



To Tendering Contractors

DATE : **3rd July 2026**

REF : 2377.3.10.002L

SUBJECT : Tender for construction of 209sqm SEN Base Extension and associated site works at the Neale National School, The Neale, Co. Mayo
Contracting Authority: The Board of Management of Neale National School

Dear Tenderer,

You are invited to submit a Tender for the above Contract complying with the enclosed Instructions to Tenderers and based on the schedule of documents appended to this letter.

TENDER RETURN

Tender returns comprising of the following documentation is to be returned via the E-tenders portal no later than **7th August 2026 AT 16.00 hours / 4PM**. Each Tenderer is required to submit:

1. A fully completed Tender Form & Schedule (Volume B)
2. Completed Pricing Document (Volume C)
3. Completed & Signed Declaration of Suitability for Contractors for Small Works

SUITABILITY DECLARATION – IMPORTANT NOTICE

Tenderers are required to read the DoEY Contractor Suitability Declaration for Small Works carefully and to make sure that they meet the minimum standards stated therein. Tenderers who do not meet those requirements should not submit a tender as they will be excluded at award stage. All Tenderers are liable for their own costs of tendering.

WORKS CONTRACT

The applicable works contract will be: PW-CF6 Short Public Works Contract (available at www.constructionprocurement.gov.ie).

The Contract will be awarded on the basis of lowest price.

There are no Contractor or Employer named specialists. All sub-contractors are domestic. The successful applicant will be appointed Works Contractor and Project Supervisor for the Construction Stage (PSCS) on the project in accordance with the Safety, Health and Welfare at Work (Construction) Regulations. The Project categorisation for assessment of H&S competence as Works Contractor and PSCS is Type 2. The Areas of work involving

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Particular Risks known to Contracting Authority at this time are set out in the preliminary Health & Safety Plan.

CONTRACT AWARD

It is a condition precedent to the award of the Contract that the successful Tenderer will provide:

- A current tax clearance certificate or in the case of a non-resident Contractor a statement of suitability on tax grounds from the Revenue Commissioners of Ireland.
- Evidence showing that they are in compliance with any sectoral employment orders, employment regulation orders or registered employment agreements implemented in accordance with the Industrial Relations Acts 1946 to 2015 in relation to Construction Industry Pensions assurance and sick Pay.

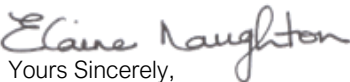
The Department of Education is subject to the requirements of the Freedom of Information Acts 1997, 2003 and 2014. If a candidate/tenderer considers that any of the information supplied in response to this notice is either commercially sensitive or confidential, this should be highlighted and reasons for its sensitivity given. The relevant material will, in response to a request under the Act, be examined in the light of exemptions provided for in the Act.

SITE VISITS

All tendering contractors are advised to visit the school to familiarize themselves with the site and access arrangements. Arrangements for a site visit can be made by contacting Elaine Naughton, Simon J Kelly Architects at enaughton@sjk.ie or at 0876527923.

QUERIES

The latest date for queries is **24th July 2026**. All queries should be submitted via the E-Tenders portal.


Yours Sincerely,

Elaine Naughton
Director
Simon J Kelly Architects
+ 353 91 562 949

ATTACHED TO THIS LETTER: *Schedule of contract and non-contract document*



SCHEDULE OF TENDER / CONTRACT DOCUMENTS

ITT

Instruction to Tenderers

VOLUME A

Volume A.1 Project Particulars

A.1.1 Project Particulars

A.1.2 BC(A)R Preliminaries

A.1.3 PIP - INF

Volume A.2 Specifications and Documents

A.2.1 2377-EXT-Architects Specification

A.2.2 *Refer to section A3.2 below, specification included on drawings*

A2.3.1.1 Mechanical Services General Items

A2.3.1.2 Mechanical Services Specification

A2.3.1.3 Mechanical Services Equipment Schedules

A2.3.2.1 Electrical Services General Items

A2.3.2.2 Electrical Services Specification

A2.3.2.3 Electrical Services Equipment Schedules

Volume A.3 Drawings and Details

A.3.1 Architect Drawings as follows:

Drawing Number:	Drawing Title:	Size	Scale
2377-EXT-T-100	Existing-Site-Plan-Existing Site / Topographical Survey	A3	1:500
2377-EXT-T-101	Existing-Site-Plan-Demolition & Enabling Works	A3	1:500
2377-EXT-T-102	Proposed Site-Plan-Overview	A3	1:500
2377-EXT-T-103	Proposed Site-Plan-Enlarged (1 of 2)	A3	1:200
2377-EXT-T-104	Proposed Site-Plan-Enlarged - works to front of site (2 of 2)	A3	1:200
2377-EXT-T-105	Site-S.E.N Garden & Details	A1L	Varies
2377-EXT-T-106	Site-S.E.N Garden & Details	A1L	Varies
2377-EXT-T-107	Site-S.E.N Garden & Details	A1L	Varies
2377-EXT-T-108	Site-Gates, Fences & Details	A1L	Varies
2377-EXT-T-109	Site-Front Boundary Wall, Site Signage, Door Stops	A1L	Varies



2377-EXT-T-110	Site-Details general	A1L	Varies
2377-EXT-T-200	Plan-GA-Ground Floor	A1L	1:50
2377-EXT-T-201	Plan-GA-Radon Sump & Pop Ups	A1L	1:50
2377-EXT-T-202	Plan-GA-RCP	A1L	1:50
2377-EXT-T-203	Plan-GA-Attic & MVHR unit locations	A1L	1:50
2377-EXT-T-204	Plan-GA-Roof Plan	A1L	1:50
2377-EXT-T-205	Plan-GA-Floor Finishes	A1L	1:50
2377-EXT-T-206	Plan-Airtightness Line	A1L	1:50
2377-EXT-T-207	Plan-GA-Dimensioned Floor Plans	A1L	1:50
2377-EXT-T-208	Plan-Fire Separation Strategy	A1L	1:50
2377-EXT-T-300	Elevations	A1L	1:50
2377-EXT-T-301	Elevations	A1L	1:50
2377-EXT-T-310	Sections AA	A1L	1:25
2377-EXT-T-311	Section-BB (1 of 2)	A1L	1:25
2377-EXT-T-312	Section-BB (1 of 2)	A1L	1:25
2377-EXT-T-313	Section-CC (1 of 2)	A1L	1:25
2377-EXT-T-314	Section-CC (2 of 2)	A1L	1:25
2377-EXT-T-315	Section-DD	A1L	1:25
2377-EXT-T-316	Section-EE	A1L	1:25
2377-EXT-T-317	Section-FF	A1L	1:25
2377-EXT-T-318	Section-GG (1 of 2)	A1L	1:25
2377-EXT-T-319	Section-GG (2 of 2)	A1L	1:25
2377-EXT-T-320	Section-HH (thru existing school)	A1L	1:25
2377-EXT-T-321	Section-JJ	A1L	1:25
PS-500 to PS-599	A4 Details Booklet		
2377-EXT-T-500	Details-Plan-VCJ+Windpost Detail	A4	1:5
2377-EXT-T-501	Details-Plan-Window Jamb & Cavity Barrier	A4	1:5
2377-EXT-T-502	Details-Plan-Window Jamb Detail	A4	1:5
2377-EXT-T-503	Details-Plan-Window Jamb Detail	A4	1:5
2377-EXT-T-504	Details-Plan-Block up Extg Window with FR screen	A4	1:10
2377-EXT-T-505	Details-Plan-Block up Extg Window with FR screen	A4	1:10
2377-EXT-T-506	Details-Plan-Fit new internal door into existing ope	A4	1:10
2377-EXT-T-507	Details-Plan-Block up Extg Window with FR screen	A4	1:10
2377-EXT-T-508	Details-Plan-Junction existing / extension + Box out Detail	A4	1:10
2377-EXT-T-520	Details-Section-Radon Details	A4	1:10
2377-EXT-T-521	Details-Section-Radon Details	A4	1:10
2377-EXT-T-522	Details-Section-Radon Details	A4	1:10
2377-EXT-T-523	Details-Section-Radon Details	A4	1:10
2377-EXT-T-524	Details-Section-Radon Details	A4	1:10
2377-EXT-T-530	Details-Section-External Envelope-Cill Detail	A4	1:5



2377-EXT-T-531	Details-Section-External Envelope-Lintel Detail	A4	1:5
2377-EXT-T-532	Details-Section-External Envelope-Cill Detail	A4	1:5
2377-EXT-T-533	Details-Section-External Envelope-Lintel Detail	A4	1:5
2377-EXT-T-534	Details-Section-External Envelope-Cill + Lintel Detail	A4	1:5
2377-EXT-T-535	Details-Section-External Envelope-Door Threshold Detail	A4	1:5
2377-EXT-T-536	Details-Section-External Envelope-Roof - Canopy	A4	1:10
2377-EXT-T-537	Details-Section-External Envelope-Roof -Ridge Detail	A4	1:5
2377-EXT-T-538	Details-Section-External Envelope-Flat roof / Slate Roof Detail	A4	1:10
2377-EXT-T-539	Details-Section-External Envelope-Flat roof / Extg Slate Roof Detail	A4	1:10
2377-EXT-T-540	Details-Section-External Envelope-Roof-Eaves Detail	A4	1:5
2377-EXT-T-541	Details-Section-External Envelope-Flat roof / Slate Roof Detail	A4	1:10
2377-EXT-T-542	Details-Section-External Envelope-Flat roof / Slate Roof Detail	A4	1:10
2377-EXT-T-543	Details-Section-External Envelope-Flat roof / Slate Roof Detail	A4	1:10
2377-EXT-T-544	Details-Section-External Envelope-Parapet capping detail	A4	1:10
2377-EXT-T-545	Details-Section-External Envelope-Extg slate / new slate roof Detail	A4	1:10
2377-EXT-T-546	Details-Section-External Envelope-Verge Detail	A4	1:5
2377-EXT-T-547	Details-Section-External Envelope-Flat roof sump detail	A4	1:5
2377-EXT-T-548	Details-Section-External Envelope-Parapet capping detail	A4	1:10
2377-EXT-T-549	Details-Section-External Envelope-Step in slate roof detail	A4	1:5
2377-EXT-T-600	Schedule-External Doors & Windows	A1L	1:50
2377-EXT-T-700	Schedule-Internal Doors & Screens	A1L	1:50
2377-EXT-T-701	Internal Doors and Screens - Joinery Details (Sheet 1 of 2)	A1L	1:50
2377-EXT-T-702	Internal Doors and Screens - Joinery Details (Sheet 2 of 2)	A1L	1:50
2377-EXT-T-800	Schedule-Padding	A1L	Varies
2377-EXT-T-801	Schedule-Fitted Furniture (Sheet 1 of 2)	A1L	Varies
2377-EXT-T-802	Schedule-Fitted Furniture (Sheet 2 of 2)	A1L	Varies
2377-EXT-T-900	Schedule-Signage	A1L	Varies
2377-EXT-T-1400	RDS-L0.02-Safe Space	A1L	1:50
2377-EXT-T-1401	RDS-L0.03-Classbase	A1L	1:25
2377-EXT-T-1402	RDS-L0.10-Multi Activity	A1L	1:25
2377-EXT-T-1403	RDS-L0.04-Store Room	A1L	1:25
2377-EXT-T-1404	RDS-L0.09-Office	A1L	1:25
2377-EXT-T-1405	RDS-L0.12-Sluice Room	A1L	1:25
2377-EXT-T-1406	RDS-L0.05-Entrance Lobby	A1L	1:25
2377-EXT-T-1407	RDS-L0.08-Protected Corridor	A1L	1:25
2377-EXT-T-1500	RDS-L0.01-UAWC 01	A1L	1:20
2377-EXT-T-1501	RDS-L0.06-Staff WC	A1L	1:20
2377-EXT-T-1502	RDS-L0.07-UAWC 02-Staff	A1L	1:20
2377-EXT-T-1503	RDS-L0.11-Hugiene Suite	A1L	1:20



A.3.2 Civil and Structural Engineers Drawings and Schedules as follows:

DRAWING NUMBER	DRAWING TITLE
1730-T-02_20250425	Geotechnical Investigation Layout and Findings
1730-T-04_20250425	Existing Roof Layout – Survey Findings
1730-T-05_20250425	Existing Roof Layout – Survey Findings – Sectional Details
1730-T-06_20250425	Project Specific Notes / Specification
1730-T-07_20250425	Ground Floor and Raft Foundations Structural Layout & Project Specific Notes and Construction Specification
1730-T-08_20250425	Ground Floor and Rising Elements Structural Layout & Project Specific Notes and Procedural and Other Items
1730-T-09_20250425	Ground Floor and Raft Foundations Sectional Details
1730-T-10_20250425	Trussed Rafter Bottom Chord and Flat Roof Joist Structural Layouts: Roof Section 1:50
1730-T-11_20250425	Trussed Rafter Top Chord Structural Layouts: Roof Section 1:50
1730-T-12_20250425	Trussed Rafter Bracing Structural Layouts: Roof Section 1:50
1730-T-13_20250425	Roof Level Sectional Details, Sheet 1
1730-T-14_20250425	Roof Level Sectional Details, Sheet 2
1730-T-15_20250425	Structural Elevations, Wall Tie Spacing, and Windpost Details
1730-T-16_20250425	External Works and Site Drainage Layout
1730-T-17_20250425	External Works and Drainage Details
1730-T-19_20250425	Raft Foundation and Sectional Details Reinforcement
1730-T-19_STEEL SCHEDULE	Steel Schedule

A.3.3.1 Mechanical and Electrical Engineers Mechanical Drawings and Schedules as follows:

DRAWING NUMBER	DRAWING TITLE
DOCUMENT NAME	TITLE
6919_M52-01	Above ground soils and waste installation
6919_M53-01	Layout of Water Services Installation
6919_M56-01	Layout of LPHW Space Heating (Sheet 1 of 2)
6919_M56-02	Layout of LPHW Space Heating (Sheet 2 of 2)
6919_M57-01	Layout of Ventilation Installation

A.3.3.2 Mechanical and Electrical Engineers Electrical Drawings and Schedules as follows:

DRAWING NUMBER	DRAWING TITLE
DOCUMENT NAME	TITLE
6919_E61-01	Schematic layout of the electrical distribution systems and details
6919_E61-02	Layout of cable containment
6919_E61-03	Layout of Solar PV installation



6919_E62, 64-01	Layout of power and communications installation
6919_E63, 65-01	Layout of normal & emergency lighting and fire alarm installations

VOLUME B

Volume B.1 Form of Tender & Schedule

VOLUME C

Volume C.1 Pricing Document (TMP)

Volume C.2.3.1.1 Schedule of Prices for the mechanical services installation

Volume C.2.3.2.1 Schedule of Prices for the electrical services installation

OTHER CONTRACT DOCUMENTS

PW-CF6 Short Public Works Contract

MF1.21 Performance Bond

MF1.22 Appointment of Project Supervisor

MF 1.23 Rates of pay and conditions of Employment Certificate

SCHEDULE OF TENDER DOCUMENTS FOR TENDERERS INFORMATION ONLY / NOT FORMING PART OF THE CONTRACT DOCUMENTS

BACKGROUND INFO

- Copy of Disability Access Certificate & Application
- Copy of Fire Safety Certificate & Application
- Copy of Planning Permission & Application
- GPR Survey (Copy of Survey in CAD and PDF format) – *NOTE this survey was carried out before the Modular Unit was installed*
- Topographical Survey (Copy of Survey in CAD format) - *NOTE this survey was carried out before the Modular Unit was installed*
- Ground Investigations Report (1 x Report)
- Preliminary Health and Safety Plan (1 x Preliminary H&S Report & Appendices)
- DoES Contractor Suitability Declaration for Small Works
- Letter of Invitation (this letter)