

Moneenroe Community Council

Table of Contents

1. Invitation to Tender for Moneenroe Community Development Works.....	2
2. Instructions to Tenderers.....	4
3. General Scope of Works and Project Overview	6
4. Scope of Works: Module 1 - Community Room Development.....	8
5. Scope of Works: Module 2 - New Changing Facilities	10
6. Scope of Works: Module 3 - Recreational Connectivity.....	13
7. Tender Evaluation and Award Criteria	16
8. Mandatory Submission Requirements and Forms.....	18

1. Invitation to Tender for Moneenroe Community Development Works

On behalf of the residents of Moneenroe, the **Moneenroe Community Council** invites submissions from competent professional contractors for the execution of community development works at the Railyard Gaelic Football Club, Moneenroe, Castlecomer, Co. Kilkenny, R95 KD5C. This project is a key part of our strategy to enhance local amenities for our 722 residents and improve facilities for Railyard GFC.

This invitation to tender constitutes a formal public procurement process. All correspondence, queries, and submissions must be conducted exclusively through the Irish Government's **eTenders platform** to ensure transparency and compliance with the National Public Procurement Policy Framework.

Project Contact and Procedural Framework

All queries relating to this tender must be submitted via the eTenders messaging portal. This ensures that all tenderers have access to the same information.

- **Designated Contact Person:** Patrick, Chairperson of Development Committee
- **Project Duration:** The intended completion timeframe for all awarded works is **6 months** from the date of commencement.

Procurement Schedule

The following timeline is mandatory and will be strictly enforced. Submissions or communications received outside of the designated dates and times will not be considered.

Item	Date and Time	Location & Details
Mandatory Site Briefing		Clubhouse Entrance, Railyard GFC. This collective briefing is a prerequisite for tender submission, allowing tenderers to assess existing site conditions. Contact railyardgfc@gmail.com to arrange.
Deadline for Queries	12pm. 7th August 2026	Queries must be submitted via the eTenders messaging portal. Responses will be circulated to all registered tenderers.
Tender Submission Deadline	3pm, 14th August 2026	Submissions received after this deadline will be deemed non-compliant and will not be evaluated.

Submission Format and Pricing

Tenderers are required to provide financial proposals as three separate, independent **Lump Sum** prices. Each price must correspond to one of the project's distinct modules and be supported by a detailed Bill of Quantities (BoQ).

1. **Module 1:** Community Room Development
2. **Module 2:** New Changing Facilities
3. **Module 3:** Recreational Connectivity

This modular pricing is a mandatory requirement, enabling the Council to engage in **Phased Execution** based on funding and priorities. The Council explicitly reserves the right to award contracts for any single module, any combination of modules, or all three modules.

2. Instructions to Tenderers

Tenderers are invited to submit proposals for the Moneenroe Community Development Works. These instructions provide a mandatory framework for the preparation and submission of all tender responses. Adherence to these instructions is a prerequisite for a compliant bid. All submissions, correspondence, and queries must be conducted exclusively through the Irish Government's **eTenders platform**.

Key Dates and Deadlines

The procurement process will be governed by the following strict schedule. No submissions or queries will be accepted outside of these designated times.

Item	Date and Time	Location & Details
Mandatory Site Briefing		Clubhouse Entrance, Railyard GFC. This collective briefing is a prerequisite for tender submission, allowing tenderers to assess existing site conditions. Contact railyardgfc@gmail.com to arrange.
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Tender Submission Deadline	3pm, 14th August 2026	Submissions received after this deadline will be deemed non-compliant and will not be evaluated.

Submission and Pricing Format

Tenderers must submit their financial proposal as three separate, independent **Lump Sum** prices, one for each of the following modules:

1. **Module 1:** Community Room Development
2. **Module 2:** New Changing Facilities
3. **Module 3:** Recreational Connectivity

Each Lump Sum figure must be supported by a corresponding **detailed Bill of Quantities (BoQ)**. This modular pricing structure is a mandatory requirement to enable phased execution of the works. The Council reserves the right to award contracts for any combination of modules or for a single module.

Mandatory Documentation and Eligibility

To be deemed compliant, all tender submissions must include the following documentation. Failure to provide any of the required documents will result in the disqualification of the tender.

- **Form of Tender:** Completed and signed as required.
- **Pricing Schedule:** The three separate Lump Sum prices and detailed BoQs for each module.
- **Valid Tax Clearance Certificate:** Tenderers must demonstrate current tax compliance as verified through the Irish Revenue Commissioners.
- **Company Health & Safety Policy:** A comprehensive policy document demonstrating the tenderer's commitment and capability to manage construction site safety in accordance with the **Safety, Health and Welfare at Work (Construction) Regulations 2013**. This must include evidence of competency to act as **Project Supervisor Construction Stage (PSCS)**.
- **Project Programme:** A detailed project programme, such as a Gantt chart, outlining the proposed timeline, critical path, and execution methodology for all three modules, demonstrating how they can be delivered independently or concurrently.
- **Evidence of Experience:** Details of similar projects completed, including references.

3. General Scope of Works and Project Overview

The Moneenroe Community Council invites tenders for the execution of community development works located at the Railyard Gaelic Football Club, Moneenroe, Castlecomer, Co. Kilkenny, R95 KD5C. This project represents a significant investment in the physical infrastructure and social fabric of our rural village, benefiting its 722 residents and the operational capacity of Railyard GFC.

Core Project Mandate

The works encompassed by this tender are sanctioned under **Planning Permission Reference 26/60056**, granted by Kilkenny County Council on 25/03/2026. All construction, fit-out, and site works must be executed in strict adherence to the provided full technical drawings, specifications, and the conditions outlined within the grant of permission.

The successful contractor shall be required to demonstrate rigorous compliance with all prevailing statutory and regulatory frameworks, including but not limited to:

- The **Irish Building Regulations** and all relevant **Technical Guidance Documents (TGDs)**.
- The **Safety, Health and Welfare at Work (Construction) Regulations 2013**.
- All environmental protection and waste management conditions stipulated in the planning grant.

Project Structure and Phasing

The overall project is structured into three independent modules. Tenderers are required to provide a separate, standalone **Lump Sum** price for each module. This modular approach is designed to allow the Council to proceed with phased execution based on available funding and strategic priorities.

Module	Description	Timeline Objective	Site Constraint
1	Community Room Development		Works must be segregated from public areas of the operational clubhouse.
2	New Standalone Changing Facilities		A dedicated, secure works compound and separate machinery access route must be established and maintained.
3	Recreational Connectivity (Walking Track)		Construction traffic must be managed to minimise disruption to GFC activities and local traffic on village roads.

While a simultaneous start for all modules is intended, the Council reserves the right to award contracts for individual modules.

Site Operational Constraints

The Railyard GFC facility will **remain operational** for the full duration of the construction works. The appointed contractor must implement a comprehensive site management plan that guarantees:

- Secure hoarding and segregation of all construction zones from public and club-related activities.
- Coordination of all site activities, particularly large vehicle deliveries, with the Railyard GFC fixtures schedule.
- **Restricted access protocols**, with large deliveries scheduled outside of peak school and commuter hours to minimise local traffic impact.
- Maintenance of safe pedestrian and vehicle access for club members and the public at all times.

The contract will be awarded on the basis of a **Best Price-Quality Ratio**, and all works are to be priced *exactly as specified* in the tender documents, with no allowance for contractor-led design modifications.

4. Scope of Works: Module 1 - Community Room Development

This module details the complete scope of works required for the conversion of the existing changing rooms and the construction of an adjoining extension within the clubhouse building at Railyard GFC. The objective is to create a new, multi-purpose community facility as per **Planning Permission Ref: 26/60056**. The contractor is required to provide a fixed-price **Lump Sum** proposal for all works described herein and in the associated technical drawings.

All works shall be priced and executed in strict accordance with the full technical drawing set provided, including but not limited to drawing reference [Floor Plan-Community Room.pdf](#).

Demolition and Structural Alterations

The initial phase of works requires the full internal strip-out and demolition of existing elements to prepare the area for its new configuration. The contractor shall:

- Remove and dispose of all existing changing room fixtures, fittings, benches, lockers, and sanitary ware.
- Carry out the demolition of internal non-load-bearing walls designated for removal in the technical drawings. All waste materials must be managed and disposed of by an Authorised Waste Contractor as per planning conditions.
- Prepare the structure for the construction of the new **9.6 sq.m community shop extension**, including all necessary foundations, blockwork, and roofing to integrate seamlessly with the existing building fabric.

Construction and Fit-Out

Following demolition, the contractor will construct the new internal layout and complete the fit-out to the specified standards. This includes:

- **Partitioning:** Erection of all new internal partitions to create the "Activity / Recreation Room," "Chair Store," and associated accessible and unisex WC facilities.
- **Flooring:** Installation of heavy-duty, commercial-grade non-slip vinyl flooring throughout all new areas. The flooring must achieve a minimum **Pendulum Test Value (PTV) of 36+** in wet conditions to ensure user safety and compliance.
- **Finishes:** All new walls are to be finished with plaster and decorated with a standard commercial paint finish as per the specifications in the technical drawings.
- **Ceilings & Doors:** Installation of all new ceilings and internal door sets, including all necessary ironmongery.

Mechanical and Electrical (M&E) Services

A complete M&E fit-out is required to make the facility fully operational for community use. The contractor shall be responsible for the design, supply, installation, and commissioning of the following, in full compliance with **I.S. 10101:2020**:

- **Electrical:** A complete new electrical installation, including consumer unit, wiring, standard LED lighting, and a comprehensive provision of double socket outlets. Sockets and switches are to be installed at accessible heights in accordance with **Technical Guidance Document M**.
- **Data:** Installation of structured CAT6 or CAT7 data cabling, with data points provided in the main activity room for public and operational use.
- **Mechanical Ventilation:** Installation of a new mechanical ventilation system for all new WC and sanitary areas, ensuring adherence to **Technical Guidance Document F** of the Irish Building Regulations.
- **Plumbing:** All necessary plumbing for the new WC facilities, including installation of all specified sanitary ware (toilets, sinks) and connection to existing foul and water services.

5. Scope of Works: Module 2 - New Changing Facilities

This module defines the complete scope of works for the turnkey construction of a new, standalone, single-storey changing facility building, with a gross internal floor area of **104 sq.m**. This facility is for the dedicated use of **Railyard GFC** and is to be constructed in the location specified in the technical drawing set, including [Site Layout-Changing Rooms and Clubhouse.pdf](#).

Tenderers are required to provide a fixed-price **Lump Sum** proposal for all works outlined below. All works must be executed in strict adherence to the full technical drawing package provided with this tender and the conditions stipulated in **Planning Permission Ref: 26/60056**.

Substructure and Superstructure

The contractor shall be responsible for all groundworks, substructure, and superstructure works necessary to deliver the complete building shell.

- **Groundworks:** Full site clearance, excavation, and preparation of foundations as specified in the structural engineer's drawings.
- **Building Shell:** Construction shall be of **traditional concrete blockwork**. The external finish is to be a sand/cement render, prepared for a standard paint finish.
- **Roofing System:** Installation of a fully insulated **profiled metal roof cladding** system, complete with integrated guttering and all necessary downpipes connected to the site's surface water drainage system.
- **External Openings:** Supply and installation of all external doors and windows. Doors are to be **powder-coated steel security doors**, and windows are to be **double-glazed uPVC** units as per the provided drawings and specifications.

Internal Finishes and Fit-Out

The contractor shall complete the full internal fit-out to a durable, high-traffic specification suitable for a sports facility environment.

Area/Element	Specification
Wet Areas	All shower and toilet areas are to be finished with PVC hygienic wall cladding and heavy-duty, non-slip floor tiles.
Flooring	Heavy-duty, non-slip floor tiles throughout all changing rooms, corridors, and ancillary spaces.
Doors & Ironmongery	Supply and installation of all internal door sets with robust, commercial-grade ironmongery.
Fixtures & Fittings	Supply and installation of all specified team benches and coat hooks within the changing room and physio room areas.
Decoration	All non-tiled and non-cladded internal walls and ceilings are to be a pointed block finish and decorated with a standard, durable commercial paint finish.

Mechanical & Electrical (M&E) Services

The contractor is responsible for the design coordination, supply, installation, testing, and commissioning of all M&E services. All electrical work must be certified upon completion in accordance with **I.S. 10101:2020**.

- **Plumbing:** A complete plumbing installation for all sanitary facilities, including toilets, wash-hand basins, and showers as per [Floor Plan-Changing Room.pdf](#).
- **Water Heating:** Installation of a **simplified electric water heating system**, appropriately sized to service the demands of all showers and hot water outlets.
- **Electrical:** A full electrical fit-out including consumer unit, wiring, energy-efficient LED lighting, general purpose socket outlets, and all necessary connections for the M&E plant.
- **Ventilation:** Installation of mechanical extract ventilation in all wet areas (showers, WCs) in compliance with **Technical Guidance Document F**.

External Works and Utility Connections

The scope includes all associated site works required to integrate the new building into the existing site infrastructure.

- **Utility Connections:** The contractor shall undertake all necessary trenching and connection works to link the new building's foul, water, and electrical services to the existing utility mains present at the clubhouse.
- **Perimeter Footpath:** Construction of a **1.2-meter wide concrete perimeter path** around the new building. This path must include all necessary ramping to provide compliant access, strictly adhering to the gradient and landing specifications of **Technical Guidance Document M**.
- **Final Landscaping:** Making good of all ground disturbed by construction activities, including grading and reseeded, to ensure a clean and safe finish.

6. Scope of Works: Module 3 - Recreational Connectivity

This module specifies the full scope of works for the supply, installation, and commissioning of a recreational walking track and associated lighting. The objective is to provide a safe, accessible, and durable amenity for the 722 residents of the Moneenroe community. Tenderers are required to provide a fixed-price **Lump Sum** proposal for all works detailed herein and in the associated technical drawings, including [Track.pdf](#).

All works must be priced and executed in strict accordance with the full technical drawing set and the conditions stipulated under **Planning Permission Ref: 26/60056**.

Site Preparation and Earthworks

The contractor shall undertake all necessary site preparation along the designated route of the track.

- **Topsoil Strip:** Carefully strip all topsoil from the proposed 3-meter wide track alignment. All stripped topsoil is to be stockpiled at a designated location on-site for subsequent use in making good disturbed areas.
- **Excavation:** Excavate the track path to the required formation levels, creating a tray to contain the sub-base and surface materials.
- **Formation:** The track formation must be graded and compacted to ensure a stable and even base prior to the installation of the sub-base layers.

Track Construction and Finishing

The construction of the 650-meter walking track shall adhere to the following specifications:

Component	Specification
Length	650 meters
Width	3 meters (finished)
Geotextile Layer	A geotextile separation membrane shall be laid over the entire prepared formation.
Sub-Base	A 150mm layer of compacted Clause 804 granular material.
Surface Finish	A 50mm layer of compacted Stone/Rock Dust .
Drainage	The track surface must be finished with a slight camber to facilitate natural surface water runoff.
Edging	No formal kerbing or edging is required. The track materials are to be compacted directly into the excavated tray.

The contractor must ensure that the track provides **flush, accessible transitions** where it interfaces with existing hard surfaces, specifically at the main car park and the entrance to the clubhouse, in compliance with **Technical Guidance Document M**.

Lighting Installation

The contractor is responsible for the complete supply and installation of a **grid-connected** public lighting system along the entire length of the walking track.

- **Lighting Poles:** Supply and install lighting poles at **30-meter intervals** along the track. All poles and luminaires must be suitable for public realm use.
- **Cabling & Trenching:** All cabling shall be ducted and buried underground, with all trenching and reinstatement works included in the scope.
- **Electrical Connection:** The system is to be connected to the existing electrical supply at the clubhouse. All electrical works must be designed, installed, and certified by a registered electrician in full compliance with **I.S. 10101:2020**.

- **Control System:** The lighting shall be operated via a **manual/timed switch** located within the clubhouse, allowing for operational control by the facility management.

Final Reinstatement

Upon completion of all construction and installation works, the contractor shall make good all ground disturbed by their activities. This includes grading and reseeding any adjacent areas using the stockpiled topsoil to leave the site in a clean, safe, and finished state.

7. Tender Evaluation and Award Criteria

The Moneenroe Community Council is committed to a transparent and accountable procurement process. Tenders submitted for the works will be evaluated on the basis of the **Most Economically Advantageous Tender (MEAT)**, determined through a **Best Price-Quality Ratio**.

The Council will evaluate proposals and may award contracts for each of the three modules independently. A tenderer may be awarded one, two, or all three modules based on the evaluation outcome for each specific module. The evaluation process for each module will be conducted separately.

Evaluation Model: Best Price-Quality Ratio

Each compliant tender will be assessed against a weighted scoring model. The total available score is 100 marks, allocated as follows:

Criterion	Weighting
Price	70%
Technical Merit	30%
Total Score	100%

Price Evaluation (70%)

The score for Price will be calculated for each module independently using the following standard formula. The tenderer submitting the lowest compliant price for a given module will receive the maximum 70 marks for that module.

$$\text{Price Score} = (\text{Lowest Compliant Price for the Module} / \text{Tenderer's Price for the Module}) \times 70$$

Technical Merit Evaluation (30%)

The Technical Merit score will be awarded based on an assessment of the tenderer's

capabilities, experience, and approach. This evaluation is not sub-weighted; it is a qualitative assessment of the evidence provided. Tenderers will be scored based on the degree to which their submission demonstrates competence and a robust understanding of the project's requirements.

The assessment will be based on the following evidence submitted as part of the tender:

- **Relevant Experience and Track Record:** Evidence of successfully delivering projects of a similar nature, scale, and complexity, particularly in community settings.
- **Project Delivery Approach and Programme:** The clarity, feasibility, and efficiency of the proposed project programme, including the management of site operations while the Railyard GFC facility remains active.
- **Health & Safety Competency:** The quality and comprehensiveness of the tenderer's **Company Safety Statement**. Crucially, this includes the mandatory **signed declaration** confirming the tenderer's competency to act as, or appoint a competent person for, the role of **Project Supervisor Construction Stage (PSCS)** in accordance with the Safety, Health and Welfare at Work (Construction) Regulations 2013.

No minimum score is required for the Technical Merit criterion; however, a low score will significantly impact a tenderer's overall ranking.

Contract Award

Following the complete evaluation, the contract for each individual module will be awarded to the tenderer who achieves the highest total score (Price Score + Technical Merit Score) for that specific module. The Moneenroe Community Council is not bound to accept the lowest or any tender.

8. Mandatory Submission Requirements and Forms

To ensure a compliant and valid submission, tenderers are required to complete and upload the following mandatory documents to the **eTenders platform** before the submission deadline. Each document must be provided as a separate, clearly labelled PDF file. Failure to submit any of the required documents, or the submission of incomplete forms, will result in the tender being deemed non-compliant and disqualified from the evaluation process.

Form of Tender and Pricing Schedule

Tenderers must complete the official **Form of Tender**, adapted from the standard OGP Public Works template provided with this tender pack. The form must be fully completed, signed, and dated. A critical and mandatory component of this form is the Pricing Schedule, which must be structured as follows:

Module Description	Fixed Price Lump Sum (ex. VAT)
Module 1: Community Room Development	€
Module 2: New Changing Facilities	€
Module 3: Recreational Connectivity	€
Combined Total (Modules 1, 2 & 3)	€

Each Lump Sum price must be comprehensive, representing the total cost for all labour, materials, plant, overheads, and profit necessary to complete the works for that module as specified in the tender documents. The combined total will be used for administrative purposes only; evaluation will be conducted on a per-module basis.

Statutory and Competency Declarations

The following signed declarations are required to demonstrate the tenderer's suitability and commitment to regulatory compliance.

- **QW2 Declaration of Suitability for Works Contractors:** Tenderers must complete and sign this declaration, confirming they meet the minimum standards for financial capacity, technical capability, and procedural integrity.

- **Standalone PSCS Competency Form:** A separate, signed declaration must be submitted, explicitly confirming the tenderer possesses the required competence and will allocate the necessary resources to act as the **Project Supervisor for the Construction Stage (PSCS)** in full accordance with the Safety, Health and Welfare at Work (Construction) Regulations 2013.
- **Declaration of Non-Collusion:** Tenderers must submit a signed declaration confirming that the tender has been prepared independently and without any collusion, arrangement, or communication with any competitor.

Insurance and Tax Compliance

Tenderers must provide evidence of their capacity to meet the project's insurance and tax obligations.

- **Evidence of Insurances:** Tenderers must provide confirmation from their insurer or broker that they hold, or can obtain upon appointment, the following minimum levels of insurance:
 - **Employer's Liability Insurance:** Minimum indemnity of **€13,000,000**.
 - **Public Liability Insurance:** Minimum indemnity of **€6,500,000**.
- **Valid Tax Clearance Certificate:** A current Tax Clearance Certificate, verifiable through the Irish Revenue Commissioners' online service, must be provided to confirm the tenderer's tax compliance status.