRAMME AND DELIVERY

- Estimated contract duration: 9 months

Tenderers shall provide:

- Detailed construction programme
 - Methodology and sequencing
 - Resource allocation plan
-

9. HEALTH & SAFETY REQUIREMENTS

The Contractor shall:

- Act as **Project Supervisor Construction Stage (PSCS)**
 - Comply with the **Safety, Health and Welfare at Work (Construction) Regulations 2013**
 - Prepare:
 - Construction Stage Safety Plan
 - Risk assessments and method statements
 - Liaise with the PSDP and Employer's Representative
-

10. ENVIRONMENTAL & SUSTAINABILITY REQUIREMENTS

The Contractor shall:

- Implement erosion and sediment control measures during
 - Minimise environmental disturbance
 - Manage waste and materials responsibly
 - Protect watercourses, flora, and fauna
 - Comply with "Leave No Trace" and outdoor recreation guidance
-

11. STAKEHOLDER AND SITE CONSTRAINTS

- Works will occur within an active Castlecomer Discover Park recreational area.
 - Coordination required with:
 - Kilkenny County Council
 - Castlecomer Demesne Company
 - Coillte and other landowners
 - Contractor **must** maintain safe public access where required to existing walking trails at all times.
-

12. TENDER SUBMISSION REQUIREMENTS

Tenderers must submit:

- Completed Form of Tender
 - Priced Bill of Quantities / Pricing Document
 - Construction methodology and programme
 - Health & Safety documentation
 - Evidence of relevant experience (similar trail/greenway projects preferred) **ESSENTIAL**
 - Tax clearance and insurances
-

13. SITE SUPERVISION AND CONTRACT MANAGEMENT

- Works will be overseen by the **Employer's Representative**
 - Contractor must:
 - Attend regular site meetings
 - Provide monthly progress reports
 - Coordinate with the site supervisory team
-

14. HANDOVER

The Contractor shall:

- Provide **as-constructed drawings**
 - Complete snagging works
 - Assist in Safety File completion
 - Support final inspection and sign off
-

15. COMPULSORY SITE VISIT FOR TENDERERS

A site visit is compulsory to all Contractors that intend to respond to this tender. Individual site visits will take place **only** on the following dates are subject to first come first served basis.

- Thurs 18th July 2026 From 10am @ Castlecomer Discovery Park Centre
- Friday 19th July 2026 from 10am @ Castlecomer Discovery Park Centre

Please contact Senior Project Manager to make an appointment.

16. EXISTING DOCUMENTATION

The following existing documentation/files shall be made available to the successful tenderer:

- The Kilkenny City and County Development Plan 2021 -2027(available via website);
 - The Councils of the City and County of Kilkenny. Habitat Survey and Mapping of Kilkenny City 2010 (available via website);
 - Castlecomer Discovery Park Masterplan by SLR in April 2024
 - Trail Features Handbook – Trail Design Ireland 2020
-

17. SUITABILITY ASSESSMENT AND CONTRACT AWARD CRITERIA

Step 1.

The Suitability Assessment Questionnaire will be assessed on a pass/fail basis. Given the scale of the project, it is sufficient that the Team Leader shall submit the SAQ on behalf of the Tender Team.

Tenderers MUST show previous experience of carrying construction of mountain bike trails and will be assessed in this regard.

Step 2.

Applications that pass the suitability assessment stage will be assessed under price criteria, as set out in the Instruction to Tenderers.

18. INFORMATION TO BE SUBMITTED BY TENDERERS **SUBMITTING QUOTE**

The Tendering Consultant's detailed proposal shall include sufficient information to enable the client to carry out a quality assessment for the Contract Award Criteria.

The applicant's detailed proposal should include:

- All information as prescribed in the ITT Award Criteria;
- Evidence of competence to be appointed Project Supervisor Construction Stage (PSCS) in accordance with the Safety, Health & Welfare at Work (Construction) Regulations, 2013, as amended;
- Lump sum Fee Bid,
- Evidence of current Professional Indemnity (PI), Public Liability (PL) and Employers' Liability (EL) insurance. The minimum levels of cover for each and every claim, unlimited in the period of insurance,
- Programme for Works
- Contractor **MUST** demonstrate previous mountain bike trail construction experience in CV's to be submitted under SAQ.

19. TERMS AND CONDITIONS OF APPOINTMENT

The appointment is for the services and duties detailed in this brief and are subject to the conditions as set out in the Department of Finance Standard Conditions of Engagement for Construction Consultants.

The appointment is for a period to be determined by the client, in accordance with the client's options selected in Schedules A and B to the Conditions of Engagement.

Where a group or consortium submits a proposal, a lead consultant must be nominated who shall be fully responsible for providing the services required by this brief.

The Consultant will be required to have a senior member of the firm designated as Project Engineer for this brief.

The client shall be Kilkenny County Council.

The Contractor shall operate under the direction of the client's Chief Executive, or staff members nominated by them.

The appointment shall be for the services and duties described in this brief only, and the Client reserves the right to engage other consultants for additional services in connection with the project if it so wishes.

20. INSURANCES

The successful EC shall provide evidence that he/they have in place Public Indemnity (PI), Public Liability (PL) and Employers' Liability (EL) insurance.

The minimum levels of cover for each and every claim, unlimited in the period of insurance, shall be: -

Public Liability (PL)	€ 6,500,000
Employers Liability (EL)	€ 13,000,000
Professional Indemnity (PI)	€ 700,000

21. TAX CLEARANCE CERTIFICATE

It is a condition for the award of this contract that the firm selected and all proposed sub-consultants must be able to produce a valid Tax Clearance Certificate or C2 certificate. The firm to whom the contract is awarded and all sub-consultants shall continue to hold valid certificates for the duration of the contract.

22. WITHHOLDING TAX

Under the Finance Act 1987 a withholding tax must be deducted from payments for professional services. This tax will be deducted at the current rate from payments made to the firm awarded the contract and will be remitted to the Revenue Commissioners.

23. CONFIDENTIALITY

The contracting authority undertakes to use its best endeavors to hold confidential, any information provided in the proposal submitted, subject to the contracting authority's obligations under law, including the Freedom of Information Act, 1997. The Freedom of Information Act (FOI) came into operation for Local Authorities on 21st October 1998 (amended 2003). If you consider any of the information supplied by you is either commercially sensitive or confidential in nature, this should be highlighted and the reasons for its sensitivity specified. In such cases the relevant material will, in response to FOI requests, be examined in the light of the exemptions provided for in the FOI Act.

24. SAFETY, HEALTH AND WELFARE

The successful Consultant will be appointed as the Project Supervisor Design Process (PSDP) in accordance with the Safety, Health & Welfare at Work (Construction) Regulations 2013, as amended. Details and evidence of the Consultant's competency in relation to this appointment as PSDP should be included in the submission.

In addition, under Regulation 7(1) and 7(5) of The Safety, Health & Welfare at Work (Construction) Regulations 2013, as amended, each tenderer is requested to complete our adopted Health & Safety PSDP Competency Questionnaire.

25. CONTRACT DETAIL AND QUOTE RETURN DEADLINE

Contact person at Kilkenny County Council:

All technical and other queries related to this invitation should be directed to: -

Kieran Kelly

Senior Project Manager

Email: kieran.kelly@kilkennycoco.ie

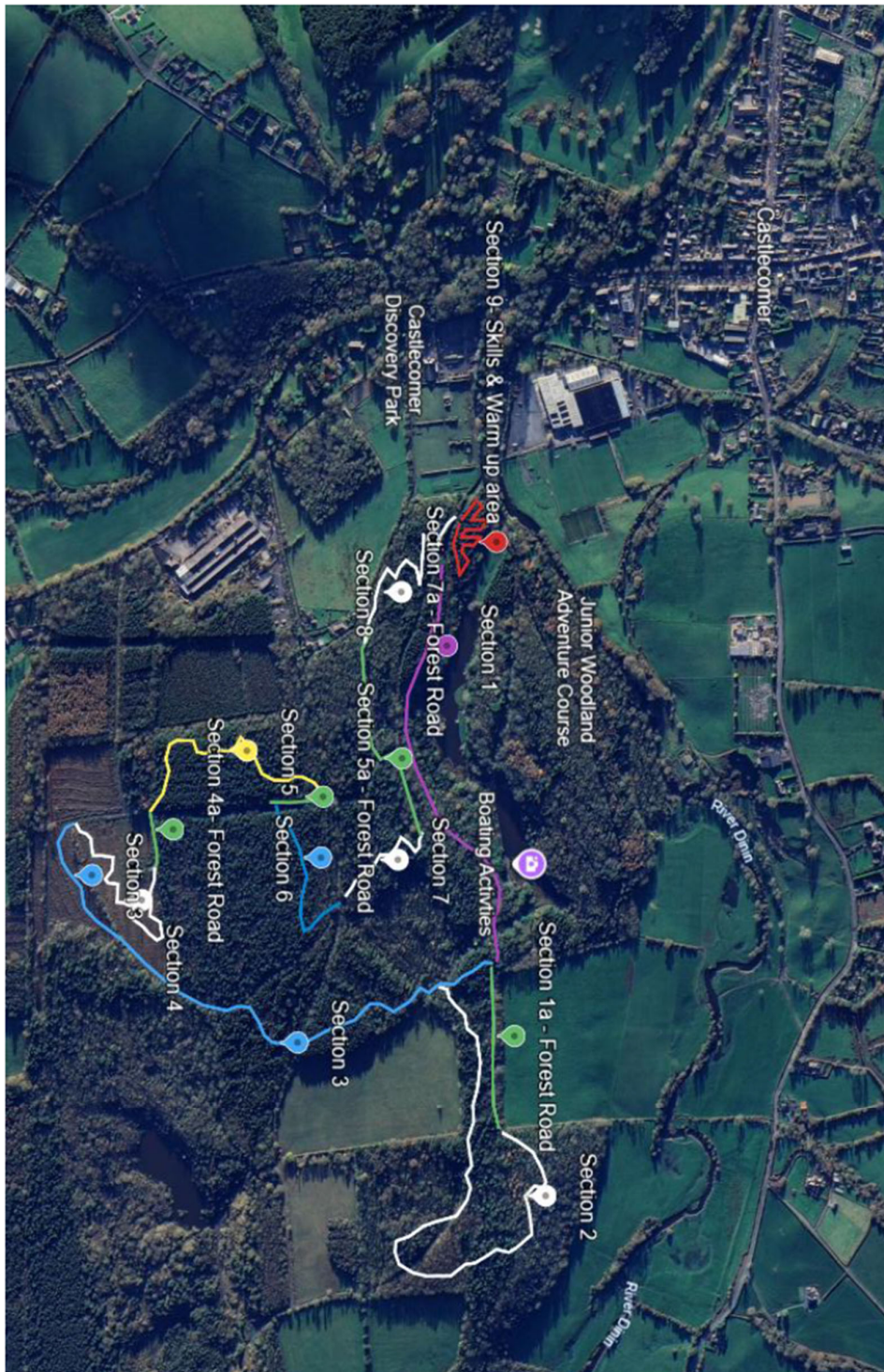
26. SUBMISSION OF PROPOSALS

Submission through etenders

“Construction of a Purpose-built Mountain Bike Trail – Castlecomer Discovery Park”

to be received before 12 noon on Monday 8th July 2026. No proposal will be accepted after this deadline.

APPENDIX 1



Castlecomer Discovery Park – Mountain Bike Trail – Location Overview

DRAFT