

Query 1:

Can we enquire when will the site visits take place?

Response 1:

Schedule has been circulated to all parties who have expressed an interest in these site visits. Please note, no queries relating to the tender will be dealt with on the site visit. All queries to be submitted in writing through the eTenders messaging platform.

Query 2:

Can you please extend at least until 12th January 2026 to accommodate seasonal holidays?

Response 2:

There will be no extension of time possible, due to programme restrictions.

Query 3:

In relation to 3.1 of the SAQ Appendix A, we have a standard declaration we get signed once a year which covers all the items outlined in Appendix A and were wondering if this would suffice in this case (to meet the pass fail requirement), instead of the supplied template, see attached the declaration we are referring to. Please confirm this is acceptable?

Response 3:

Standard Templates in the Appendices folder to be used in all cases so Tenders can be evaluated on an even basis.

Query 4:

In relation to the SAQ 3.2c, 3.2d, and 3.2e if we already have the requested insurance's in place, can you confirm we just are required to complete the self-declaration letters appendix E, F and F and confirm that Appendix E Letter of Undertaking is not required?

Response 4:

Standard Templates in the Appendices folder to be used in all cases so Tenders can be evaluated on an even basis.

Query 5:

We cannot extract file from the Zip files on the portal as the filenames are all too long

Response 5:

This may be an issue due to the network path where you are trying the extract, try extracting on the Desktop of local drive of your PC.

Queries 1 – 5 were broadcast on eTenders on 26/11/25 in full

Query 6:

10.0 Pricing schedule does not have a section to enter the Enabling Works fee percentage based on the NCV €2.5 million. Can you update spreadsheet be Issued so the percentage fee can be entered? The Pricing Document and the Form of Tender look for price information in different formats- e.g. the Pricing Document does not mention Enabling Works. Please advise which takes precedent and how price will be assessed. Can you please provide the Form of Tender in Word format please?

Response 6:

Document 10.0 Pricing Document is no longer required to be submitted with the Tender Return and can be disregarded. In its place we are now issuing a revised Document 8.0 Tender and Schedule which includes five line items for candidates to insert their overall percentage fee, per line item, in line with the five sub-criterion from Criterion D: Price, as follows

- The main sub-criterion (Criterion D1) will evaluate the INITIAL project percentage (%) design team fee based on the Notional Construction Value.
- The second (Criterion D2) sub-criteria will evaluate the percentage (%) fee for Value Band Framework Category Type FW-05-A (€15 - €20m) Project
- The third (Criterion D3) sub-criteria will evaluate the percentage (%) fee for Value Band Framework Category Type FW-05-B (€30 - €45m) Project
- The fourth (Criterion D4) sub-criterion will evaluate the percentage fee for enabling works project based on an NCV outlined in the tender documents.
- The fifth ((Criterion D5) sub-criterion will evaluate the Daily Rates provided by the tenderer and based on Notional Days included in the Tender documents.

Guidance on how these sub-criterion will be scored is provided in the updated Project Information Memorandum (PIM). The Tender and Schedule is now provided in MS Word format.

Query 7:

Within the “2.0 ITT for Framework Agreement ME v2.00 – FW05 - €15-€16m” page 12 to 24 noted “The Programme shall be additional to the page limit set above. “Can you please confirm that ME consultant does not have to provide a programme as part of their tender submission?

Response 7:

A programme is required by all design team discipline consultants as outline within the ITT incorporating both the Main Contract and the Enabling Works. All Design Team services are required to submit a Programme, however, only the Architectural Services Discipline is required to submit in native format (i.e. MS Project, Excel etc.)

Query 8:

We would appreciate if you could please clarify what, if any, information (i.e. CVs, insurances, RAS, fee pricing etc) is required for the list of additional services which are to be provided as part of the architectural service, outside of planning and BIM, i.e. healthcare planning, universal design, catering, air tightness, facade design.

Response 8:

The list of services provided in Table 1.4 are deemed to be included as part of the Architectural Services package. No additional information (i.e. CVs, insurances, RAS, fee pricing etc) is required, as these should be included in the Architectural Services RAS, fee proposal etc.

Query 9:

In relation to 3.3a and 3.3.1a Health & Safety Training: Can you confirm if a CDM course (UK equivalent regulations) will be accepted.

Response 9:

CDM specific training relates to UK legislation and would not be recognised in Ireland.

All Health & Safety Training has to relate to safety in design. As detailed in the SAQ, evidence is required to demonstrate that Health & Safety training being relied on is relevant to the service to ensure competence in discharging duties as designers under current Health & Safety legislation (Safety, Health and Welfare at Work Act 2005 and any subsequent Safety, Health, and Welfare legislation and specifically Safety, Health & Welfare at Work (Construction) Regulations 2013 (SI 291). Safe Pass course, site induction courses and non-relevant Health & Safety training such as Manual Handling are not acceptable as CPD.

Query 10:

Can you please clarify if the person named as Management Personnel (1) can also be named under Senior Personnel also for which 2 is required, or do the 2 Senior Personnel have to be different to the Management person, so total 3 different people are required?

Response 10:

Management Personnel must be separate to Senior Personnel, and cannot be named under both categories, so in the case above – yes 3 different people are required.

Query 11:

Can you please forward document 6.02 Specific Project Information referred to in the tender and schedule?

Response 11:

This document is contained in the "Site Information.zip" file, and then folder "Site Information" followed by "6.0 TR & Ancillary Docs" folder

Query 12:

The RAS for the Architect includes lines for both the Planner and the BIM Information Manager. There are also separate RAS files for the Planner and the BIM Information Manager. Please clarify which is required.

Response 12:

If you are intending to provide all these services (Architect, Planner and BIM Information Manager) 'in-house' then only the RAS "9.0 RAS - Arch.xlsx" needs to be completed, including for all services. However, if you intend to outsource the services of Planner and/or BIM Information Manager, then the appropriate spreadsheets, "9.0a RAS - Planner.xlsx" and/or "9.0b RAS - BIM Info Manager.xlsx", needs to be filled out in conjunction with the intended joint venture.

Query 13:

We note that in Criteria B, "the Tenderer must clearly demonstrate how their Execution Methodology and Programme shall be managed and aligned." Can you confirm that as ER a programme and programme narrative is not required here.

Response 13:

A programme is required by all design team discipline consultants, as outlined within the ITT, incorporating both the Main Contract and the Enabling Works. All Design Team services are required to submit a Programme, however, only the Architectural Services Discipline is required to submit in native format (i.e. MS Project, Excel etc.). Note, this includes provision of an execution methodology describing how they intend to organise and perform the Services, for which they are responsible.

Query 14:

From reading the tender documents it appears that tenderers are required to submit a two stage tender (both SAQ and ITT) for this particular framework bid. Please could you confirm if this is correct?

Response 14:

No, this is a Single Stage process, tenderers are required to submit the Form of Tender with the SAQ and all requested evidences / qualifications etc. as part of a single submission.

Please note that also included in this broadcast issue is a revised Document "Appendix H - Project Scheduled of Deliverables (02.12.2025).pdf", which replaces the previously issued Appendix H which replicated the contents of Appendix G due to a clerical error.

Queries 6 – 14 were broadcast on eTenders on 04/12/25 in full