

ANTHONY GOLDEN COMMUNITY PARK

Park Phase 1 – Construction of Site Access, a Multi-Use
Natural Grass Pitch and an Exercise Circuit

Kilmoremoy AGP
CLG

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1. PROJECT PARTICULARS

Name- Kilmoremoy AGP CLG

Contact Mr. Fergal Mulligan

Nature- Work Scope for the Anthony Golden Park Phase 1 – Construction of Site Access, a Multi-Use Natural Grass Pitch and an Exercise Circuit

Location- Culleens¹, Ballina, Co. Mayo. 54.136674761316876, -9.171424508561271

2. SCOPE OF WORK

The project can be summarised as; This section forms a tender specification for the construction of a multi-use natural grass sports pitch and associated enabling works for:

- Gaelic football
- Soccer
- School physical education
- General recreational use by the local community and resident's association
- Sports days and community use

3. DESCRIPTION OF WORKS

Introduction

This section forms a tender specification for the construction of a multi-use natural grass sports pitch and associated enabling works.

The pitch shall be suitable for:

- Gaelic football
- Soccer
- School physical education
- General recreational use by the local community and resident's association
- Sports days and community use

The contractor shall provide all labour, plant, materials, supervision, and temporary works necessary to complete the works in accordance with this specification.

Drawings and Phasing

The drawings provided represent a masterplan layout for the full development of the site.

This tender relates only to the works described within this document.

Any elements shown on drawings but not explicitly described herein shall be deemed:

- Excluded from this contract
- Reserved for future phases

¹ Adjacent to the new Scoil Naomh Bríd, Culleens National School F26 FPA9

Scope of Works (Current Phase)

The works include:

- Site clearance and preparation
- Topsoil stripping and stockpiling.
- Bulk earthworks to form pitch platform.
- Construction of sand-ameliorated natural grass pitch
- Installation of full drainage system
- Construction of grass exercise circuit (free-draining)
- Construction of supporting embankments (non-spectator)
- Construction of access route and car park (provisional, site-won material only)
- Construction of six concrete plinths (for future equipment)

Excluded / Future Works

The following are not included:

- Spectator stands or seating areas.
- Ball stop netting
- Buildings or structures
- External gym equipment installation
- Any services and associated ducting not directly required for pitch drainage.

Performance Requirement

The completed pitch shall:

- Provide a safe, even, and durable playing surface.
- Be capable of sustaining multi-use school and community activities.
- Remain free-draining and playable in typical winter conditions.
- Resist localised wear and compaction.
- Recover effectively under normal maintenance regimes.

The contractor shall be deemed to have allowed for all operations necessary to achieve this performance.

Contractor Responsibilities

The contractor shall:

- Verify all levels and site conditions.
- Assess availability of site-won materials.
- Provide all materials including sand, fertiliser, drainage media.
- Execute all works required for a complete and functional pitch system.
- Provide temporary works, traffic management, and safety measures.

Earthworks

- Strip topsoil (150–300 mm) and stockpile
- Excavate and redistribute subsoil (~50,000 m³)
- Form pitch platform to 29.125 m AOD.
- Compact in layers ≤300 mm to 95% Proctor.
- Laser grade to ±25 mm tolerance

Drainage System

Provide a fully integrated system:

- 80–100 mm perforated lateral drains at 5 m centres
- Installed in 100 mm wide gravel trenches.
- Trenches wrapped in geotextile
- 150 mm twinwall collector drain
- Sand slit drainage @ 1 m centres.
- Outfall connection to surface water system (location to be confirmed)

Pitch Construction

Formation

- Laser graded to match design contours
- Falls to ensure positive drainage.

Rootzone and Sand

- 150–200 mm topsoil/rootzone
- 50 mm sand incorporated into upper profile.

Surface Preparation

- Remove stones >50 mm.
- Stonebury to refine surface.
- Cultivate to fine seedbed.
- Final floating and grading

Seeding

- Dwarf perennial ryegrass at 45 g/m².

Fertiliser

- Pre-seeding fertiliser at 35 g/m²

Establishment

- Maintain for minimum 12–16 weeks.
- Includes watering, reseeding, and care.

Grass Exercise Circuit

The exercise circuit shall:

- Be constructed as a natural grass track.
- Be integrated with pitch drainage system.
- Be graded to prevent ponding.

Performance Requirement:

The surface shall remain:

- Free-draining
- Firm underfoot
- Usable throughout winter without excessive softening

The contractor shall include for any additional drainage or amelioration required to achieve this.

Supporting Embankments

- Construct earth embankments as required.
- No spectator facilities included.
- Slopes approx. 1:2
- Fully compacted and stabilised

Access Road and Car Park

General

- Construct using **site-won stone only**.
- No imported material permitted unless instructed.

Material Availability Clause

The extent of construction is dependent on the quantity of suitable material available on site.

- Contractor shall assess material availability prior to works.
- Maximise reuse of site-won material.

Measurement

- Works shall be measured and valued based on actual quantities constructed.
- No guarantee is given as to final extent.

Insufficient Material

If insufficient material is available:

- Contractor shall notify employer.
- Employer may instruct:
 - Reduced scope, or
 - Importation of material (to be separately valued)

Concrete Plinths

- Construct six reinforced concrete plinths.
- No equipment installation required.

Health and Safety

- Comply with all Irish regulations.
- Provide RAMS

Programme

- Submit programme including all phases and establishment period.

Completion

- Provide as-built drawings.
- Confirm drainage connections.
- Pitch to be fully established prior to handover.

4. INDICATIVE SCHEDULE OF QUANTITIES

Purpose of the Schedule

An Indicative Schedule of Quantities is included with the tender documents for the purpose of assisting tenderers in preparing submissions on a common basis.

The Schedule has been prepared from the information currently available to the Contracting Authority, including the drawings, site information and design information available at the date of issue.

The Schedule is provided solely as a pricing aid and tender comparison tool and shall not be construed as a guarantee, warranty or representation by the Contracting Authority as to the precise quantities that may ultimately be required to complete the Works.

Status of Quantities

The quantities stated within the Schedule are estimates only.

Tenderers shall satisfy themselves as to the nature, extent and character of the works and shall not rely solely upon the quantities stated.

The Contracting Authority does not warrant:

- the accuracy of any quantity.
- that the quantities represent the final quantities required for construction.
- that quantities measured during construction will correspond to those contained within the Schedule.
- that the quantities are suitable for the Contractor's chosen construction methodology.

The Contractor shall be deemed to have included for all works necessary to achieve the requirements of the Specification and Drawings, whether specifically identified within the Schedule of Quantities or otherwise.

Tenderer's Responsibility

Tenderers shall:

- inspect the site.
- review all drawings and specifications.
- satisfy themselves as to site conditions.
- assess the nature and suitability of site-won materials.
- determine the resources, labour, plant and materials required to complete the Works.

Submission of a tender shall constitute confirmation that the Tenderer has satisfied themselves as to the extent of the Works and has included all costs necessary to complete the works in accordance with the Contract Documents.

Site-Won Materials

Tenderers are advised that the project has been developed on the basis that site-won materials will be utilised wherever practicable.

No representation or warranty is given by the Contracting Authority regarding:

- the quantity of site-won material available.
- the suitability of site-won material for any particular purpose.
- the extent to which site-won material may be reused within the Works.

Tenderers shall satisfy themselves regarding the suitability and availability of materials present on site.

Performance-Based Obligation

The Contract is performance-based.

The Contractor shall provide a complete, functional and fully operational facility meeting the requirements of the Specification, regardless of any difference between actual quantities and those contained within the Indicative Schedule of Quantities.

The Contractor shall be deemed to have included within their rates and prices for all operations necessary to achieve the specified performance requirements.

Pricing of Items

All items contained within the Indicative Schedule of Quantities shall be priced.

Rates shall be deemed to include:

- labour.
- plant.
- materials.
- transportation.
- temporary work.
- supervision.
- testing.
- setting out.
- waste disposal.
- reinstatement.

- all ancillary work necessary for completion.

No additional payment shall be made for incidental or ancillary works reasonably required to complete the Works in accordance with the Specification.

Provisional Items

Items expressly identified as "Provisional" are included for tender evaluation purposes only.

The extent of provisional works may increase, decrease or be omitted entirely depending on site conditions, material availability, project funding and instructions issued by the Contracting Authority.

Payment for provisional items, where instructed, shall be based on the actual extent of work executed.

Order of Precedence

In the event of any discrepancy between the specification, the drawings and the indicative schedule of quantities, the specification shall take precedence, followed by the drawings, with the Indicative schedule of quantities being subordinate to both.

No Reliance on Quantities Alone

Tenderers shall not rely solely on the Indicative Schedule of Quantities when preparing their tender.

The Schedule shall be read in conjunction with all drawings, specifications, site information and other tender documents.

The Contracting Authority reserves the right to vary quantities, dimensions, levels and construction details as may reasonably be required to achieve the objectives of the project and the performance requirements set out in the Contract Documents.

Indicative Schedule of Quantities

SECTION 1 – PITCH CONSTRUCTION

Item Description	Quantity	Unit
1.1 Pitch area	12,126	m ²
1.2 Topsoil/rootzone (150–200mm placed)	2,100	m ³
1.3 Sand supply	1,200	tonnes
1.4 Sand incorporation	12,126	m ²
1.5 Stonebury surface preparation	12,126	m ²
1.6 Cultivation and fine grading	12,126	m ²
1.7 Seeding	12,126	m ²
1.8 Fertilizer application	12,126	m ²
1.9 Establishment period (12–16 weeks)	1	Item

SECTION 2 – DRAINAGE

Item	Description	Quantity	Unit
2.1	Lateral drains (80–100mm @ 5m centres)	2,450	lin.m
2.2	Main collector drain (150mm twinwall)	150	lin.m
2.3	Drainage trench excavation (100mm width)	2,450	lin.m
2.4	Drainage stone backfill	500	m ³
2.5	Geotextile wrapping	2,500	m ²
2.6	Sand slit drainage (1m centers)	11,500	lin.m
2.7	Outfall connection	1	Item

SECTION 3 – EARTHWORKS

Item	Description	Quantity	Unit
3.1	Bulk excavation and redistribution	50,000	m ³
3.2	Formation compaction and grading	12,126	m ²

SECTION 4 – EXERCISE CIRCUIT

Item	Description	Quantity	Unit
4.1	Grass exercise circuit	3,200	m ²

SECTION 5 – EMBANKMENTS

Item	Description	Quantity	Unit
5.1	Supporting embankments ²	INCLUDED IN EARTHWORKS	m ³

SECTION 6 – ACCESS & CAR PARK

Item	Description	Quantity	Unit
6.1	Access road (site-won stone)	PROVISIONAL	m ²
6.2	Car park (site-won stone)	PROVISIONAL	m ²

SECTION 7 – CONCRETE WORKS

Item	Description	Quantity	Unit
7.1	Concrete plinths (6 No.)	1	Item

SECTION 8 – OUTDOOR GYMNASIUM EQUIPMENT

Item	Description	Quantity	Unit
8.1	Gymnasium Equipment (6 No.)	1	Item

² Measured as part of overall earthworks quantities

5. SCHEDULE OF RATES AND PRICES

Project: Anthony Golden Park Phase 1 – Multi-Use Natural Grass Pitch and Enabling Works

Tenderer: _____

Date: _____

SECTION 1 – PITCH CONSTRUCTION

Item	Description	Quantity	Unit	Tender Price (€)	Notes
1.1	Pitch area	12,126	m ²		
1.2	Topsoil/rootzone (150–200mm placed)	2,100	m ³		
1.3	Sand supply	1,200	tonnes		
1.4	Sand incorporation	12,126	m ²		
1.5	Stonebury surface preparation	12,126	m ²		
1.6	Cultivation and fine grading	12,126	m ²		
1.7	Seeding	12,126	m ²		
1.8	Fertiliser application	12,126	m ²		
1.9	Establishment period (12–16 weeks)	1	Item		

Subtotal SECTION 1 – PITCH CONSTRUCTION: € _____

SECTION 2 – DRAINAGE

Item	Description	Quantity	Unit	Tender Price (€)	Notes
2.1	Lateral drains (80–100mm @ 5m centres)	2,450	lin.m		
2.2	Main collector drain (150mm twinwall)	150	lin.m		
2.3	Drainage trench excavation (100mm width)	2,450	lin.m		
2.4	Drainage stone backfill	500	m ³		
2.5	Geotextile wrapping	2,500	m ²		
2.6	Sand slit drainage (1m centers)	11,500	lin.m		
2.7	Outfall connection	1	Item		

Subtotal SECTION 2 – DRAINAGE: € _____

SECTION 3 – EARTHWORKS

Item	Description	Quantity	Unit	Tender Price (€)	Notes
3.1	Bulk excavation and redistribution	50,000	m ³		
3.2	Formation compaction and grading	12,126	m ²		

Subtotal SECTION 3 – EARTHWORKS: € _____

SECTION 4 – EXERCISE CIRCUIT

Item	Description	Quantity	Unit	Tender Price (€)	Notes
4.1	Grass exercise circuit	3,200	m ²		

Subtotal SECTION 4 – EXERCISE CIRCUIT: € _____

SECTION 6 – ACCESS ROAD AND CAR PARK (PROVISIONAL)

Item	Description	Quantity	Unit	Tender Price (€)	Notes
6.1	Access road (site-won material only)	Provisional	m ²		
6.2	Car park (site-won material only)	Provisional	m ²		

Subtotal SECTION 6 – ACCESS ROAD AND CAR PARK (PROVISIONAL): € _____

SECTION 7 – CONCRETE WORKS

Item	Description	Quantity	Unit	Tender Price (€)	Notes
7.1	Concrete plinths (6 No.)	1	Item		

Subtotal SECTION 7 – CONCRETE WORKS: € _____

SECTION 8 – OUTDOOR GYMNASIUM EQUIPMENT

Item	Description	Quantity	Unit	Tender Price (€)	Notes
8.1	Supply and installation of outdoor gymnasium equipment (6 No.)	1	Item		

Subtotal SECTION 8 – OUTDOOR GYMNASIUM EQUIPMENT: € _____

TENDER SUMMARY

Description	Amount (€)
Pitch Construction	
Drainage	
Earthworks	
Exercise Circuit	
Access Road & Car Park (Provisional)	
Concrete Works	
Outdoor Gymnasium Equipment	
TOTAL TENDER PRICE (EXCL. VAT)	
VAT	
TOTAL TENDER PRICE (INCL. VAT)	

Tenderers shall price the Schedule of Rates and Prices using the quantities provided.

Where a Tenderer believes that any quantity is materially inaccurate or does not reflect their interpretation of the Works, the Tenderer may submit a separate schedule identifying the item, the quantity provided, the quantity considered appropriate and the basis of their assessment.

Such commentary shall not alter the tendered quantities contained within the Schedule of Rates and Prices unless expressly accepted by the Contracting Authority.

Tenderers shall not amend, delete or substitute the quantities contained within the Schedule of Rates and Prices.

Optional Tenderer's Quantity Commentary Schedule

Item	Quantity Issued	Tenderer's Alternative Quantity	Reason

6. OUTDOOR EXERCISE EQUIPMENT

One of each of these is required.

Walker



The Walker provides a low impact cardiovascular exercise, working all lower body joints and muscles, and giving a good all over body toning.

Back Massager



The Back Massager enhances abdominal & lower back muscles while gently helping stimulate the nervous system.

Stepper



The Stepper offers a high intensity cardiovascular exercise, while building muscles in upper and lower legs.

Waist Extension



The Waist Extension increases waist flexibility while strengthening abdominal muscles and exercising arm and shoulder muscles.

Bicycle



The Bicycle provides a medium intensity aerobic workout, toning and exercising all lower body muscles.

Chest Press



The Chest Press enhances and strengthens upper arm and back muscles and helps develop physical co-ordination.

7. CONTRACTOR COMMITMENT

The contractor shall:

Price All Items

- All items must be priced.
- No “included elsewhere” allowed.

No Quantity Adjustment Claims

The contractor shall be deemed to have reviewed and accepted the quantities provided. No claim for additional payment due to misunderstanding of quantities will be accepted.

Performance Obligation

The contractor’s rates shall include all works necessary to deliver a fully functional, free-draining, multi-use pitch suitable for year-round use.

Exercise Track Clause

The rate for the exercise circuit shall include all drainage, soil improvement, and works necessary to ensure winter usability.

Sand and Topsoil

Rates shall include supply, placement, spreading, and incorporation. No separate claims will be accepted.

Drainage

Drainage rates shall include excavation, pipes, stone, geotextile, backfilling, and reinstatement.

Car Park Risk Clause

The contractor shall be deemed to have inspected the site and assessed the availability of suitable material. No claim for insufficiency of site-won³ material shall be accepted unless instructed by the employer.

Provisional Items

- Paid based on actual measured quantities.
- No guarantee of extent

Establishment Clause

The contractor is responsible for achieving a fully established grass surface. Handover will not occur until the employer is satisfied with surface quality and coverage.

No Exclusions Rule

Any exclusions not listed in the tender submission shall be deemed included.

³ Site-won material’ shall mean material excavated from within the site boundary and deemed suitable for reuse.

Material Risk

The contractor shall be deemed to have inspected the site and assessed the availability of suitable materials.

No claim for additional payment due to insufficiency of site-won material shall be accepted unless the employer instructs a change to scope.

Performance

All rates shall include for compliance with the performance requirements outlined in the specification, including multi-use durability and winter usability.

Exercise Circuit

No separate payment will be made for additional drainage or amelioration required to achieve the specified performance.

Contractor Declaration

The contractor confirms:

- They have inspected the site.
- They accept the quantities provided.
- They have allowed for all works necessary.
- The price includes full compliance with specification.

8. SITE PHOTOGRAPHS



