

Transformative works at The Nest, Quay Street, Sligo F91 K79P

Volume B – Form of Tender

August / 2026

0690-MFA- Volume B – Form of Tender



Sligo County Council
Comhairle Chontae Shligigh

Sligo.



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Northern Ireland - Ireland

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Executive

LCDC

Coiste Forbartha Pobail Áitiúil
Local Community
Development Committee

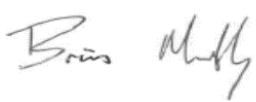
This project is supported by PEACEPLUS, a programme managed by the Special EU Programmes Body (SEUPB)

PROJECT	Demolition of 2no. existing storage buildings, Construction of transformative works at The Nest, Quay Street, Sligo, F91 K79P.	
CLIENT / JOB NO	Sligo County Council	0690
DOCUMENT TITLE	Instructions to Tenderer	

Prepared by

Reviewed by

Approved by

Document <i>Rev 0</i>	Name Brian Murphy	Name Mark Forbes
Date Aug 2026	Signature 	Signature 

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Director: Mark Forbes

Associates: Brian Murphy, Darren Gilsenan and Shane Lavin

Company Reg No: IE726539

VAT Reg. No: 4044576QH

Tender and Schedule

for

The Project

Demolition of 2 No. Existing Storage Buildings and Transformative Works at
The Nest, Quay Street, Sligo, F91 K79P

using the

Short Public Works Contract

Office of Government Procurement

Short Public Works Contract
Document Reference FTS6 v.16
19 July 2023

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Government Buildings
Upper Merrion Street
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FORM OF TENDER

To	<i>The Employer</i>	Sligo County Council
	<i>Address of Employer</i>	County Hall, Riverside, Sligo, F91 Y763
	<i>For the attention of¹</i>	Sorcha Sheehy
	<i>Regarding²</i>	The Nest, Quay Street, Sligo, F91 K79P
Date		

A Dhaoine Uaisle

We have examined and understand the Conditions of the *Short Public Works Contract* and the documents listed in the attached Schedule. We offer to complete the Works on the terms of and in conformity with that contract for the lump sum of

euro ³ excluding all VAT ⁴ ,
--

as adjusted in accordance with the Contract.

If included in the attached Schedule or elsewhere in the attached documents, we also offer to accept appointment as project supervisor for the construction stage on terms required by the Contract if appointed as Contractor for the Works.

In consideration of you providing us with the contract documents, we agree not to withdraw this offer until the latest of:

- (a) ⁵ days after the end of the last day for submission of this Tender
- (b) expiry of at least 21 days written notice to terminate this Tender given by us, which may not issue prior to the expiry of the period at (a)

Your acceptance of this Tender within that time will result in the Contract being formed between us.

We agree that you are not bound to accept the lowest or any tender you may receive.

Is sinne, le meas

<i>Signature of authorised person</i>	
<i>Name in capitals</i>	
<i>Title</i>	
On behalf of	
<i>Tenderer's name in full</i>	

¹ Insert name of contact person identified in tender documents

² Insert name of Project

³ Lump sum in words

⁴ Please refer to www.revenue.ie for details of current rates of VAT

⁵ If not otherwise specified, read as 180 days

Tender & Schedule for Public Works Short Form of Contract

<i>Postal address</i>	
In the presence of	
<i>Name of witness</i>	
<i>Signature of witness</i>	
<i>Witness's occupation</i>	
<i>Witness's address</i>	

TENDER ACCEPTED

Signed on behalf of the Employer⁶

<i>Signature of an officer authorised to sign contracts on behalf of the Employer</i>	
<i>Name in capitals</i>	
<i>Title</i>	
Date	

⁶ To be completed and signed only after all award procedures have been completed. Acceptance of the tender will result in a binding contract.
FTS6 v1.6 19/07/2023

SCHEDULE

Clause

1.1	Employer's Representative	MFA Counselling Engineers Ltd
	Time for Completion	365 days, starting on the day this Contract comes into effect or as stated in another contract document
1.3	Other documents in the Contract	PW-CF6, All requirements set out in Volume A Works Requirements
1.10	Performance Bond	is not required
		The amount of the performance bond is to be 10% ⁷ of the Price (as stated in the accepted tender) up to issue of the certificate of the date that the Works are substantially complete, and 5% ⁸ of the Price (as so stated) for the subsequent period stated in the form of bond.
2.6	Rate of liquidated damages	€500 per day
2.8	Weather station	The nearest Weather Station
3.15	Defects Certificate issued	Between 12 and 13 months after the date on which the Works are certified substantially complete.
4.1	Interim payment	Monthly 90% of the value of Works completed and materials delivered to the Site with title vested in the Employer to the Employer's satisfaction
	Percentage of Price to be paid after Employer certifies the Works are substantially complete	95%
4.2, 4.3	Time for payment	20 working days after Employer receives invoice for certified sum
10.3	Minimum indemnity limit for public liability insurance.	€6.5m for any one event. (Limit may be on an annual aggregate basis for products liability, collapse, vibration, subsidence, removal and weakening of supports and sudden and accidental pollution.)
	Minimum indemnity limit for employer's liability insurance	€13.0 for any one event
10.4	Maximum levels of excess for	
	■ insurance of the Works and goods and materials for the Works	€1000
	■ public liability	€6,500 ⁹
	■ employer's liability	€6,500 ¹⁰

⁷ If no percentage specified, 10% applies.

⁸ If no percentage specified, 5% applies.

⁹ If no amount stated, €6,500 applies

¹⁰ If no amount stated, €6,500 applies

Tender & Schedule for Public Works Short Form of Contract

12.3	Percentage of the unpaid portion of the Price to be paid if Employer terminates, clause 12.2 does not apply, and Employer appoints another contractor within 12 months.	4%
14	Project Supervisor	Contractor is to be appointed as Project Supervisor for the Construction Stage.
15.2,	Body to appoint conciliator, if not agreed	The Royal Institute of the Architects of Ireland
15.3	Person to appoint adjudicator, if not agreed	Chairperson of the Panel of Adjudicators
17.1	Subject to clause 17.2 of the Conditions, the monetary amount of the Contractor's liability to the Employer under or arising out of this Contract shall not exceed the amount stated here ¹¹ .	€[xxxx] ([xxxxx] euro)
18	Table of Material Categories to apply for Clause 18 Price Variation:	Table 1A ("All Materials" category only) applies

NOTE Shaded text (like this) may be amended

¹¹ If no sum is stated, the applicable amount is an amount equal to the Price.

APPENDIX 3 to Clause 18

PART 1: PROPORTIONS OF MATERIALS, FUEL, NON-ADJUSTABLE OVERHEADS, PLANT AND LABOUR

Element	Percentage of Price
Materials	
Fuel	
Non-Adjustable Overheads	
Plant	
Labour	
Total	Must equal 100%

PART 2: PERMITTED INCREASE THRESHOLD

CA Note: Select a percentage figure from the drop-down menu below.

The Permitted Increase Threshold is	5%
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APPENDIX 4 to Clause 18**INDICES AND WEIGHTINGS FOR MATERIAL AND FUEL CATEGORIES**

In respect of the **Material(s)** identified in Table 1A **OR** Table 1B below, the following weightings, indices apply:

CA NOTE: Complete either Table 1A OR Table 1B, whichever is stated to apply in the Schedule. Clause 18 for Materials.

Table 1A: “All Materials” Category only

Weighting	Material Category	Index
1.00	All Materials [irrespective of the actual constituents of the Works]	The index for the “All Materials” category contained in Table 3 Detailed Wholesale Price Indices (excluding VAT) for Building and Construction Materials.

OR**Table 1B: Material Categories**

Category No	Weighting	Material Category ¹
1		Stone, sand and gravel
2		Cement
3		Ready mixed mortar and concrete
4		Concrete blocks and bricks
5		Other Concrete Products including precast
6		Structural steel and reinforcing metal
7		Rough timber (including plain sawn)
8		Machined, treated engineered timber
9		Bituminous macadam, asphalt and bituminous emulsions
10		Electrical fittings
11		All other materials
Total	Must equal 1.0	

Table 2: Fuel Categories

In respect of the **Fuel** identified below, the following weightings, indices apply:

Category Number	Weighting	Fuel Category	Index Figure
1		Fuel Oil	The index for the category “Fuel Oil” in Table 5, Wholesale Price Indices (excluding VAT) for Energy Products (i.e. Fuels purchased by Manufacturing Industry)
2		Electricity	The index for the category “Electricity” in Table 7 COICOP Division 04 Housing, Water, Electricity, Gas and Other Fuels of the Consumer Price Index, published by the CSO.
3		Gas Oil (other than autodiesel)	The index for the category “Gas Oil (other than autodiesel)” in Table 5 Wholesale Price Indices (excluding VAT) for Energy Products (i.e. Fuels purchased by Manufacturing Industry) for Gas Oil (other than autodiesel)
Totals	Must equal 1.00		

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Mayo | Sligo | info@mflagroup.ie | +353 (0)96 56095 | mflagroup.ie
Mayo Office: Block B, Innovation Quarter Ballina, Tone St, Ballina, Co. Mayo, F26 WY4X
Sligo Office: 2nd Floor, Source Building, Harmony Hill, Co. Sligo, F91 YXV7