

ANTRIM COUNTY GAA

Expression of Interest

Appointment of an Integrated Design Team – Dunsilly Development Plans

Issued by: Antrim County GAA

Site: Dunsilly, Co. Antrim

Date of Issue: 6th October 2026

Closing Date for Submissions: 16th October 2026 at 5.00pm

Reference: ANTRIM-GAA-DUNSILLY-IDT-2026

1. Introduction and Background

Antrim County GAA (“the Club/County Board”, “Antrim GAA”) is seeking to appoint an Integrated Design Team (IDT) to support the delivery of a significant capital development programme at its Dunsilly grounds. This Expression of Interest (EOI) invites suitably qualified and experienced multi-disciplinary teams or individual practices capable of forming a team to register their interest and provide indicative fee proposals for the services described in this document.

Antrim GAA has developed an outline Development Plan and associated budget for the Dunsilly site, covering new and upgraded playing facilities and new building facilities. This EOI sets out the scope of the proposed works, confirms that delivery will be phased, and requests pricing for the design and contract management services required to bring each development area from concept through to completion on site.

This is an Expression of Interest only. It does not constitute an invitation to tender, and Antrim GAA is not bound to appoint any respondent as a result of this exercise. Responses received will be used to establish a shortlist to be invited to submit a detailed fee tender and, where appropriate, to interview.

2. Project Overview

The Dunsilly Development Plan comprises improvements across two broad categories of work: Playing Facilities and Building Facilities. An indicative budget has been prepared for each development area, as summarised in Section 4 below. The combined indicative construction budget across both categories is approximately £3,810,000, exclusive of design and supervision fees.

Antrim GAA wishes to engage an Integrated Design Team at the earliest opportunity to test, develop and cost these proposals, to support a planning application where required, and to lead the design, procurement and contract administration of the works through to practical completion.

3. Phased Delivery

The works are not intended to be delivered as a single contract. Antrim GAA intends to phase the development in order to manage cashflow, fundraising, and disruption to ongoing club activity at the grounds. The anticipated (indicative) phasing is as follows, though respondents' views on the most efficient and cost-effective phasing and packaging of works are welcomed as part of their submission:

1. Phase 1 – Concrete Terracing and Toilet Block
2. Phase 2 – Playing Facilities (primary): 4G Synthetic Pitch, Floodlighting, Access Road from Niblock Road, and Car Park/Ambulance Station Area.
3. Phase 3 – Building Facilities (primary): Additional Changing Rooms and Kitchen/Eating Area.

Respondents should note that phases may be combined, reordered, or delivered concurrently depending on funding availability, planning requirements and buildability, and should price on the basis set out in Section 6 to allow like-for-like comparison.

4. Scope of Works and Indicative Budgets

4.1 Playing Facilities

Item	Development Area	Indicative Budget (excl. fees)
1	4G Synthetic Pitch (full size)	£1,250,000
2	4G Synthetic Pitch (half size)	£400,000

Item	Development Area	Indicative Budget (excl. fees)
3	Floodlighting (6 no.)	£240,000
4	Car Park / Ambulance Station Area	£150,000
5	Access Road from Niblock Road	£500,000
6	Concrete Terrace – Main Pitch	£500,000

Sub-total – Playing Facilities: £3,040,000 (excl. fees)

4.2 Building Facilities

Item	Development Area	Indicative Budget (excl. fees)
1	Additional Changing Rooms (2 no., c.150m ²)	£240,000
2	Kitchen and Eating Area (c.200m ²)	£360,000
3	Meeting Rooms (c.50m ²)	£80,000
4	Public Toilets (c.50m ²)	£90,000

Sub-total – Building Facilities: £770,000 (excl. fees)

4.3 Combined Summary

Combined indicative construction budget: £3,810,000 (excl. fees).

Note: the figures above are drawn from Antrim GAA's current outline budget and are provided for guidance. They are subject to change as the design is developed and are not a guarantee of final construction value.

5. Services Required

Antrim GAA wishes to appoint a single, integrated multi-disciplinary design team (whether from one practice or a consortium of practices operating under a lead consultant) to provide the following services across the full project lifecycle:

- Feasibility, concept design and options appraisal for each development area.
- Preparation of drawings and information necessary to support a planning application, and liaison with the local planning authority and statutory consultees.
- Detailed design, technical design and production of tender/construction information.
- Cost planning and cost control throughout the design process.
- Support with procurement of a main contractor(s), including preparation of tender documentation and evaluation of tenders.
- Contract administration and management of the appointed contractor(s) during construction, including site inspections, valuations, instructions, and management of the practical completion and defects process.
- CDM Principal Designer duties throughout design and construction.
- Support with funding applications, where design information or cost certification is required by funding bodies.

5.1 Indicative Design Team Disciplines

Discipline	Indicative Role
Lead Consultant / Architect	Overall design lead, planning submission, coordination of the design team, and lead role through RIBA/CIC-equivalent work stages.
Civil & Structural Engineer	Groundworks, drainage, foundations, structural design of buildings and terracing, and pitch sub-base/construction detailing.
Mechanical & Electrical (M&E) Engineer	Building services design, floodlighting design, energy strategy, and utilities coordination.
Quantity Surveyor / Cost Consultant	Cost planning, cost control, procurement advice, valuation of works, and final account management.
CDM Principal Designer	Health and safety coordination during design and pre-construction in accordance with CDM Regulations.
Landscape Architect	External works, landscaping, car parking layout, and access design.
Sports Pitch / 4G Specialist Consultant	Specification and design of synthetic pitch build-ups, drainage, and floodlighting layout to governing body standards.
Planning Consultant (if required)	Support with planning applications and liaison with the local planning authority.

Respondents may propose an alternative team structure where this would deliver the required services more effectively, provided all necessary disciplines are covered and a single point of contact/lead consultant is identified.

6. Request for Prices

As part of this EOI, respondents are asked to provide indicative pricing for the design and contract management services required for each development area/phase identified in Section 3, using the schedule below. Prices should be presented separately for:

Development Area / Work Package	Design Fee (Stages 1–4)	Contract Admin / Site Supervision Fee	Total Fee
Phase 1 – Concrete Terracing and Toilet Block			
Phase 2 – Playing Facilities (primary): 4G Synthetic Pitch, Floodlighting, Access Road from Niblock Road, and Car Park/Ambulance Station			
Phase 3 – Building Facilities (primary): Additional Changing Rooms and Kitchen/Eating Area.			
Optional: Full Scheme – Single Combined Appointment			

— Design services (feasibility through to production of tender/construction information); and

— Contract administration and site supervision/management of the contractor during the construction phase.

Fees may be expressed as a percentage of construction cost, a lump sum, or a combination of both, but the basis of calculation must be clearly stated. Where a fee varies depending on whether phases are combined into a single contract, respondents should indicate this.

Respondents should also indicate, separately, any fees for pre-planning feasibility work, planning application preparation, and CDM Principal Designer duties, where these are not already included within the design fee above.

All prices should be quoted in pounds sterling (£), exclusive of VAT, and should remain valid for a minimum of 6 months from the closing date of this EOI.

7. Information Requested

Respondents should provide the following information as part of their submission:

1. Company/consortium name, structure and lead consultant details.
2. Relevant experience of the team in delivering comparable sports/community facility projects, including 4G/synthetic pitch developments, ideally including GAA or other sports governing body projects, within the last 5 years.
3. CVs and roles of key personnel to be assigned to the project.
4. Details of relevant professional indemnity insurance in place (minimum level to be confirmed at tender stage).
5. Proposed approach to phasing, programme, and stakeholder engagement with the Club/County Board.
6. Completed pricing schedule as set out in Section 6.
7. Confirmation of any conflicts of interest, and details of any other current commitments that may affect availability.

8. Submission Details

Submissions should be provided in writing (PDF format) and sent to Ciaran Kearney at operations.antrim@gaa.ie by no later than 5.00pm on 16th October 2026.

Submissions should be concise and should not exceed 10 pages at letter size 12 excluding CVs and the completed pricing schedule.

Any queries relating to this EOI should be directed, in writing, to Ciaran Kearney at operations.antrim@gaa.ie. Responses to queries considered relevant to all parties may be shared with all respondents.

9. Indicative Timeline

- EOI issued: 6th October 2026
- Deadline for clarification questions: 13th October 2026
- EOI submission deadline: 5.00pm 16th October 2026
- Shortlisting and (if required) interviews: TBC
- Appointment of Integrated Design Team: 23rd October 2026

This timeline is indicative and may be subject to change at Antrim GAA's discretion.

10. General Conditions

- Antrim GAA reserves the right to amend, withdraw or reissue this EOI at any time, and to not proceed with an appointment following this process.
- Antrim GAA reserves the right to seek clarification from any respondent, or to accept or reject any submission, without providing reasons.
- This EOI, and any subsequent tender process, does not commit Antrim GAA to any expenditure and is subject to the Club/County Board securing the necessary funding for the works described.
- Costs incurred by respondents in preparing and submitting their EOI will not be reimbursed by Antrim GAA.
- All information provided by Antrim GAA in connection with this EOI is confidential and should not be disclosed to third parties without prior written consent.

Antrim GAA thanks all respondents for their interest in supporting the development of the Dunsilly grounds.