



ATU C&J Apprentice Expansion Competition Summary

Project Description

Name: ATU C&J Apprentice Expansion

Location: ATU Connemara, Letterfrack Campus, Co. Galway

The project consists of the refurbishment of the existing rooms Machine Halls 1 & 3, Computer Lab, circulation/stairway space and first floor Design Studio F01, staff offices F05 & F10 at Atlantic Technological University, Connemara, Letterfrack, Co. Galway as set out in the works requirements drawings, specifications and schedules. The proposed development will consist of works to existing computer labs, workshops, stairway and teaching spaces.

The project includes works to the existing internal walls, provision of new floor and wall finishes, installation of a platform lift, upgrade of mechanical and electrical services to the proposed areas, and all staff and ancillary accommodation and associated internal works.

The University will not be vacated for the duration of the works, only the work zones.

THE SITE

The proposed refurbishment works are located within the mature, landscaped grounds of the ATU Connemara Campus which includes a historical protected structure dating from 1887. The Campus comprises building infrastructure from different eras; 1887, 1940s, and a section of built in the 1990s. The infrastructure from 1887 makes up the majority of the campus. This fabric, by its nature, requires a rolling input of extra preventative maintenance.

The entire works and extent of the site outlined on drawing No. SHW-01 will be made available to the works contractor for the duration of the works.

The Contractor will be required to produce a Traffic Management Plan setting out procedures for staff and material ingress / egress with due regard for all University / vehicular, pedestrian and emergency vehicle movement.

The contractor's compound is located as highlighted on Drawing No. SHW-01.

The contractor is to take cognisance that the access route from builder's compound is a shared zone with the following activities:

- Fire evacuation routes
- Delivery vehicles
- Student activities
- General activities and car parking

The contractor is to carry out the works in such a manner as not to restrict or impede the above functions.

The contractor is to take cognisance that the site is a fully operational higher education Technological University with vehicular and pedestrian movement, and the contractor is to ensure that the works are carried out in full compliance with all current health and safety legislation.

The Contractor is to be aware that this access route is shared with the Campus Service Access. A safe route to the University buildings must be maintained. The contractor is not to block, impede, soil, store materials or excavate this right of way without production of a written Method Statement and written approval of same from the Client / Design Team.

The Contractor to take cognisance of all student movement routes, access points and all emergency exit points from all surrounding buildings and to ensure that these are kept clear, clean and free of all blockages at all times and adequate general and emergency lighting is to be maintained.

Project Constraints

1	Conservation Issues	The site contains and is bounded by protected structures. All façades are protected structures.
2	Cost Constraints	The project is to comply with the Cost Limits and procedures as detailed below.
3	Time Constraints	The project is to comply with the Time Limits and procedures as detailed below.

Project Phasing

The Contractor shall carefully programme and sequence the Works to accommodate the operational requirements of the building and the availability of the various work areas. The following phasing and access constraints shall be taken into account when preparing the Construction Programme and tender submission.

1. Upper Floor – Two Office Areas

The two office areas located at first-floor level will be made available to the Contractor from **18 December 2026 to 18 January 2027**.

Notwithstanding this period of availability, the works within these areas shall be undertaken between **4 January and 18 January 2027**. The Contractor shall allow for all necessary mobilisation, protection, temporary works, completion and removal of temporary arrangements within the available period.

The Contractor shall coordinate with the Employer and building users to ensure that the areas are fully available for occupation following completion of the works.

2. Acoustic Wall

The works associated with the acoustic wall may be undertaken during either of the following periods:

- **Halloween week 2026;** or
- **4 January to 18 January 2027.**

The Contractor shall programme the works to suit one of these periods and shall coordinate the proposed timing with the Employer in advance.

3. Lift Works

The lift installation works may be undertaken during either of the following periods:

- **Halloween week 2026;** or
- **4 January to 18 January 2027.**

The lift installation may, subject to prior agreement and notification, be undertaken over an extended weekend. The Contractor shall provide adequate advance notice of any such proposal and agree the detailed arrangements with the Employer prior to commencing the works.

4. Machine Hall 3

Machine Hall 3 will be **vacant and not in use** following the relocation of the existing machinery to the undercroft. The area is expected to be available to the Contractor from the **end of September 2026**.

Subject to confirmation of the area being vacated, the works within Machine Hall 3 may therefore be undertaken **at any time from the end of September 2026 onwards**.

The Contractor shall nevertheless coordinate access and commencement dates with the Employer and shall ensure that the area is appropriately protected and segregated from adjoining operational areas.

5. Machine Hall 1

The works within Machine Hall 1 may be undertaken during either of the following periods:

- **Halloween week 2026;** or
- **4 January to 18 January 2027.**

The Contractor shall programme these works to coincide with one of the above periods and shall coordinate the proposed works with the Employer in advance.

General Phasing Requirements

The Contractor shall allow within the Construction Programme for the above access restrictions and availability. The Contractor shall fully understand the phasing requirements and make adequate provision within the Tender for all associated mobilisation, demobilisation, temporary protection, segregation, coordination and sequencing requirements.

There will be no additional costs or extensions of time arising from a failure to adequately allow for the stated access and phasing constraints.