

15/07/2026

Dear Tendering Contractor,

On behalf of our client, Corlann (formerly Brothers of Charity Services Ireland – Clare Region), you are hereby invited to submit a tender for the proposed works described in the accompanying Tender Documents.

Re: Carra Mor Community Dwelling, Lifford, Ennis, Co. Clare (V95 Y4A6) – Extension, Refurbishment, Heating System Upgrade and Associated Site Works

The proposed works comprise the construction of a new extension together with internal refurbishment, accessibility upgrades, mechanical and electrical upgrades, external site works and a complete replacement of the existing heating system. The principal elements of the Works include:

- Construction of a new single-storey extension comprising an accessible assisted bathroom, accessible ensuite, equipment room, storage room and connecting corridor.
- Alterations and refurbishment of the existing community dwelling.
- Conversion of existing shared sanitary facilities into six individual ensuite bathrooms.
- Construction of a new sluice room.
- Widening of existing door openings and associated structural alterations.
- Installation and upgrading of fire doors and associated fire stopping works.
- Alterations to existing plumbing, drainage, ventilation, electrical services, fire alarm and emergency lighting systems.
- Removal of the existing oil-fired heating installation and installation of a new external high-efficiency condensing oil boiler, new domestic hot water cylinder, new circulating pumps, heating controls, plantroom upgrades and associated services.
- Extension of the heating system to serve the proposed extension.
- Construction of a new galvanised structural steel bus canopy complete with laminated glazed roof and reinforced concrete foundations.
- Construction of new reinforced concrete hardstanding beneath the canopy.
- Relocation of existing parking spaces together with associated kerb alterations.
- Diversion and alteration of foul and surface water drainage including new sewer connections, inspection chambers, ACO drainage channels and soakaway.
- External site development works including paving, landscaping reinstatement, concrete bollards and all associated builders' work.

The Works shall be carried out in accordance with the Contract Drawings, Specifications, Pricing Document and all other Tender Documentation.

Ian Sheehy
Building Surveyor LTD.
Bansha, Askeaton, Co. Limerick

Tel: 087-9202500

iansheehy99@gmail.com

The Contract will be awarded on the basis of the lowest priced compliant tender. The Employer reserves the right not to accept the lowest, or any, tender.

The Contract Period is three (3) months from the Commencement Date.

The property is to be occupied for the works. Works will need to be coordinated with Corlann to ensure the least disturbance to residence and staff. The works will be sequences as follows:

- Construction and completion of extension.
- Internal works to bedroom 5 & 6, ensuite and bathroom area
- Bedrooms 1 – 4 and ensuites 1 – 4
- Canopy at front

Tender Requirements

Tenderers shall submit:

- A completed Form of Tender.
- A fully completed Pricing Document / Bill of Quantities.
- A proposed construction programme demonstrating completion of the Works within the Contract Period.
- Details of similar healthcare, residential or refurbishment projects completed within the previous five years, including client references.
- Details of key personnel proposed for the project.
- Any additional information requested within the Tender Documents.

Incomplete tenders or incomplete Pricing Documents may be rejected.

Site Inspection

Tenderers must inspect the site prior to submitting their tender in order to familiarise themselves with the nature, extent and conditions of the Works.

Failure to inspect the site shall not relieve the successful Tenderer of any obligation under the Contract, nor shall any claim for additional payment arising from a lack of knowledge of the existing building, services or site conditions be entertained.

Site inspections may be arranged through:

Patrick Quinn , Corlann, during normal business hours. 086 7737732

Chris Crowe, Corlann – 087 4173902

Minimum Requirements

Tenderers shall provide evidence of:

- Current Tax Clearance.
- Public Liability Insurance with a minimum indemnity of €6,500,000.
- Employers Liability Insurance with a minimum indemnity of €13,000,000.
- Contractors All Risks Insurance appropriate to the Works.
- Competency to undertake the duties of Project Supervisor Construction Stage (PSCS) in accordance with the Safety, Health and Welfare at Work (Construction) Regulations.
- Suitably qualified management, supervisory and trade personnel.
- Evidence of successfully completed projects of a similar nature and complexity within the previous five years.
- Appropriate Health & Safety training and competency for all personnel engaged on the project.

The Employer reserves the right to request additional information regarding the Tenderer's technical capability, financial standing and previous experience.

Successful Tenderer

Prior to execution of the Contract, the successful Tenderer shall provide documentary evidence confirming that all insurances, tax clearance and statutory requirements remain current and valid, together with copies of insurance policies, certificates and any other documentation requested by the Employer.

The successful Tenderer shall also be required to submit:

- Construction Stage Safety Plan.
- Project programme.
- Method statements and risk assessments.
- Product data and samples where specified.
- Shop drawings and fabrication drawings where applicable.

Tender Submission

Tenders shall be submitted electronically through the eTenders portal.

The closing date and time for receipt of tenders is: 3:00 pm on 02/09/2026

The clarification period closes at: 3:00 pm on Monday, 26/08/2026

All requests for clarification shall be submitted through the eTenders Messaging Facility. Responses to queries will be issued through the portal in accordance with public procurement procedures.