

NORTH KILDARE SWIMMING POOL

Briefing Document

Overview

To assess the viability of developing a new swimming pool facility within the Leixlip area located on lands adjacent to the Kildare Innovation Campus.

Kildare County Council



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1. Introduction

Kildare County Council invite suitably qualified consultants to submit proposals to deliver a feasibility study to assess the viability of developing a new swimming pool facility within the Leixlip MD on lands adjacent to Kildare Innovation Campus. As part of this process, we intend to procure a qualified and experienced multidisciplinary design team to undertake a comprehensive evaluation of the project's technical, financial, environmental, and operational feasibility.

The study will examine a range of key considerations, including but not limited to:

- **Site suitability and constraints**
- **Concept design options and spatial requirements**
- **Planning and regulatory implications**
- **Sustainability and energy-efficiency opportunities**
- **Building Fabric (Modern Methods of Construction – Sprung Structure vs Modular)**
- **In ground Pool vs Above ground pool**
- **Cost estimates (capital and lifecycle) of all methods outlined**
- **Operational models and revenue projections**
- **Risk assessment and delivery considerations**

The appointed design team will be expected to engage with relevant stakeholders, review existing information from Swim Ireland, and develop a robust evidence-based report that will inform decision-makers on whether the project should advance to the next stage. The design team shall, as part of the Feasibility Study, review and advise on all statutory, planning, regulatory and Building Control requirements relevant to the proposed development. The Consultant shall identify the applicability of the Building Control Acts and Building Control (Amendment) Regulations (BCAR) and shall advise the Contracting Authority on the anticipated requirements for statutory approvals, including, where applicable, a Fire Safety Certificate (FSC), Disability Access Certificate (DAC), Commencement Notice and associated compliance documentation. The Consultant shall identify any key compliance constraints, risks, mitigation measures and design implications arising from Building Regulations Parts A to M and other relevant legislation. The Consultant shall prepare a statutory compliance strategy and roadmap for delivery of the project through subsequent design stages. For the avoidance of doubt, this commission is limited to feasibility stage services only and does not include the



preparation or submission of a Design Certificate, the provision of Assigned Certifier services, or any statutory certification obligations under BCAR unless specifically instructed as part of a subsequent commission.

The output of this feasibility study will form the foundation for future capital funding applications and subsequent design phases, if approved.

We are seeking proposals from suitably qualified architects, engineers, quantity surveyors, and specialist consultants with proven experience in leisure, aquatic, or sports-related facilities. The successful team will demonstrate technical expertise, strong project management capability, and an understanding of best-practice design standards for modern swimming pool developments.

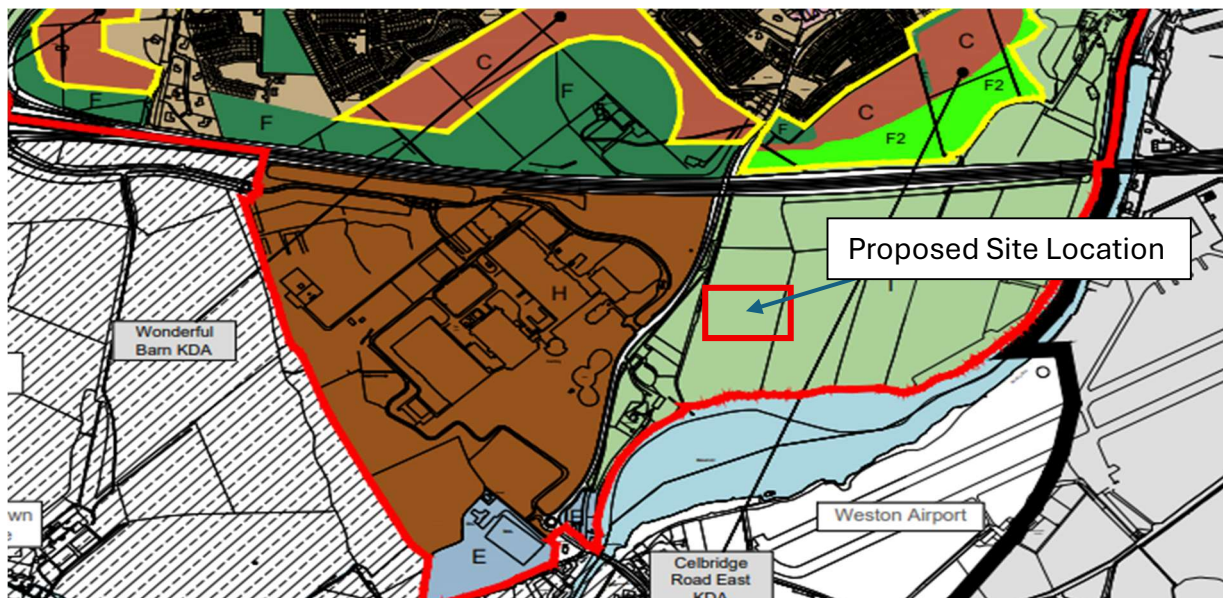


Figure 1: Extract from Map Ref 4 – Land Use Zoning Objectives Map – Leixlip Local Area Plan 2020-2023 Extended to March 2026.

The proposed site is strategically located just south of the M4 Motorway, immediately east of the Kildare Innovation Campus, and north of the Leixlip Reservoir. It benefits from strong proximity to established and emerging community assets, situated within a 10-minute walking distance of the historic Wonderful Barn site, the Barnhall residential area, and the newly developed Hereford Park housing scheme. This location offers a unique blend of accessibility, visibility, and integration with existing neighbourhoods, making it a highly suitable setting for a potential swimming pool and associated recreational amenities.



This site is envisioned not only as a central element of the recreational and amenity infrastructure serving the surrounding residential areas, but also as a vibrant, inclusive space that fosters community engagement, social interaction, and a sense of belonging for people of all ages and backgrounds. See Appendix 1 for large format sketches.

2. Background

Leixlip, and the wider Municipal District has historically lacked a dedicated public swimming pool, despite sustained community interest in the provision of such a facility. In 2019, a public petition seeking delivery of a swimming pool in Leixlip attracted in excess of 1,000 supporters, demonstrating clear local demand for enhanced recreational and aquatic infrastructure. Swim Irelands December 2025 Gap Analysis, highlighted for County Kildare, the current scale of the swimming infrastructure deficit.

Kildare County Council has acknowledged the importance of expanding community amenities within the town. Section 7.6 of the Leixlip Local Area Plan 2020–2023 (extended to March 2026) highlights Policy HC4, which states: **“It is the policy of the Council to facilitate and support a broad range of community, cultural and recreational facilities to serve the needs of the residents of Leixlip.**

This policy context, combined with the demonstrated public support, reinforces the rationale for undertaking a feasibility study to formally assess options for delivering a public swimming pool to serve the Leixlip community and its surrounding areas.



Figure 2: One Vehicular Access Point from west and pedestrian access to north west

The site is generally level throughout (50m - 49m) and currently zoned for agricultural use. It is the intention that the development of a swimming pool and gym on the lands would be supplemented by a public realm installation on the grounds and potentially a walking loop. Therefore it is anticipated that the feasibility process will consider not only the building and associated parking / servicing requirements, but also wider site layout, access, public realm, active travel connections, landscaping, drainage and potential ancillary amenity provision.



Figure 3: Topographic Map (TessaDEM, 2022)

North of the site and north of the M4 Motorway lies a mix of residential developments and Heritage and community facilities, integrating the area into the existing urban fabric of Leixlip. The proximity to local shops, and public open space at the Wonderful Barn Site enhances the potential for walkable connections and encourages integration with the town's existing community infrastructure. To the south and east, the area transitions into open greenfield lands, which currently serve as agricultural or undeveloped land. These lands provide a natural buffer and present long-term development potential or space for ecological corridors and amenity uses. Views to the south are of the Leixlip reservoir and the River Liffey.

3. Procurement Procedure Summary

The method of procurement is an Open Procedure with a Pass/Fail Suitability Assessment based on completion of a Suitability Assessment Questionnaire (SAQ), QC1. The SAQ submissions will be evaluated according to a minimum (Pass/Fail) standard with respect to the financial, economic, technical capacity, health and safety information, and relevant experience of each Tenderer.

If the Tenderer fails to meet the minimum compliance standards or doesn't have the relevant previous experience required, they will be excluded from further consideration.

Respondents who pass the suitability assessment will then have their tender assessed as outlined in the Instruction to Tenderers, i.e. 80/20 Quality/Price



Submissions will be assessed based on the contract award criteria as set out in the ITT. The Tenderer with the most economically advantageous tender (MEAT) will be appointed by Kildare County Council to provide design consultancy services.

4. Objectives

The appointed consultant shall undertake a comprehensive Feasibility Study to determine the most appropriate development option for the proposed lands and to identify the optimal construction approach to meet the needs of the community. The study must balance innovation, cost-effectiveness, sustainability (including viable sustainable energy sources), and contextual sensitivity, while complying with all relevant planning, environmental, and statutory requirements.

The consultant shall:

1. Assess the suitability of the proposed lands for the intended community facility.
2. Compare and evaluate sprung-structure vs other Modern Methods of Construction options.
3. Compare and evaluate in ground Pool vs Above ground pool (both capital and lifetime operations)
4. Compare and evaluate sustainability and energy-efficiency opportunities (both capital and lifetime operations)
5. Provide capital and whole-life cost assessments for each option.
6. Identify key planning, environmental, and technical constraints/opportunities.
7. Recommend the most appropriate, cost-effective development approach.

4.1. Scope of Services

4.1.1. Site Assessment

- Site boundaries, levels, and topography
- Ground conditions and indicative foundation needs
- Access, drainage, services and utilities
- Environmental constraints and risks
- Relevant zoning, planning policy, and statutory considerations



4.1.2. Needs & Functional Requirements

- Confirm community needs for a swimming pool and gym
- Identify spatial/functional requirements and potential operational models
- Engagement with Client Team to refine project objectives

4.2. Construction Options Assessment

4.2.1. Sprung Structure

- Suitability for pool and gym use
- Structural/environmental performance
- Lifespan, durability, and maintenance
- Site-specific advantages/constraints

4.2.2. Modern Methods of Construction (Modular or other)

- Suitability for pool and gym use
- Buildability and regulatory compliance
- Longevity, energy performance, and maintenance
- Advantages/constraints

4.3. Cost Analysis

- Capital costs for each option
- Whole-life costs (maintenance, replacement cycles, energy, operations) and revenue projections
- Value-for-money and payback comparison

4.4. Planning & Environmental Review

- Planning risks, constraints, and required permissions
- Environmental considerations at feasibility level
- Summary of statutory assessments likely required

4.5. Programme & Delivery

- Indicative programme for each construction type



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- Construction duration, logistics, and phasing
 - Key risks and mitigation measures

4.6. Options Appraisal & Recommendation

- Comparative evaluation matrix
- Summary of risks, opportunities, long-term implications
- Clear recommendation with rationale based on cost, performance, sustainability, and community value

5. Deliverables

1. Draft Feasibility Report
2. Final Feasibility Report
3. Costing summary tables
4. Presentation to Client Team
5. Inception meeting, Progress meetings, Final presentation

7. Professional Requirements

The consultancy team must demonstrate:

- Experience in feasibility studies for community facilities
- Expertise in both traditional and alternative construction methods
- Strong knowledge of planning and environmental requirements
- Proven ability in cost modelling and whole-life analysis

Time scale for the Feasibility Study works expected to be **12 weeks**.

8. Contract

The services to be provided by the Consultant will be governed by the provisions of the Government Standard Conditions of Engagement for Consultancy Services (Technical), Document Reference COE1 – v.2j dated 30/09/2024 and the individually tailored Schedules A and B of the Tender & Schedule. Standard Conditions of Engagement for Consultancy Services (Technical).



9. Instruction to Tenderers

9.1. Submission of Tenders

The Contracting Authority is using the Tender Post-box facility, and tenders must be submitted electronically via the e-Tenders post-box facility on www.etenders.gov.ie only. Only Tenders submitted to the electronic post-box will be accepted. Tenders submitted by any other means (including but not limited to email, fax, post or hand delivery) will **not** be accepted.

Tenderers must ensure that they give themselves sufficient time to upload and submit all required tender documentation before the Tender Deadline. Tenderers should consider the fact that upload speeds vary.

To submit a document to the electronic post-box, please note that tenderers must click “Submit Response”. After submitting, tenderers can still modify and re-send their response up until the response deadline. Tenderers should be aware that the ‘Submit Response’ button will be disabled automatically upon the expiration of the response deadline.

Tenderers not familiar with uploading on e-Tenders should ensure they familiarise themselves with the process prior to the submission deadline.

Submissions in 3 Separate Folders as Per ITT –

- 1) SAQ Documents
- 2) Quality element of Price Quality Criterion
- 3) Returned Tender and Schedule.

9.2. Closing date for Tenders

The closing date for tender submission is specified on the title page.

It is the responsibility of the tenderer to ensure that their tender is complete and is uploaded / submitted by the designated deadline.

9.3. Queries

The closing date for submitting queries is specified on the title page.

All queries regarding this tender should be through the messaging facility on www.etenders.gov.ie, including any omissions which would prevent tenderers from submitting a comprehensive tender. Please submit queries as soon as possible.



In circulating responses, queries will be edited to avoid disclosing the identity of the querist and will be circulated to all parties who have expressed an interest in the procurement on the e-Tenders website.

9.4. Extension of Tender Period

The Contracting Authority reserves the right, at its sole discretion, to extend the closing date for receipt of tenders by giving notice in writing (by post or electronic means) to all parties who have expressed an interest in the notice via e-Tenders no later than six days before the original closing date.

Tenderers will be responsible for any costs incurred by them in the event that they are required to attend clarification or other meetings or make a presentation of their proposals.

9.5. Tender Validity Period

To allow sufficient time for Tender assessment a Tender Validity period of 6 months is required, this period commencing on the closing date by which the Tenders are to be returned.

9.6. Discrepancies between Documents

A pdf version of the Request for Tender has been made available on e-Tenders. This document will be considered as the primary source document in this procurement process, word versions of documents where they are provided are being made available to assist tenderers in responding to the tender competition. Where there is a discrepancy between a pdf version and a word version, the pdf version will take precedence. Tenderers are requested to notify the Contracting Authority immediately of any anomaly. Where applicable the Contracting Authority will issue amended versions.

9.7. Formatting of Tenders/Amendment of Tender Documentation

Tenderers must ensure they use the Tender Response Document (TRD) when preparing their submission.

Tenderers are prohibited from amending any text or content of forms or declarations or templates provided as part of this tender competition in their tender responses. Where amendments have been identified, the Contracting Authority may at its discretion eliminate the tenderer from further consideration. Likewise, failure to use the template documentation provided particularly in relation to costing / pricing may result in tenders being eliminated.



9.8. Collusive Tendering

If any Tendering Party is found to have, at any time, offered to give or to have agreed to offer or give to any person, any bribe, gift, gratuity, commission or consideration of any kind as an inducement or reward for taking or forbearing to take any action in relation to the obtaining of its Tenders, or for showing or forbearing to show any favour or disfavour to any person in relation to its Tenders, the bid submitted by such Tendering Party shall be automatically disqualified and the circumstances surrounding such action shall be referred to the appropriate authority.

9.9. Confidentiality

After the official opening of Tenders, information relating to the examination, clarification, evaluation and comparison of Tenders and recommendations will not be disclosed to tenderers or other persons not officially concerned with such process until the award decision with the successful Tenderer has been announced and in conformity with national laws.

Tenderers shall treat the details of all documents supplied to them in connection with this contract as private and confidential and shall not disclose the contents to a third party without the permission of the Contracting Authority.

Any effort by the Tenderer to influence the Contracting Authority or their staff in the process of examination, clarification, evaluation and comparison of Tenders and in decisions concerning the award of the contract may result in the rejection of that Tender.

9.10. Clarification of Tenders

The Contracting Authority is entitled, but not obliged, to seek clarification of tenders, including pricing breakdowns in the course of the evaluation process. No change in the price or substance of the Tender shall be sought, offered or permitted. To assist in finalising the tender evaluation, selected tenderers may be invited to attend clarification meetings with the Contracting Authority.

9.11. Correction of Errors

Detailed pricing of all tenders will be examined for errors that might alter the tender pricing as determined from the figures on the tender form or as between the hard copy and electronic versions of the tender (if applicable). In general, the following approach will be applied to manifest errors - where there is a discrepancy between the unit price and the total amount derived from the multiplication of the unit price and the quantity, the unit price as quoted will normally govern.



The amount stated in the tender form will be adjusted by the Contracting Authority in accordance with the above procedure and, with the agreement of the tenderer, shall be considered as binding upon the tenderer. Without prejudice to the above, a tenderer not accepting the correction of their tender as outlined may have their tender rejected.

Where the Total Quote function has been activated on e-Tenders and a discrepancy arises between the amount in the Total Quote box and the tender submission, the amount in the tender submission shall take precedence.

9.12. Change in the Composition of a Tenderer

Where a change in composition of a tenderer arises, this must be notified in writing to the Contracting Authority and formally approved by them.

The Contracting Authority reserves the right, but is not obliged, to disqualify any Tenderer that makes any change to its composition after submission of a Tender.

9.13. Interference and Inducement to Purchase

Any effort by the tenderer to unduly influence the Contracting Authority, relevant agency personnel or any other relevant persons or bodies in the process of examination, clarification, evaluation and comparison of tenders and in decisions concerning the Award of Contract shall have their tender rejected. The presumptions (including as to any gift, consideration or advantage) and other provisions under the Criminal Justice Act 2018, and all other measures for the time being governing the subject-matter in any applicable jurisdiction, shall be applicable.

9.14. Conflict of Interest

Any conflict of interest involving a tenderer (or tenderers in the event of a consortium bid) must be fully disclosed to the Contracting Authority. Any registrable interest involving the tenderer and the Contracting Authority or employees of the Contracting Authority or their relatives must be fully disclosed in the tender submission or should be communicated to the Contracting Authority immediately upon such information becoming known to the tenderer, in the event of this information only coming to their notice after the submission of a bid and prior to the award of the contract. Failure to disclose a conflict of interest may disqualify a tenderer or invalidate an award of contract, depending on when the conflict of interest comes to light.

9.15. Publicity

Tenderers shall not undertake (or permit to be undertaken) at any time, whether at this stage or after the award of the contract, any publicity activity with any section of the



media in relation to this tender/agreement other than with the prior written consent of the Contracting Authority. Such consent shall extend to the content of any publicity. For the purposes of this paragraph, the word “media” includes (but is not limited to) radio, television, newspapers, trade and specialist press, the Internet and email accessible by the public at large and the representatives of such media.

The Contracting Authority will have the right to publicise or otherwise disclose to any third-party information regarding this process and the agreement.

9.16. Right Not to Award

The Contracting Authority does not bind itself to accept the most economically advantageous tender or any tender. It also reserves the right to accept or reject in whole or in part any or all tenders received, and, in particular, to source the requirement with more than one service provider.

The invitation to tender is issued in good faith; however, the Contracting Authority at its sole discretion shall not be obliged to award a contract or proceed to further stages in the procurement process and reserves the right to cancel the procurement process.

9.17. Notification of Tender Evaluations

All tenderers will be informed of the outcome of their tenders following tender evaluation and any necessary clarifications.

Potential outcomes can be:

- Award of Contract
- Letter of Regret
- Decision not to proceed with the Award of Contract

The following information will be provided in the Letter of Regret – name of successful tenderer designate; the applicable standstill period (for EU tenders only); scores of the tenderer being notified and that of the successful tenderer; the reasons for rejection of a tender and the features and characteristics of the successful tenderer where they scored higher marks under specific criteria.

In the case of EU tenders only, the Contracting Authority will undertake not to award the contract for a period of at least 14 (or whatever period is stated in the notification letters) days from the date of notification of unsuccessful tenderers (‘standstill period’).



9.18. Award Notices

Following the conclusion of the contract, an award notice will be dispatched to the Official Journal of the European Union announcing the results of the competition. It should be noted that it is standard practice for the Contracting Authority to include the price of the winning tender or the range of prices of tenders received in the publication of the award notice as required under European procurement rules.

9.19. Policy on Personal Debriefings

Based on the provision of the information to unsuccessful tenderers as outlined above and due to resourcing constraints, the Contracting Authority will not be offering individual debriefing meetings to unsuccessful bidders.

9.20. Copyright

The Contracting Authority will have copyright ownership of any material developed for use by the Contracting Authority under the terms of this tender. The service provider may have a non-exclusive license to use such material but only for its own purposes (to be agreed with the successful tenderer).

9.21. Brand Names, etc.

Please note in relation to this tender document; where reference is made to a particular make, source, process, trademark, type or patent, that this is not to be regarded as a de facto requirement. In all such cases it should be understood that the reference in question is accompanied by the words "or equivalent". **No branding from consultants to be on public display documents**

9.22. Environmental Aspects

The Contracting Authority is committed to the principles of environmental management in its activities, and it encourages the implementation of sustainability principles in its procurement practices. Tenderers/contractors should make all reasonable efforts to minimise adverse environmental impact in the methods of services delivery and in materials used.

9.23. Currency and Payment

Tenderers should be aware that national legislation applies in other matters such as Employment, Working Hours, Official Secrets, Data Protection and Health and Safety. Tenderers must have regard to statutory terms relating to minimum pay and to legally binding industrial or sectoral agreements in the Contracting Authority tenders and in



delivering contracts awarded to them. The contract(s) awarded on foot of this tender process will be governed by Irish law.

9.24. Irish Legislation and Law

Tenderers should be aware that national legislation applies in other matters such as Employment, Working Hours, Official Secrets, Data Protection and Health and Safety. Tenderers must have regard to statutory terms relating to minimum pay and to legally binding industrial or sectoral agreements in the Contracting Authority tenders and in delivering contracts awarded to them. The contract(s) awarded on foot of this tender process will be governed by Irish law.

9.25. Anti-Competitive Conduct

Tenderers should take notice of the Competition Act 2002 (as amended, the “2002 Act”), which makes it a criminal offence for tenderers to collude on prices or any other aspects relating to this procurement competition.

9.26. Accessibility / Dignity at Work

The successful tenderer(s) shall comply with all relevant legislation relating to dignity at work. As a public body and employer, the Contracting Authority is committed to a policy of equality of opportunity for all personnel.

In line with the Disability Act 2005, accessibility requirements should be clearly stated in request for tenders / quotations where applicable. Under Section 27 of the Act the Contracting Authority is required to ensure that both the goods supplied, and services provided to it are accessible to persons with disabilities.

9.27. Withholding Tax

Where applicable, payments shall be subject to Irish ‘Professional Services Withholding Tax’ at the prevailing rate (currently at 20%) as laid down by the Revenue Commissioners in Ireland. Non-residents may be able to reclaim such deducted Tax from the Office of the Revenue Commissioners in Ireland, International Claims Section located currently at Government Buildings, Nenagh, Co. Tipperary, Ireland (Tel: +353 (0) 67 63400).

9.28. Freedom of Information

All responses to this Request for Tender will be treated in confidence and no information contained therein will be communicated to any third party without the written permission of the tenderer except insofar as is specifically required for the consideration and evaluation of the response or as may be required under law, including the Freedom of Information Act 2014, EU and Irish Government Procurement Procedures, or in response



to questions, debates or other parliamentary procedures in or of the Oireachtas (the Irish Parliament).

Tenderers are asked to consider if any of the information supplied by them in response to this request for tenders should not be disclosed because of its sensitivity. However, any blanket or all-encompassing request for exemption from disclosure is not acceptable; tenderers must identify explicitly any such information and give relevant reasons for considering it to be economically sensitive or confidential in nature. If this is the case, tenderers should specify the information that is sensitive and the reasons for its sensitivity. The Contracting Authority cannot guarantee that any information provided by tenderers, either in response to this tender or in the course of any contract awarded as a result thereof, will not be released pursuant to the Contracting Authority's obligations under law, including the Freedom of Information Act 2014, or to those under EU and Irish Government Procurement rules. The Contracting Authority accepts no liability whatsoever in respect of any information provided which is subsequently released, or in respect of any consequential damage suffered as a result of such disclosure.

9.29. Late Payment

The Contracting Authority operates in accordance with EU Directive 2011/7/EU on combating Late Payment in commercial Transactions transposed into national legislation as S.I. 580 of 2012 and amended by S.I. No. 281 of 2016.

9.30. Data Protection

"Data Protection Laws" means all applicable national and EU data protection laws, regulations and guidelines including but not limited to Regulation (EU) 2016/679 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, and repealing Directive 95/46/EC (the "General Data Protection Regulation"), the Data Protection Act, 2018 and any guidelines and codes of practice issued by the Data Protection Commission or other supervisory authority for data protection in Ireland from time to time.

The Contracting Authority will be a Controller (where Controller has the meaning given under the Data Protection Laws) in respect of any Personal Data (where Personal Data has the meaning given under the Data Protection Laws) required to be provided by the Tenderer in response to this Request for Tender.

The Tenderer, as Controller in respect of any Personal Data provided by it in its Tender, is required to confirm by way of statement in the "Declarations" section of the accompanying Tender Response Document that all Data Subjects (where Data Subject has the meaning given under the Data Protection Laws) whose Personal Data is provided



by the Tenderer have consented to the processing of such Personal Data by the Tenderer, the Contracting Authority, the Evaluation Team and the supplier of the e-Tenders website, for the purposes of the participation of the Tenderer in this Competition or that the Tenderer otherwise has a legal basis for providing such Personal Data to the Contracting Authority for the purposes of its participation in this Competition.

9.31. Changes in Legislation

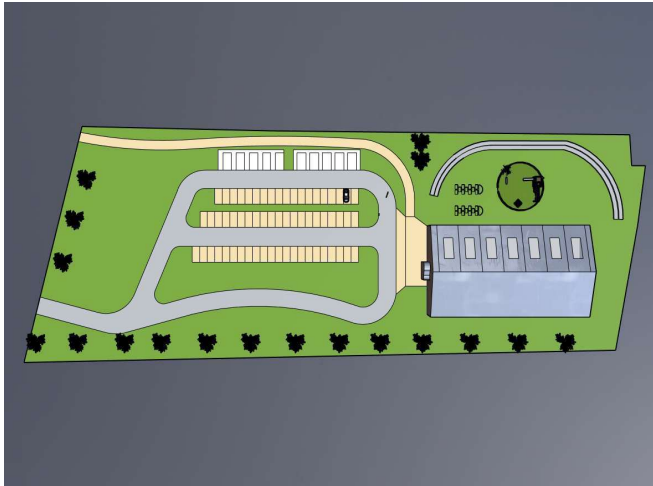
As a condition of award, it shall be the sole responsibility of the tenderer (in the event of success in this competition) to fulfil the obligations under the Contract, notwithstanding any changes in circulars, laws, regulations, taxation, duties or other factors which might arise following the withdrawal of the United Kingdom from membership of the EU.



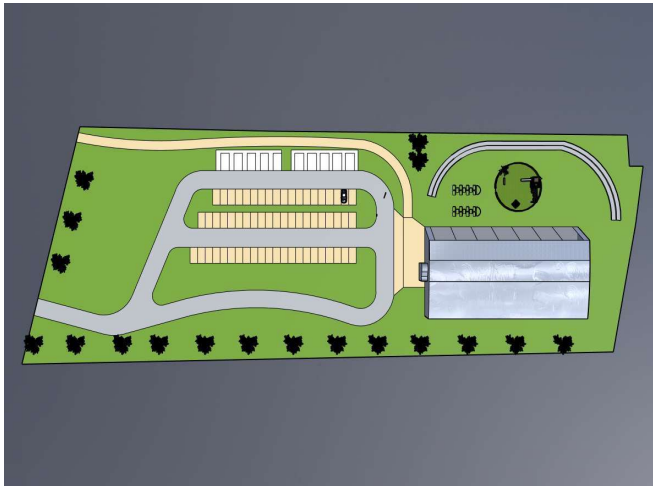
Appendix 1 Initial Concept Sketches

Initial Concepts for Leixlip Swimming Pool

Conventional Strip foundation, Masonry type Construction



Glulam/ steel truss Contemporary Construction





Sprung type Structure

