

INSTRUCTIONS TO TENDERERS

Asbestos Roof Removal, Insulated Roof Replacement, Solar PV, BESS and Smart Energy Control / SCADA

Tender Particular	Detail
Contracting Authority	Athy Rugby Club – Contact Aidan Gleeson, aidan@bepro.ie - 087 2415786
CfT CA Unique ID	AthyRFCEnergy2026-01
Contract type	Fixed-price Design and Build Works Contract
Procurement route	National below-threshold open competition on eTenders
Main CPV	45260000 - Roof works and other special trade construction works
Site	Athy Rugby Club, Athy, Co. Kildare
Funding	Part-funded through the LEADER Programme

1. Invitation

Athy Rugby Club invites tenders for one fixed-price Design and Build Works Contract covering the complete project described in these documents. The successful tenderer will act as the main contractor and will be responsible for delivering both project phases, coordinating all specialist subcontractors and managing every interface between the roofing, structural, electrical, energy-storage, control and generator systems.

2. Project Phasing

The project will be delivered in two sequential phases under the same contract.

Phase 1 comprises the removal and lawful disposal of the asbestos-containing roof sheets, gutters and downpipes; removal of the existing lightweight metal over-sheeting; inspection of the exposed roof structure; installation of the new insulated composite roof system; installation of new gutters and downpipes; and delivery of the related certificates, disposal records, as-built information and warranties.

Phase 2 comprises the design, supply, installation and commissioning of the Solar PV array, Battery Energy Storage System (BESS), Smart Energy Control / SCADA system, electrical protection and metering, grid connection and export controls, and integration with the existing generator. Phase 2 also includes the web, desktop and smartphone interfaces, testing, training and final handover.

Before the new roof is ordered or installed, the Contractor shall coordinate the roof system, structural loading, fixing zones and PV mounting method. Roof-mounted Phase 2 work shall not begin until Phase 1 has achieved Practical Completion, the required Phase 1 records and warranties have been submitted, and the Club has

released the roof/PV interface hold point in writing. Phase 2 shall not invalidate or reduce any Phase 1 roof, coating or workmanship warranty.

3. Existing Roof

- Approximately 280 m² of asbestos cement roof sheeting.
- Approximately 550 m² of asbestos cement roof sheeting currently over-sheeted with lightweight metal sheets and without insulation.
- Associated asbestos-containing gutters and downpipes.
- Total indicative roof area: approximately 830 m².

All above areas and quantities are approximate and are provided only to assist tenderers. They are not a bill of quantities and shall not be relied on as final measured quantities.

4. Mandatory Pre-Tender

Attendance at a pre-tender site inspection is mandatory. Contact Aidan Gleeson to arrange the visit (087 2415786 aidan@bepro.ie). Each tenderer that attends shall receive an already completed professional Asbestos survey for the building. Each tenderer shall inspect the complete work area, examine access and interfaces, take its own measurements, verify the roof areas and rainwater goods, assess the visible condition and configuration of the existing roof, and identify all work reasonably necessary to deliver the complete project.

By submitting a tender, the tenderer confirms that the tender price is based on the tenderer's own site inspection, measurements, quantities and assessment, and not solely on the Club's indicative information. No post-award adjustment to the Contract Sum will be allowed for differences in roof area, sheet quantities, gutter or downpipe lengths, access requirements, or other measurable or reasonably observable conditions that the tenderer could have verified before tender submission.

This allocation does not apply to concealed structural defects, undisclosed asbestos-containing materials outside the identified scope, or changes instructed by the Club that could not reasonably have been identified during the pre-tender inspection. Such matters will be addressed under the contract variation procedure.

5. Scope Summary

The following summary defines the principal work in each phase. Detailed requirements are contained in the Technical and Performance Specification.

Phase 1 - Asbestos Removal and Insulated Roof Replacement

- Pre-construction verification, design and coordination.
- Specialist asbestos work, including survey review, plan of work, notifications where required, controlled removal, packaging, transport and lawful disposal.
- Removal of existing lightweight over-sheeting and all redundant roofing components.
- Installation of insulated composite roof cladding with a minimum 50-year design life, including ridge, verge, flashing, closure, seal and weathering details.

- New gutters and downpipes, adequately sized by calculation and located generally as existing, including connection to existing drainage where suitable.

Phase 2 - Solar PV, BESS and Smart Energy Control / SCADA

- Solar PV array designed for and coordinated with the new roof.
- BESS with an indicative usable energy capacity of 300 to 400 kWh, inverter/power conversion, protection, metering and controls in suitable steel cabinets.
- Smart control / SCADA, web UI, smartphone application and existing grid and generator integration.
- Testing, commissioning, training, certification, warranties and complete handover documentation.

Tenderers shall submit separate Phase 1 and Phase 2 prices, programmes, milestones and completion periods, together with one overall Contract Sum and one coordinated overall programme.

6. Tender Programme

Tenderers shall submit a separate programme and completion period for each phase, together with one integrated programme showing design coordination, procurement, approvals, phase interfaces, hold points, testing and final completion.

Stage	Date / Time
Publication	21 Aug 2026
Mandatory site inspection	On or before 04 Sept 2026 – by arrangement
Clarification deadline	08 Sept 2026
Tender submission deadline	16 Sept 2026
Evaluation	21 Calendar Days
Examination of Insurance and safety record of tenderers	14 calendar days
Award notification	Circa 28 Jan 2027
Contract execution	Circa 05 Feb 2027
Site Start Date	Circa 04 May 2027
Contract Completion	Circa 30 July 2027

7. Submission Requirements

The tender submission shall include separate Phase 1 and Phase 2 prices, separate phase programmes and milestones, and one overall Contract Sum. Tenderers shall clearly identify the main contractor and every specialist subcontractor proposed for each phase.

Tenderers shall identify the main contractor and the specialist subcontractors proposed for Phase 1 and Phase 2 and provide evidence of competence appropriate to each role.

- Signed Form of Tender.
- Tax Reference Number / eTax Clearance Access Number
- Completed Pricing Schedule in Excel and PDF.
- The Pricing Schedule Excel file shall be attached to the 'Overall fixed Contract Sum' field and the PDF version to the 'Phase 1 Contract Sum' field in the eTenders Financial envelope.
- Evidence of attendance at the mandatory site inspection.
- Tenderer's measured roof schedule, including roof areas, gutter lengths, downpipe quantities and principal assumptions.
- Asbestos removal methodology and competence evidence for the specialist contractor(s).
- Roofing design and product specification demonstrating the required design life and PV compatibility.
- PV, BESS, SCADA and generator integration technical proposal.
- Programme, project team, subcontractors, health and safety approach, warranties, maintenance and support.
- List of qualified subcontractors proposed for the works.
- Evidence competence for the companies involved in SCADA design & electrical integration works.
- Completed Tender Submission Checklist and schedule of assumptions, exclusions and deviations.

8. Specialist Competence and Regulatory Compliance

All asbestos work shall be undertaken by competent persons with training, experience and knowledge appropriate to the work. Tenderers shall identify the asbestos specialist, provide evidence of competence and arrange all legally required notifications, plans, controls, records and waste documentation. Tenderers shall also identify the SCADA and integration specialists, with evidence of competence, A refurbishment/demolition asbestos survey shall be available or completed by a competent person before disturbance of the roof and affected areas.

9. Award Criteria

Tenders will be evaluated on a Technical (quality) envelope weighted at 85% and a Financial envelope weighted at 15% of overall marks. Within the Technical envelope, quality criteria carry the weightings out of 100 shown below; a quality criterion's contribution to the overall score is its envelope weighting x 85%. The Financial envelope comprises the Commercial Cost criterion at 15% of overall marks.

Criterion	Weighting
Completeness of Tender	18
Asbestos Removal Methodology and Compliance	12
Roof Replacement Solution	12
PV Design and Technical Compliance	12
Battery Capacity and Power Capability	18
Smart Control / SCADA Capability	18
Monitoring UI and Cybersecurity	5
Commercial Cost	Financial envelope: 15% of overall marks
Delivery Programme and Risk	3
Warranties and After-Sales Support	2

10. Scoring

Quality criteria will be scored from 0 to 5: 0 Unacceptable; 1 Poor; 2 Below Acceptable; 3 Acceptable; 4 Very Good; 5 Excellent. Weighted quality score = score / 5 x criterion weighting within the Technical envelope x 85%. Price score = lowest evaluated compliant price / tenderer's evaluated price x 15% of overall marks. The evaluated price is the Overall fixed Contract Sum excluding VAT. Scores will be recorded proportionally in the eTenders evaluation tool.

11. Communications

- All procurement communications shall be made through eTenders.
- Clarifications of general relevance will be anonymised and issued to all tenderers.
- Clarification will not be used to permit a material change or improvement after the deadline.

12. Contract and Reservations

No contract exists until the written contract is signed. The Club is not bound to accept the lowest-priced or any tender and may cancel the competition where funding is not approved, the project is unaffordable, or another legitimate reason arises. Tender preparation costs remain with each tenderer. Tenders shall remain valid and open for acceptance for 180 days from the tender submission deadline.