



A project supported by PEACEPLUS;
a programme managed by the Special EU
Programmes Body (SEUPB)

31st August 2026

Your Ref.

RE: Construction of Modular Men's & Hen's Shed and Alterations to Existing Building for Disabled WC Accommodation.

At: Becks court View, Drumbannan, Bailieborough, Co. Cavan. A82 D928

For: Cavan County Council

Dear Sirs,

JM Johnston Consultants, on behalf of the Client, hereby invite suitably qualified and experienced contractors to submit tenders for the design, supply and installation of a standalone community facility for use as a Men's Shed and Women's Shed, including all associated building services and site works. **Modular, off-site manufactured or traditional construction solutions will be considered, subject to compliance with the Employer's Requirements.** New Works will also include alterations to an existing community building for the provision of disabled WC accommodation.

Project Description

The works shall generally include, but not be limited to:

A. Modular Building

Supply and installation of a new modular unit comprising:

- Steel-framed insulated structure.
- External wall cladding system.
- Insulated roof construction.
- Internal wall and ceiling finishes.
- Floor construction and finishes.
- Doors and windows.
- Electrical installation.
- Heating and ventilation provisions.
- All necessary fixings and ancillary works.
- Delivery, erection, commissioning and completion of the building ready for occupation.

The completed building shall be suitable for use as a community Men's & Hen's Shed facility.

B. Alteration Works to Existing Building

Alteration of approximately **6 square metres** of an adjoining existing structure for conversion to a:
Unisex Accessible WC Facility

Works shall include:

- Demolition and removal of redundant fixtures and fittings.
- Internal alterations and associated building works.
- New sanitary ware and fittings.
- Plumbing and drainage connections.
- Electrical installations.
- Ventilation requirements.
- Accessibility works in accordance with current Building Regulations and Universal Access requirements.
- Finishes and decorations as required.

Introduction

The tender has been prepared on behalf of **Cavan County Council** (Contracting Authority and Employer) and issued via the eTenders procurement service (<http://www.etenders.gov.ie/>).

Procedure

The Tender is based on the Public Works Open Procedure. Tenderers are required to complete and return Tenders as outlined in the Instructions to Tenderers.

Site Visit

The Tenderer is required to visit and examine the site, its surroundings and access arrangements and must obtain for himself on his own responsibility all information which may be necessary for preparing the Tender and entering into a Contract. The Tenderer and any of his personnel or agents will be granted conditional permission to enter on the site during one site visit. Attendance at one site visit is mandatory. The Site visit will take place at a date and a time to be agreed with the Employer's Representative (please contact Mr. Ciaran Fitzpatrick at the following number – 087 251 5826).

The Employer shall not be bound by any oral representations which may be made during site visits, whether by the Employer's personnel or by others, and whether during a formal meeting or otherwise. In order to minimise the possibility of misunderstanding, Tenderers should present any requests for clarification in writing. Any record of formal meetings, requests, clarifications and/or Addendum to Tender Documents shall be sent to all prospective Tenderers who received the Tender Documents.

Tender

The Works are to be carried out in accordance with the scope of works, specifications and drawings included in the Tender Documents (in particular see VOLUME A - Works Requirements for technical requirements).

The Tenderer must complete and return the following documents:

- Completed Volume B – Form of Tender and Schedule
- Completed Volume C – Pricing Document
- Provide a brief **Contractor's Works Proposals** document with reference to:
 - Proposed management and personnel and their qualifications to carry out the works
 - Evidence of experience of similar works carried out over the past 5 years
 - Availability to carry out the works

Tender Queries and Tender Submission

All queries shall be directed as instructed in the Particulars to the Instructions to Tenderers. We are not obliged to reply however we will endeavour to do so within 3 working days of each query.

Tender Evaluation and Contract Award

The tender evaluation will be carried out as per the details outlined in the Particulars to the Instructions to Tenderers.

The awarding of this contract is subject to the successful grant aid application for the project.

Yours sincerely,



Jarlath Johnston. B.Sc. (Hons) Dip. Surv.
J.M. Johnston Project Management & Building Design Consultants