

09 Preliminaries and Employer's Requirements

1. General

This document sets out the Employer's Requirements and the preliminary obligations applicable to the execution and completion of the Works.

These requirements shall be read in conjunction with all other Tender Documents.

The Contractor shall allow within its Tender for compliance with all requirements contained herein and shall make no claim for additional payment in respect of matters reasonably foreseeable from the Tender Documents.

2. Description of the Works

The Works comprise the refurbishment and enhancement of selected areas within **Curraheen Park Greyhound Stadium, Cork**, including all associated building, architectural, mechanical and electrical works, finishes, fittings and ancillary works necessary to complete the project in accordance with the Contract Documents.

The Employer intends that the project shall be delivered in two phases in order to maintain the ongoing operation of the stadium.

Phase 1 comprises the priority refurbishment works required to be completed in advance of the first round of the **2026 Laurels**.

Phase 2, whilst subject to confirmation by the Employer and the availability of funding, is currently anticipated to commence in **January 2027** and shall comprise the remaining elements of the proposed refurbishment works.

The Contractor shall provide all labour, materials, plant, supervision, temporary works and all other resources necessary for the proper execution and completion of the Works.

3. Live Operational Environment

Curraheen Park Greyhound Stadium shall remain operational throughout the duration of the Contract.

The Contractor shall undertake the Works in a manner that minimises disruption to the ongoing operation of the facility and shall coordinate its activities with the Employer and stadium management at all times.

The Contractor shall maintain safe access and egress for stadium staff, visitors, racing personnel, greyhound owners, patrons and members of the public throughout the execution of the Works.

4. Programme Requirements

The Contractor shall execute the Works in accordance with the programme requirements set out within the Tender Documents and Appendix 3 – Indicative Programme.

The anticipated programme milestones are as follows:

- E-tender Release: Monday, 15 June 2026.
- Tender Submission Date: Friday, 10 July 2026.
- Contractor Award: Monday, 27 July 2026.
- Phase 1 Commencement on Site: Monday, 10 August 2026.
- Completion of the Phase 1 Works: Prior to the first round of the 2026 Laurels.
- Anticipated Commencement of Phase 2 Works: January 2027.

The Contractor shall submit a detailed construction programme for the Phase 1 Works within the period required under the Contract and shall update the programme throughout the duration of the Works as required by the Employer's Representative.

The Contractor shall also develop and maintain an overview programme for the anticipated Phase 2 Works demonstrating how the stadium may remain operational whilst the remaining works are undertaken.

5. Fire Safety Requirements

The Employer has appointed **MSA Fire Safety Engineers**, represented by **Tony Slattery**, as Fire Safety Consultants for the project.

An amendment to the existing Fire Safety Certificate is required in respect of the proposed wind lobby works forming part of the Phase 1 Works. The Fire Safety Consultant shall prepare and coordinate the amended Fire Safety Certificate submission on behalf of the Employer.

The Contractor shall cooperate fully with the Employer, the Employer's Representative and the Fire Safety Consultant in implementing the fire safety requirements arising from the amended Fire Safety Certificate and shall provide all information reasonably required to facilitate the approval process and subsequent execution of the Works.

The Contractor shall allow within its Tender for compliance with the fire safety requirements identified within the Tender Documents and any reasonably foreseeable requirements arising from the amended Fire Safety Certificate associated with the Phase 1 Works.

6. Phasing Requirements

The Contractor shall carefully phase the Works to minimise disruption to the operation of Curraheen Park Greyhound Stadium.

The Contractor shall acknowledge that the stadium is a live operational environment and that maintaining continuity of racing activities and associated hospitality functions is a key Employer requirement.

The Contractor shall sequence the Works to maintain the continued operation of the facility to the greatest extent practicable and shall minimise the closure of areas throughout both phases of the project.

Tenderers shall clearly identify within their Programme and Phasing Proposal:

- Areas proposed to be taken out of operation and the anticipated duration of such closures.

- Measures proposed to minimise disruption to racing activities and hospitality operations.
- Temporary arrangements to maintain services and operational functionality where required.
- Proposed sequencing strategies that facilitate the completion of the Phase 1 Works prior to the 2026 Laurels.
- An overview strategy for the anticipated Phase 2 Works commencing in January 2027.
- Measures proposed to minimise closures of operational areas during Phase 2.

The Contractor shall coordinate all activities with the Employer's Representative, the Fire Safety Consultant and stadium management to ensure that the facility remains operational throughout the execution of the Works.

7. Site Establishment and Access

The Contractor shall provide, maintain and remove all temporary facilities necessary for the execution of the Works.

The Contractor shall:

- Establish and maintain an appropriately managed Site compound.
- Agree access arrangements with the Employer prior to commencement.
- Restrict deliveries to agreed routes and times.
- Maintain emergency access routes at all times.
- Prevent unauthorised access to work areas.
- Reinstate all temporary areas disturbed by the Works.

8. Protection of Existing Facilities

The Contractor shall take all necessary precautions to protect the existing buildings, structures, finishes, services and surrounding areas from damage arising from the execution of the Works.

Any damage caused by the Contractor shall be made good to the satisfaction of the Employer at the Contractor's expense.

9. Segregation and Safety

The Contractor shall ensure the safe segregation of construction activities from the ongoing operation of Curraheen Park Greyhound Stadium.

The Contractor shall provide and maintain all necessary barriers, hoarding, signage, warning notices and protective measures necessary to safeguard staff, visitors, racing personnel and members of the public.

The Contractor shall ensure that temporary fire escape routes, means of escape and fire safety arrangements remain effective throughout the execution of the Works and shall

comply with any directions issued by the Employer, the Employer's Representative or the Fire Safety Consultant in relation to operational fire safety.

The Contractor shall comply with all directions issued by the Employer in relation to operational safety.

10. Working Hours

Normal working hours shall be agreed with the Employer prior to commencement of the Works.

The Employer reserves the right to restrict working hours where necessary to accommodate racing fixtures, hospitality events, operational requirements or other activities taking place within Curraheen Park Greyhound Stadium.

Any proposed out-of-hours working shall be subject to the prior written approval of the Employer.

11. Noise, Dust and Nuisance

The Contractor shall minimise noise, dust, vibration and other nuisance arising from the execution of the Works.

Appropriate control measures shall be implemented to prevent disruption to the operation of the stadium and inconvenience to staff, visitors, neighbouring properties and stadium users.

The Contractor shall comply with all statutory requirements relating to environmental protection.

12. Coordination and Communication

The Contractor shall cooperate fully with the Employer, the Employer's Representative, the Fire Safety Consultant and any other parties engaged by the Employer.

Regular progress meetings shall be held throughout the duration of the Contract.

The Contractor shall provide advance notice of activities likely to impact the operation of the stadium.

The Contractor shall liaise regularly with stadium management regarding proposed closures, access arrangements and activities that may affect racing operations or customer experience.

13. Testing and Commissioning

The Contractor shall undertake all inspections, testing and commissioning necessary to demonstrate compliance with the Contract Documents.

All certification, test results and commissioning records shall be submitted to the Employer prior to completion of the relevant phase of the Works.

All fire-related inspections, testing, certification and commissioning associated with the amended Fire Safety Certificate shall be completed and submitted to the Employer as part of the completion process for the relevant phase.

14. Handover and Completion

Prior to Practical Completion of each phase, the Contractor shall provide:

- Operation and maintenance information, where applicable.
- Test certificates and commissioning records.
- Warranties and guarantees.
- Training requirements, where applicable.
- Health and Safety File information required under the Contract.
- Confirmation that all snagging items have been completed or agreed.
- Fire safety certification and records relevant to the Works undertaken.

The Contractor shall facilitate an orderly transition back to the Employer upon completion of the Works.

15. Indicative Programme

Tenderers shall refer to Appendix 3 – Indicative Programme and shall satisfy themselves that the Works can be completed within the programme constraints identified therein.

The Indicative Programme is provided to demonstrate the Employer's anticipated sequencing, procurement milestones and project completion dates. Tenderers shall have regard to these requirements when preparing their Programme and Phasing Proposals submitted as part of their Tender.

Any alternative sequencing proposed by the Tenderer shall clearly demonstrate how the Employer's key milestone dates will be achieved, including:

- Completion of the Phase 1 Works prior to the first round of the 2026 Laurels.
- Maintaining the ongoing operation of Curraheen Park Greyhound Stadium.
- Limiting the extent and duration of closures to operational areas.
- Facilitating the anticipated commencement of Phase 2 in January 2027.
- Minimising disruption to racing activities, hospitality operations, staff, patrons and other users of the facility.
- Maintaining appropriate fire safety arrangements and means of escape throughout the execution of the Works.

Appendices

The following appendices form part of the Tender Package and shall be read in conjunction with these Employer's Requirements:

Appendix Description

Appendix 1 Bill of Quantities

Appendix 2 Drawings and Drawing Schedules

Appendix 3 Indicative Programme

Appendix 4 Site Information and Surveys

Appendix 5 Health and Safety Information