

**RFT 10/26DL - Request for Tenders for the Construction of a Veterinary Medical Facility at
Atlantic Technological University, Knocknamona, Letterkenny, Co Donegal**

Dear Applicant,

The Contracting Authority proposes to engage in a competitive process under the restricted procedure to appoint a suitable contractor for the development and construction of a Veterinary Medical Facility at Atlantic Technological University (ATU), Knocknamona, Letterkenny, Co Donegal.

Procedure: Restricted

Stage: This is the first stage of this competitive procedure whereby any interested party may submit a response to this Suitability Assessment Questionnaire in order to be considered for inclusion on the next stage.

1. Summary Description of Construction Works:

The proposed development comprises a new Veterinary Teaching Hospital for Atlantic Technological University (ATU) in Letterkenny. The facility is intended to provide modern clinical, teaching and research facilities, incorporating small-animal, large-animal and equine functions together with pathology, animal accommodation, external yards and associated infrastructure. The development shall be delivered in a phased approach, with the initial veterinary hospital capable of operating as a self-sufficient clinical facility by December 2028.

2. The Site

The proposed ATU Veterinary Teaching Hospital is to be developed on a greenfield site within the townlands of Knocknamona and Carnamogagh Lower, Letterkenny, Co. Donegal, approximately 1.5 km from Letterkenny town centre and 1.5 km from ATU's existing Port Road Campus.

The site is strategically located adjacent to the N56 and Knocknamona Roundabout, with the N56 forming its southern boundary; Hazlewood Drive residential estate lies to the north, a Teagasc office to the west, existing residential properties to the east, and the approved ATU Regional Sports Facility immediately to the north-east.

The site is currently undeveloped and predominantly comprises agricultural grassland, with no existing buildings. It slopes significantly from west to east, with an overall level difference of approximately 20 metres, and includes areas of exposed granite.

Existing infrastructure includes 38kV overhead power lines traversing the site, while previously existing 10kV lines have recently been undergrounded. Site boundaries are predominantly



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formed by established hedgerows and mature trees, with the Knocknamona River running along sections of the northern and eastern boundaries.

The site is also entirely within Flood Zone C, and contains no recorded archaeological sites, protected structures or other designated heritage assets. Access to the proposed facility is intended to integrate with the adjoining ATU Regional Sports Campus and its approved connection to the N56, together with a new active-travel connection to the N56, rather than relying on the site's existing agricultural accesses.

3. Delivery Timeline

Following the tender period from January to April 2027, mobilisation is scheduled to commence in June 2027 followed construction. The Large Animal, Equine and Pathology section is scheduled to become operational in December 2028, with handover and the defects period commencing, and the Small Animal Hospital becoming operational at final project completion in April 2029.

4. Site Preparation and Enabling Works

The works will commence with site establishment, temporary fencing, welfare facilities, access arrangements and construction traffic management. Site clearance will include removal of vegetation where required, while retaining and protecting existing hedgerows, trees and ecological features wherever practicable.

The site has significant level changes, with a fall of approximately 20m across the site, and therefore substantial earthworks, cut-and-fill operations and ground formation will be required.

Existing utilities, including the 38kV electricity infrastructure crossing the site, diversions or underground works will require early coordination with the relevant authorities.

5. Buildings and Structural Works

The principal construction works will comprise the formation of ground bearing foundations, ground slabs, structural frames, external walls, roofs, doors, windows and associated envelope works.

The initial phase of the development to be delivered shall be the Pathology Laboratory, Equine Housing and large-animal yard/services, followed by the Small Animal Hospital, Large Animal Hospital, parking and landscaping.

Robust, durable construction will be required throughout, reflecting the agricultural and clinical environment. Materials and finishes must withstand frequent cleaning, animal contact, moisture, disinfectants and potentially aggressive chemicals.



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6. Specialist Veterinary Facilities

The veterinary functions represent a significant specialist element of the construction and will require close coordination between the architectural, structural, mechanical, electrical and veterinary equipment.

The Small Animal Hospital will require specialist clinical accommodation and associated treatment, examination and support spaces. Construction and fit-out should provide durable, hygienic and easily cleanable surfaces, appropriate drainage, controlled ventilation and secure animal-safe doors and partitions.

The Large Animal Hospital and associated yards will require substantially more robust construction to accommodate larger animals, handling equipment and higher impact loads. Particular consideration will be required for animal movement, loading/unloading, gates, crushes, partitions, wash-down facilities, drainage and safe separation of animals, staff and visitors.

The equine facilities will require specialist stable construction, including durable partitions, doors, ventilation, drainage, wash-down facilities and safe handling arrangements. The proposed covered large-animal yard will provide accommodation for current and future large-animal housing, teaching and services.

Animal accommodation and clinical areas will follow the principle of species separation, with companion animal, equine and production-animal facilities having distinct thresholds, handling routes and accommodation areas.

The proposed works include the construction of a dedicated **farm animals building** forming part of the wider ATU Veterinary Teaching Hospital and providing specialist accommodation to support the clinical teaching and handling of production/farm animals. The building will be supported by a dedicated **farm animals yard** and associated external infrastructure, forming a distinct element of the veterinary campus alongside the large- and small-animal hospital, equine facilities and pathology building.

The associated works will include the necessary animal access, circulation and manoeuvring areas, together with connections to the wider site infrastructure, landscaping and ancillary site development works. The overall development also incorporates facilities relevant to the management of animals and agricultural waste, including a **midden/dung stead, waste compound and fenced paddocks**. Given the veterinary use, the farm animal facilities will require appropriate consideration of safe animal handling and movement, separation from public circulation, waste management and environmental protection

7. Biosecurity and Infection Control

Biosecurity is a critical consideration throughout the veterinary hospital. The design incorporates controlled access points, secure courtyards and transitional functions such as decontamination, gowning, animal receiving, waste management and observation.



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The construction and fit-out should maintain clear separation between clean and contaminated flows and avoid unnecessary cross-over between animal species or clinical risk areas. Specialist doors, barriers, drainage, ventilation, hand-washing facilities and cleanable finishes will form an important part of the infection-control strategy.

8. Pathology and Cadaver Facilities

The Pathology Laboratory is a particularly specialist area needing to accommodate post-mortem and pathology activities while maintaining separation from other veterinary functions.

Appropriate cadaver receiving, handling, storage and transfer arrangements, together with robust floors, walls, drainage, ventilation, cleaning and waste-management provisions.

Specialist refrigeration/cold-storage requirements, pathology equipment, extraction systems and detailed containment arrangements.

9. Mechanical, Electrical and Plumbing Services

The mechanical and electrical installation will be a major component of the project. Heat pumps are proposed for mechanical heating and cooling, with passive heating and cooling principles also considered.

Veterinary areas will require carefully controlled ventilation to manage air quality, odour, humidity and infection risks. Pathology and other specialist areas may require dedicated extraction and ventilation systems.

Specialist plumbing and drainage will be required for animal washing, clinical areas, pathology and external yards. Surfaces and drainage systems must accommodate frequent wash-down and disinfection.

A dedicated water-storage tank is proposed for firefighting purposes.

10. Drainage, External Works and Animal Yards

The drainage strategy incorporates conventional gullies and gravity pipework together with a conveyance and attenuation swale incorporating Sustainable Drainage Systems (SuDS)/nature-based solutions, with controlled discharge towards the Knocknamona Stream.

External animal yards will require robust paving, secure fencing and gates, suitable falls and drainage, wash-down provision and appropriate separation between animal, clinical, service and public circulation routes.

Roads, parking and access arrangements will include public and staff parking, servicing and controlled animal movements. The interface with the N56 and proposed pedestrian/cycle infrastructure will require careful construction sequencing and coordination. Existing and proposed utilities will also require integration with the external works.



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11. Environmental and Construction Management

Particular attention will be required to construction traffic, noise, dust, surface-water protection and the prevention of pollution.

Ecological considerations include existing habitats, trees and hedgerows, bats, birds, otter and other species. There is also an identified invasive species issue involving salmonberry (*Rubus spectabilis*). Appropriate biosecurity, exclusion zones, hygiene procedures, monitoring and controlled removal will therefore be required during construction.

Protection of surface water is particularly important because potential indirect effects on the Lough Swilly SAC/SPA have been identified. Construction-phase sediment, pollutants and invasive species must be prevented from entering local watercourses.

12. Phasing, Commissioning and Specialist Procurement

The project shall be delivered in phases to meet the operational requirements of the client. The first phase is designed to operate as a self-sufficient veterinary facility, with subsequent phases adding the arena and education functions without disrupting the completed clinical facility.

Early appointment and coordination of specialist suppliers will be important. Key specialist packages are likely to include veterinary fit-out and equipment, pathology facilities, large-animal handling systems, equine stable systems, specialist drainage, clinical ventilation/extraction, animal-safe doors and fencing, refrigeration, laboratory services, fire protection and specialist controls/BMS.

A comprehensive testing and commissioning programme will be required before occupation. This should include building services, ventilation, drainage, fire systems, specialist veterinary equipment, access control, biosecurity measures and operational testing of animal-handling routes.

Overall, the project requires a highly coordinated construction approach, combining conventional building works with specialist veterinary, pathology, animal-handling, biosecurity and environmental requirements.

13. Process

Stage 1: All applications received will be evaluated in line with the criteria and rules outlined in the Suitability Assessment Questionnaires (SAQs) and associated appendix Y. Responses will be scored and ranked, and the top five (5) – six (6) qualifying Applicants will be invited to tender, subject to that number meeting the minimum requirements.

14. Queries

All queries regarding this Application should be submitted using the message tool on the eTenders platform. The closing date for receipt of queries:



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Closing date for Queries**17:00 (local time) on 02 November 2026**

Queries should be in question format and submitted using the messaging tool **only**. Responses to queries will be issued via eTenders to all parties who have expressed an interest in the contract on that site, in order to ensure that no party has an unfair advantage over any other. Applicants should note that the Contracting Authority will not respond to individual applications privately.

Applicants should ensure that they register their interest in this Competition, by clicking on the “Accept” button on www.etenders.gov.ie, in order to receive all responses to queries and other updates in relation to this Competition.

For the purpose of circulating responses, queries will be edited to avoid disclosing the identity of the querist, and any sensitive information included in the query should be clearly indicated.

15. Closing Date for Submissions**Closing date for Submissions****12:00 (Noon), local time on 09 November 2026****16. Submission of Applications**

The Contracting Authority is using the postbox facility on eTenders, and applications must be submitted electronically via the eTenders postbox facility on www.etenders.gov.ie only. Only applications submitted to the electronic postbox will be accepted. Applications submitted by any other means (including but not limited to by email, post or hand delivery) will **not** be accepted.

Applicants must ensure that they give themselves enough time to upload and submit all required documentation before the closing date/time noting the use of the new eTenders platform. Applicants should consider the fact that upload speeds vary. In order to submit a response to the electronic post-box, please note that you must ensure you have submitted the response completely. It is advisable to familiarise yourself with the new platform prior to the closing date.

Below we provide an overview of the key steps. Please note that the Contracting Authority take no responsibility for these steps being the totality of the steps required as different processes may require different actions.

If in doubt, please ensure you contact the eTenders helpdesk as follows:

Email: irish-eproc-helpdesk@eurodyn.com

Phone: +353-818001459

Accessing documents

It is important to note that you must ensure you **ASSOCIATE** your company with this competition in the first instance. To do this you must do the following:



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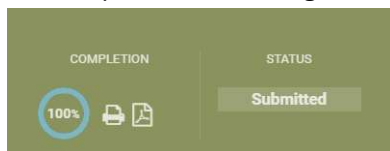
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- (a) Log-in to the system
- (b) Locate the competition using the Advanced Search by Contracting Authority or Resource ID
- (c) Click on the hyperlink for the competition which will bring you to the CfT Workspace
- (d) In the Show CfT Menu for the competition click on the “Expression of Interest” in the drop down menu
- (e) Complete the “Association with the CfT” tab
- (f) This will then provide you with a link to “Tender” under the Show CfT Menu

Submitting your Response

In responding to a competition without an electronic ESPD, a number of steps are required. The final step involves clicking on a Submit button and receiving the following status:



If you do not receive a message similar to above, you have not submitted your response.

Please note that the screen may say **OFFLINE**, this is a technical feature of etenders and does not mean you cannot submit. Also please note you may see the percentage field also saying 100% before you submit, this still requires you to go through the submit button.

Please upload your response as a **ZIP FILE** to protect the integrity of the file names.

It is the responsibility of the Applicant to ensure that their application is complete and is uploaded in accordance with the instructions provided on eTenders prior to the deadline as per the front page.

Applications that are received via other means WILL NOT be considered in this procurement competition.

17. Data Protection Legislation

“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



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given under the Data Protection Laws) required to be provided by the Tenderer in response to the Request for Tender.

The Successful Tenderer, as Controller in respect of any Personal Data provided by it in its Tender, will be required to confirm by way of statement 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 etenders.gov.ie 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.

18. Disclaimer

This document issued herewith (“the Document”) is for information only and does not constitute, and shall not be interpreted as, an offer for sale, prospectus, or the basis of a contract.

Applicants are recommended to read the documents thoroughly. While all reasonable steps have been taken to ensure that the information set out in the Document is accurate and up to date, no representation or warranty, express or implied, is or will be made or given in relation to the accuracy or the completeness of any information contained in the Document or otherwise provided by or on behalf of Atlantic Technological University (ATU) (in writing or otherwise) to any interested party or its advisers. No responsibility or liability for any loss or damage arising as a result of reliance on these documents, or for the information contained in these documents or for any omission is or will be accepted by ATU or by any of its officers, employees, agents or professional advisers. No officer, employee, agent, or professional adviser of the company has any authority to give or

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ATU reserves the right to discontinue the procurement process at any time.

Please refer to the attached documentation for further information.



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