

## 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 Galway Stadium, 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 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

Galway 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 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:

- Commencement on Site: Friday, 31 July 2026.
- Construction Period: Seventeen (17) weeks.
- Grand Reopening of Galway Stadium: Thursday, 26 November 2026.
- Practical Completion of the Works: Friday, 27 November 2026.

The Contractor shall submit a detailed construction programme 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.

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## 5. Phasing Requirements

The Contractor shall carefully phase the Works to minimise disruption to the operation of Galway Stadium.

Under no circumstances shall both principal floor areas be closed simultaneously.

The Works shall be sequenced such that only one floor area, either the Ground Floor or the First Floor, is closed at any given time.

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

## 6. 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.

## 7. 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.

## 8. Segregation and Safety

The Contractor shall ensure the safe segregation of construction activities from the ongoing operation of Galway Stadium.

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

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

## 9. 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 operational requirements, events or other activities taking place within Galway Stadium.

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

#### **10. 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 and neighbouring properties.

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

#### **11. Coordination and Communication**

The Contractor shall cooperate fully with the Employer, the Employer's Representative 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.

#### **12. 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 Works.

#### **13. Handover and Completion**

Prior to Practical Completion, 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.

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

#### **14. 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 maintaining the ongoing operation of Galway Stadium, limiting closures to a single floor area at any one time and facilitating the planned grand reopening of the stadium.

### **Appendices**

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

| <b>Appendix</b> | <b>Description</b> |
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| Appendix 1 | Bill of Quantities |
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| Appendix 2 | Drawings and Drawing Schedules |
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| Appendix 3 | Indicative Programme |
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| Appendix 4 | Site Information and Surveys |
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| Appendix 5 | Health and Safety Information |
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