

NOTIONAL CONSTRUCTION VALUE

Framework 2025 Project Title: **Formation of HSE Regional Design Team Framework –Capital Works Projects**

Introduction

This document sets out the basis on which the Notional Construction Value (NCV) for the above project has been established. The purpose of the NCV is to facilitate a Tender process for design team services being procured based on a tendered percentage (%) fee for service.

Please refer to Project Information Memorandum (PIM) and Instructions to Tenderers (ITT) and the Particulars to the ITT, for the computation of the initial tendered fee for tender assessment purposes and for the subsequent computation of a fixed fee for service for Design Team Services and Technical Advisor Services.

The Notional Construction Value for the project is **€50,000,000 exclusive of VAT at Base Date Q1 2026** based on an overall nett floor area of c. **7,960 sq.m.**

The Notional Construction Value is based on the following key documents:

1. Concept Layout
2. Preliminary Schedule of Accommodation
3. Preliminary Outline Design Brief.
4. HSE Technical Requirements

Notes & Assumptions on the Notional Construction Value:

- The Notional Construction Value price base date is Q1 2026.
- A site enabling works package comprising partial demolition and decant facilities for existing accommodation.
- Aspergillus prevention works.
- Allowances are included for External Works and Abnormal Works associated with the development.
- Group 1 Equipment, Computer network, ICT cabling, passive equipment is included.

Excluded from the Notional Construction Value are:

- Inflation Provision – for future anticipated inflation beyond the base date of Q1 2026.
- Risk & Contingency Provision.
- Professional fees and expenses.
- Medical Equipment, Loose fittings, and furniture [Groups 2, 3 & 4], supply of personal computers, printers, televisions, etc.
- Local Authority Fees and charges.
- Utility company fees.
- Facility Management requirements.
- Per-cent for Art Scheme.

HSE Estates