



Invitation to Tender

September 2026

Re: Tender for the Upgrade works to the existing Cootehill Enterprise Centre, including thermal performance improvements and environmental upgrades to the external building envelope, façade systems, and internal wall constructions @ Cootehill Enterprise Centre, Cavan Rd, Drumman, Co. Cavan, H16 A702

Dear Tenderer,

You are invited to submit a competitive tender for the construction of the above development. The project requirements shall be in accordance with the documentation provided. Please cross check the items enclosed and the list below. All of the following documents shall be deemed received by you unless we are formally notified that this is not the case. Awarding criteria will be by lowest price only.

1. Architect's Drawings.
2. Architect's Specification.
3. Form of tender and Schedule.
4. Short Public Works Contract Conditions.
5. Instructions to Tenders.
6. Declaration of Suitability.
7. Preliminary Health & Safety Plan.

The Tenderers must be returned not later than 16-10-2026

Contractors are advised to visit the site to familiarize themselves with the site conditions and any restrictions on access, movement or space for compounds that may be present. Tenderers will be permitted to visit the site. Access can be arranged by contacting the Architect – Elliott Swetak on 0863165351 or 0494365800.

The Declaration must have attached the following supporting information and clearly marked the information required. This includes but is not limited to the following:

1. Evidence of Turnover (approx. 1.5 times budget estimate).
2. Current Public and Employers Liability Insurance.
3. Current tax clearance certificate.
4. Education and Professional Qualifications (Management).
5. Education and Professional Qualifications (Personal).
6. Details of 3 no. relevant projects within the last 7 years.



Michael Fitzpatrick
ARCHITECTS

In addition, the contractor must demonstrate Health and Safety competence as a contractor and as a PSCS.

The Declaration and supporting information must be returned providing completed Form of Tender and Schedule as well as completed pricing document. Having marked all applicants and listed them in order of merit, a short-list will be drawn up and only those applicants that qualify will have their tender opened.

We trust that the above is in order, but please do not hesitate to contact the undersigned if you have any queries.

Yours sincerely,

Elliott Swetak

Elliott Swetak *Bsc. (Hons) Arch. Tech. MSc Con Proj Mgmt*
Michael Fitzpatrick Architects Ltd