

Reserved Pitch Specialist Contract for the specialist design, supply, installation, testing, commissioning and establishment of a hybrid stitched natural grass pitch and irrigation system for the Dublin City Council Redevelopment of Dalymount Park at Phibsborough Road, Phibsborough, Dublin 07

Competition Summary

In the event of any inconsistencies in the text, the information contained in the Reserved Pitch Specialist Suitability Assessment Questionnaire and its completed appendices will take precedence.

Dublin City Council Background

1. Dublin City Council (the '**Contracting Authority**') is the largest Local Authority in Ireland, employing approximately 5,900 staff.

The Council provides a wide and diverse range of services to the citizens of Dublin City (population in excess of 500,000), to businesses and to visitors to the city. Activities are carried out in both the physical works area (e.g. provision and maintenance of housing, roads) and in the areas of arts, sports, recreation and social services (e.g. libraries, sports facilities, parks, community development and housing welfare services). The City Council also provides emergency services through Dublin Fire Brigade.

Council facilities are spread geographically throughout the city and are also located outside Dublin City Council area. The Council headquarters are located at Wood Quay, Dublin 8.

Dublin City Council is responsible for the social, economic, infrastructural and cultural development of the city. The range of services provided by Dublin City Council could best be summarised by listing the programme group structure used by central government to classify the activities of all local authorities as follows:

- Housing and Building
- Road Transportation and Safety
- Development Incentives & Controls
- Environmental Protection
- Recreation & Amenity
- Education, Health and Welfare
- Miscellaneous Services.

The Council continues to deliver a substantial multi-year capital investment programme across these service areas. The most recent Capital Programme extends across the 2024–2026 period and reflects Dublin City Council's ongoing commitment to major public infrastructure, including housing delivery, transport improvements, climate resilience, community facilities and large-scale recreational and sports projects such as the Dalymount Park Redevelopment.

Further information is available at our corporate website www.dublincity.ie

Procurement Competition

Restricted Procedure for the Reserved Pitch Specialist Contractor

2. Dublin City Council (“the Contracting Authority”) proposes to engage in a competitive tender process for the appointment of a Reserved Pitch Specialist Contractor for the specialist design, supply, installation, testing, commissioning, establishment and aftercare of the new hybrid stitched natural grass pitch and complete irrigation system at Dalymount Park, Phibsborough Road, Dublin 7. The successful Reserved Pitch Specialist Contractor is intended to be appointed by Dublin City Council and subsequently novated to the Works Contractor appointed under PW-CF1.

This competition is proposed to be conducted using the Competitive Procedure with Negotiation. The first stage will comprise a suitability assessment of interested Applicants.

The Contracting Authority reserves the right to clarify applications or tenders only to the extent permitted by applicable procurement law and the procurement documents.

Estimated Value of the Contract

2.2 The estimated total value of the Reserved Pitch Specialist package is Four Million, Four Hundred Thousand Euro (€4,400,000) exclusive of VAT over the lifetime of the appointment and novated specialist subcontract.

2.3 Reserved Specialist Package:

The following Reserved Specialist package is the subject of this competition and is intended to be procured by the Contracting Authority and subsequently novated to the Works Contractor:

- Reserved Pitch Specialist Contractor, including the hybrid stitched natural grass pitch and complete irrigation system

2.4

Procurement Stages

Stage 1 – This is the first stage of the restricted procedure, whereby any interested party may submit a response to the Reserved Pitch Specialist Suitability Assessment Questionnaire in order to be considered for inclusion on the specialist tender list. The SAQ must be completed in full and returned with all required declarations, supporting information and completed appendices.

Following receipt and evaluation of completed SAQs, it is envisaged that the top five (5) scoring Applicants, subject to the quality and number of compliant applications received, who also meet the minimum standards and rules for selection will be invited to tender for the Reserved Pitch Specialist package.

In the event of a tie, the Contracting Authority reserves the right to shortlist more than five (5) Applicants to Stage 2, subject to the SAQ rules.

Stage 2 – Applicants selected for inclusion on the tender list will be issued with formal Instructions to Tender, including the specialist performance requirements, pitch and irrigation design information, interface schedule, novation arrangements, pricing document, programme constraints and award criteria. Tenderers will be required to submit a comprehensive specialist tender submission.

Submissions received will be assessed in accordance with the **rules, criteria and weightings** set out in the ITT to identify the Most Economically Advantageous Tender for the Reserved Pitch Specialist package.

Stage 3 (optional) –

It should be noted that negotiations may be held on all aspects of the service, prior to a formal award decision. Where negotiations do arise, those invited to negotiation will be afforded the opportunity to submit a Best and Final Offer which will be evaluated against the original award criteria. However, the Contracting Authority are under no obligation to negotiate and reserves the right to award the contract directly following receipt of initial tenders without recourse to negotiations with individual tenderers.

The Contracting Authority reserves the right to:

- (a) Move straight to a contract award decision directly following receipt of initial tenders without recourse to negotiations with individual tenderers.
- (b) To apply the successive reduction to reduce the number of firms invited to the negotiation phase; or
- (c) To invite all firms to negotiation meetings

Award Stage

Following completion of the evaluation process, the Contracting Authority will identify the highest-scoring compliant tenderer in accordance with the award criteria set out in the Instructions to Tender.

The tenderer who is fully compliant with the tender documentation and submits the Most Economically Advantageous Tender will be designated the successful Reserved Pitch Specialist Contractor. The specialist will be required to enter into the prescribed appointment and thereafter the novation and specialist subcontract arrangements stated in the ITT.

The award of the Reserved Pitch Specialist appointment will be subject to the approval of the competent authorities, including but not limited to:

- Approval by the Dublin City Council Corporate Project Governance Board (CPGB)
- Confirmation of funding arrangements, including compliance with the requirements of the Large-Scale Sport Infrastructure Fund (LSSIF)
- Completion of all statutory and administrative checks required by the Contracting Authority

The Contracting Authority reserves the right not to award the contract, and no liability shall arise on the part of the Contracting Authority in such circumstances.

Scope of Works

Introduction

- Applicants must demonstrate the capability, technical resources, specialist personnel, plant, supply-chain access and financial capacity to deliver the full Reserved Pitch Specialist scope, whether independently, as part of a consortium, or through permitted reliance on the resources of other entities.

3.1 The successful Reserved Pitch Specialist will be required to cooperate, liaise and coordinate with Dublin City Council, Cogent Associates, the Employer's Design Team, the Works Contractor, specialist advisors, Bohemian FC and other project stakeholders as necessary for delivery of the pitch works.

Scope of the Redevelopment

3.2 The project comprises the redevelopment of the existing Dalymount Stadium and its associated ancillary accommodation into a UEFA Category 3 stadium with capacity to accommodate 8,039 spectators (6,245 seated and 1,794 standing spaces). The Works include the demolition and removal of all existing stadium structures and associated infrastructure, site investigation and testing, and the execution of the new construction works in accordance with the Employer's Requirements.

The project is sponsored by the Culture, Recreation & Economic Services (CRES) Department and overseen by the Corporate Project Governance Board (CPGB). The project has completed Gate 1 and Part 8 approval (as amended February 2026).

The redevelopment will deliver a modern, compliant sporting venue incorporating spectator stands, player and match official facilities, media and broadcasting infrastructure, hospitality and community spaces, building services installations, and all associated external and site development works. The scope further includes the coordination and delivery of structural, architectural, civil, mechanical, electrical, and specialist systems necessary to achieve regulatory compliance and operational functionality.

3.3 All works are to be undertaken in accordance with the Employer's Requirements, statutory approvals, applicable standards, and the obligations set out in the Contract documentation

Proposed Reserved Pitch Specialist Service Overview

Dublin City Council is seeking submissions from competent specialist contractors with demonstrable experience in the design and delivery of high-performance natural grass football pitches incorporating in-situ hybrid stitched reinforcement and complete irrigation systems. The scope will be delivered initially under an appointment with Dublin City Council and subsequently through novation to the Works Contractor.

- Procure and manage all long-lead specialist materials, turf or seed, rootzone constituents, hybrid fibres, irrigation components and specialist plant required for timely delivery.
- Develop the specialist pitch design, including performance criteria, rootzone build-up, hybrid stitched reinforcement, irrigation and all identified specialist interfaces.
- Prepare all drawings, calculations, hydraulic designs, product data, coordination information and as-built records in the digital formats and CDE procedures stated in the tender documents.
- Deliver the Reserved Pitch Specialist works in accordance with the appointment, novated

subcontract, Employer's Requirements, accepted specialist design and agreed programme.

- Test and commission the irrigation system and undertake all agronomic, surface regularity, infiltration, traction, firmness, ball-response and other pitch-performance testing stated in the Employer's Requirements.
- Monitor, maintain and protect the pitch during installation, establishment and grow-in; rectify defects; and demonstrate that the completed pitch meets the specified performance and quality requirements.
- Following novation, comply with the Works Contractor's PSCS arrangements and provide all specialist safety information, method statements, risk assessments and coordination required under the Construction Regulations.
- Act as specialist designer and ancillary certifier for the specialist pitch and irrigation design elements where required, and provide the prescribed design and construction certification.
- Prepare and complete all specialist design, quality, commissioning, operation, maintenance, warranty and handover documentation required by the Works Contractor, Assigned Certifier, Employer's Representative and Dublin City Council.

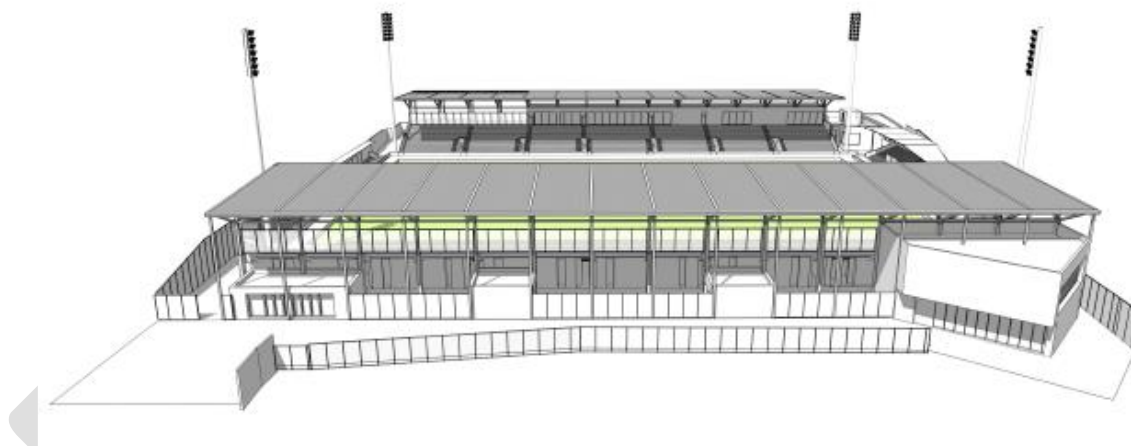


Figure 01: Architectural render of the East Stand

The Reserved Pitch Specialist shall demonstrate relevant experience in professional or elite football pitch design and installation, hybrid stitched systems, specialist irrigation, pitch establishment and performance testing. Experience of delivery within stadia or similarly constrained construction environments, and coordination under a main contractor following novation, will be particularly relevant.

The Applicant must demonstrate a robust legal constitution, appropriate financial standing, insurability and a single director-led point of contact. The Applicant must be capable of accepting the specialist design, performance, warranty and novation obligations set out in the final tender documentation.

Before novation, the Reserved Pitch Specialist will report through the arrangements stated by Dublin City Council. Following novation, the specialist will report contractually to the Works Contractor while coordinating technically with Cogent Associates and the Employer's Design Team. The Employer's Representative under the Works Contract will be the party identified in the completed contract documents.

Approving Authority

Dublin City Council, Sports Project Office is the Approving Authority. The specialist pitch installation must comply with the Employer's Requirements, statutory requirements, applicable sports governing-body criteria, recognised pitch-performance standards and current good practice.

3.4

Sponsoring Agency

The Sponsoring Agency shall be Dublin City Council, with project funding supported through the Large-Scale Sport Infrastructure Fund (LSSIF).

3.5

Project Location

The site is located north of North Circular Road, East of Phibsborough Road, West of St. Peter's Road and South of Connaught Street.

The boundary of Dalymount Park Stadium and its associated facilities are articulated as the site sits tightly in between low rise residential terraced housing with the exception of St Peter School in the southwest corner and the Phibsborough Shopping Centre to the east.



Figure 02: Site Location

The site is bounded by a gated private laneway to the north and a public laneway to the south. The latter provides access to the main Jodi Stand and stadium. Both laneways are narrow with conditions no wider than circa 4m, in places. The majority of the site is bounded by a large concrete wall, with little space for areas of public realm or community congregation. There are two key vehicular access points: the first to the south-east corner and the second to the north-west, via dedicated parking zones.

Project Particulars

Scheme Overview

A Part 8 planning application for the redevelopment of Dalymount Park Stadium was lodged on 17 November 2023 and granted on 13 February 2024 which allowed for the following:

4. • The demolition of the existing stadium and structures located on the site;
- ^{4.1} The development of a new c.8,034 capacity stadium with provision for c. 6,240 seats and c.1,794 standing and new modern floodlighting and associated facilities;
- Reorientation of the pitch to a North/South Axis (105m x 68m) and installation of a new sand-based grass pitch;
- A basement area (622 sq.m) to facilitate competition area changing rooms and facilities;
- The provision of modern match-day facilities for teams and officials;
- Club offices & a merchandise shop for the anchor tenants Bohemian FC;
- The provision of a stadium bar/function room and concession areas within the stadium;
- The provision of 12 car parking spaces and 50 bicycle spaces within the site;
- A community facility with an area of 585 sq.m over two floors to include a multi-functional community room and a community gym;
- The provision of a public plaza and public thoroughfare along the eastern boundary connecting North Circular Road and Connaught Street to include various eateries; and
- All associated plant, substation, waste storage, landscaping, boundary treatment, lighting and all ancillary site works to facilitate the proposed development.

An amendment application relating to revision of the East and West Stand roof structures, omission of the proposed basement structure and additional changing facilities at the Ground level of the Western Stand, is currently progressing through planning approval. The project comprises the demolition and soft strip of the existing stadium structures following the 2026 League of Ireland season and the construction of a new UEFA Category 3 stadium with capacity for approximately 8,000 spectators. The works include reorientation of the pitch to a north-south alignment, delivery of new spectator stands, modern player and match official facilities, changing accommodation, and upgraded floodlighting and building services infrastructure.

The development also provides ancillary accommodation including club offices, retail and hospitality areas, community facilities, public realm improvements and connectivity enhancements, together with associated landscaping, utilities, parking and cycle provision, and all enabling and site works required to support the redevelopment.

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Site Conditions and Constraints

Site Conditions

The Dalymount Park Redevelopment is located in Phibsborough, Dublin 7, on a 1.8-hectare urban site owned by Dublin City Council. The stadium is situated within a dense residential and commercial area on Dublin's Northside and is recognised for its long-standing contribution to Irish football.

The existing stadium has fallen into disrepair and has prompted a redevelopment which requires the demolition of all existing stands, terraces, buildings, facilities and fixtures to allow for the construction of a new four-sided municipal stadium.

The site is bounded by:

- Phibsborough Shopping Centre to the East
- Original Tramway Terrace to the East
- St Peter's National School to the West (with a completed land swap enabling improved access/egress)
- Residential properties along Connaught Street and North Circular Road
- A public car park in the northwest corner currently containing a temporary stand



Figure 03: Indicative image of the West Stand

Site Constraints

The Dalymount Park site presents a number of significant constraints that will influence construction methodology, logistics, and programming. These include:

Historic and Urban Context

The site is tightly enclosed by existing development and is surrounded by sensitive receptors, including residential properties and community uses. The main contractor shall note that the

road network around the site is small and the immediate main roads are busy routes, which will require careful planning of material deliveries, site logistics and construction sequencing.

Restricted Access and Limited Working Space

The urban setting provides **limited space** for:

- Contractor compounds
- Material lay-down
- Crane positioning
- Vehicle turning and queuing

Site based parking is limited and the main contractor must factor this into site planning and workforce logistics.

Interface with St Peter's National School

The western boundary adjoins St Peter's National School. Although a land swap has been completed to improve access and egress, the contractor must maintain:

- Safe pedestrian routes
- Emergency access
- Noise and dust controls during school hours

Interface with Phibsborough Shopping Centre/Twinlite

The East (Tramway) Stand and new boulevard interface directly with the Phibsborough Shopping Centre land. While there is currently intention to redevelop the existing structure into a mixed-use asset, the main contractor must take cognisance of the:

- Potential simultaneous construction activities
- Shared access and egress routes
- Coordination of boundary treatments
- Maintaining safe public circulation

Community and Stakeholder Sensitivities

The project is located in a densely populated residential area with strong community interest. Stakeholders include:

- Local residents
- Bohemian FC
- FAI
- An Garda Síochána
- Local councillors
- Community groups

The contractor must implement robust stakeholder management, noise/dust control, and traffic management measures.

Demolition and Ground Conditions

The redevelopment requires complete demolition of the existing stadium. Constraints include:

- Asbestos surveys and potential removal
- Removal of contamination if discovered
- Archaeological investigations in high-risk areas

Existing services requiring diversion or protection

Commercial

The following commercial constraints are also to be considered in addition to the aforementioned.

- While it is Dublin City Council's intention to proceed with the entire project throughout all stages, applicants should note that the project may be discontinued at any stage at the discretion of Dublin City Council.
- The budget is fixed.
- Timelines associated with the Project Programme.
- Public Consultation.
- Compliance with planning conditions.
- Inflation.
- Full compliance with CWMF.
- Full compliance with the Infrastructure Guidelines.

Climate Change and Circular Economy

The Reserved Pitch Specialist shall take account of National Climate Action Policy and strategies as part of their brief as follows:

- Climate Action Plan 2019 (Government of Ireland);
- DCC Climate Action Plan 2024-2029, Climate Neutral Dublin 2030, and;
- Guidance on integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Commission 2013).

The Reserved Pitch Specialist shall also take account of Circular Economy policy and strategies as part of their brief as follows:

- Circular Economy Action Plan (European Commission); And,
- A waste Action Plan for a Circular Economy (Dept of the Environment, Climate and Communications 2020).
- The National Development Plan 2021-2030.
- Dublin City Development Plan 2022 – 2028

Project Deliverables and Programme

Baseline Schedule

5. High-level project deliverables are illustrated in the Project Master Programme prepared by Cogent Associates. The Reserved Pitch Specialist will be required to develop and maintain a detailed specialist programme covering design, approvals, procurement, mobilisation, irrigation, pitch construction, turf establishment, hybrid stitching, testing, grow-in, aftercare and handover.

Some dates within the programme remain indicative and will be confirmed in the final procurement documents. Dublin City Council's current objective is for the stadium to be fully fitted out and competition-ready in Q3 2028, with pitch grow-in completed before the commencement of the 2029 League of Ireland season in February 2029.

Dublin City Council is procuring the Reserved Pitch Specialist separately, with the intention that the specialist appointment will be novated to the Works Contractor.

The specialist programme must allow for long-lead and season-sensitive matters including rootzone materials, natural turf or seed, hybrid stitching plant, fibres, irrigation equipment, specialist labour and establishment inputs. Applicants must identify adverse-weather assumptions and any latest dates for formation handover, approvals, material reservation and utility availability.

Key dates summary:

Deliverable	Programme
Contract Notice and SAQ Publication	September 2026
SAQ Evaluation Process	October 2026
Tender Issue to Shortlisted Pitch Specialists	April 2027
Specialist Tender Submissions	July 2027
Tender Assessment	July 2027
Reserved Pitch Specialist Appointment by DCC	August 2027
Novation to Works Contractor	Following Works Contractor appointment / as stated in ITT
Specialist Design and Coordination	2027–2028, subject to Master Programme
Pitch Formation Available to Specialist	Will be advised by the Works Contractor, anticipated mid-2028
Irrigation and Pitch Installation	Target 2028 installation window
Hybrid Stitching	As required by accepted system and establishment sequence
Pitch Grow-In Complete	Before March 2029
Pitch Handover / Performance Acceptance	To be advised

Table 01: DCC Dalymount Park – Reserved Pitch Specialist Key Programme Milestone Dates.



6.1





Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Project Roles and Responsibilities (Non-Exhaustive)

Organisation/Role	Responsibilities
Sanctioning Authority (Dublin City Council)	Considering major project changes and receiving key project reviews.
Sponsoring Agency (Dublin City Council, Sports Project Office)	Overall planning and management; appointment of Project Manager, IDT, Works Contractor and Reserved Pitch Specialist; approvals and funding coordination.
Steering Committee (Dublin City Council, Bohemian FC)	Stakeholder link; project brief and operational input; monitoring; risk review.
Internal Project Manager / Development Director (Dublin City Council, Sports Project Office)	Client approvals, stakeholder commitment, project reviews and escalation to the Sanctioning Authority.
Project Manager (Cogent Associates)	Manage procurement, programme, risk, interfaces, IDT coordination and integration of the Reserved Pitch Specialist with the Works Contractor.
PSDP	Coordination and management of design safety and health matters under the Construction Regulations.
Employer's Design Team / Employer's Representative	Architect: Gilroy McMahon; Architect Partner: IDOM; C&S: PUNCH; M&E: JV Tierney; PSDP / Assigned Certifier: Garland; Quantity Surveyor: Cogent Associates. The Employer's Representative will be as identified in the Works Contract.
Works Contractor	Overall site control, logistics, PSCS role, temporary works, coordination, protection, programme and management of the Reserved Pitch Specialist following novation.
Reserved Pitch Specialist Contractor	Specialist design, supply and installation of the natural grass pitch, hybrid stitched reinforcement and irrigation; testing, establishment, aftercare, certification, warranties and handover. Must coordinate formation, drainage, utilities, pitch protection and programme interfaces.
Pitch / Agronomy Advisor	Hayden Turfcare Review of specialist design, materials, methodology, testing, establishment and performance acceptance on behalf of the Employer.

Table 02: Dublin City Council, Dalymount Park – Reserved Pitch Specialist Roles and Responsibilities.

Stakeholder Engagement

The Reserved Pitch Specialist lead must contribute to the Works Contractor's Stakeholder Engagement / Communication Plan and prepare specialist communications relating to pitch access, installation, establishment, protection, testing and handover as required.

6.3

Prerequisites

Approval must be provided by the Sponsoring Authority prior to passing through each Gateway of the Infrastructure Guidelines and Capital Works Management Framework.

6.4

DRAFT

Risks

A project risk register is maintained by Cogent Associates. The Reserved Pitch Specialist will be required to provide specialist input and regularly update pitch-related risks concerning formation handover, contamination, drainage interfaces, water supply, seasonal installation, specialist resources, pitch protection, establishment and performance acceptance.

7.

Risk	Details	Likelihood (Low, Medium, High)
Pitch Formation Handover	Late or non-conforming formation levels, compaction or tolerances prevent specialist mobilisation.	High
Ground Contamination	Hazardous soil removal delays pitch formation and limits handling / storage.	High
Drainage Interface	Unclear responsibility or non-performing drainage compromises pitch performance.	High
Irrigation Water Source	Well / mains solution, water quality, flow and pressure are not confirmed.	High
Seasonal Installation Window	Weather or late access compromises turf establishment and hybrid stitching.	High
Novation / Scope Interface	Gaps arise between DCC, Works Contractor and Pitch Specialist responsibilities.	High
Specialist Plant and Materials	Stitching plant, turf, fibres or irrigation equipment are unavailable when required.	Medium / High
Pitch Protection	Traffic or incomplete surrounding works damage the installed or growing pitch.	High
Performance Acceptance	Pitch does not meet testing, establishment or handover standards by the required date.	High

Table 04: Dublin City Council, Dalymount Park – Reserved Pitch Specialist Key Risks.

Budget

The all-in project budget is circa €63.75 million inclusive of professional fees, VAT, statutory fees and inflation. The estimated value of the Reserved Pitch Specialist package is €4.4 million exclusive of VAT.

8.

Declarations

It is required that the Applicant and any consortium member, supporting entity or specialist service provider submit the signed declarations required by the Reserved Pitch Specialist SAQ. Following a request from the Contracting Authority, documentary evidence must be submitted promptly, otherwise the Applicant risks elimination from the selection process. Before publication, DCC / CAPM must confirm the final SAQ form and version, package value, shortlist number, turnover and insurance thresholds, project-reference period, scope split for pitch drainage and formation, irrigation water source, appointment / novation documents, programme dates, grow-in duration and performance-acceptance regime.

End of Competition Summary