

Query 15:**Part A**

6.01 TR and SoS FW05 2025 v2.00 – Appendix 17 – This states that in addition to the administration of the contract, the ER will perform the role of Project Manager / Project Controls team throughout all project stages. It is noted that on other similar frameworks the ER role is limited to the administration of the construction contract with ER services applying to Stage 2C, 3, 4 and 5. Can you please review and confirm that the role of the ER is to include the role of Project Manager for all stages as set out in Appendix 17 of the Technical Requirements.

Part B

6.01 TR and SoS FW05 2025 v2.00 – Appendix 17 – General Roles and Responsibilities – 17.1.1.1 states 'Prepare all contract documents (ITT's, Form of Tenders and Schedules, SAQ's and other contractual documents)'. These would normally be prepared by the Quantity Surveyor and other members of the Design Team. Can you please confirm that the ER will not be responsible for preparing these documents?

Part C

6.01 TR and SoS FW05 2025 v2.00– Appendix 17 – Design and Programme Oversight – 17.1.2.1 states 'Manage and coordinate the performance of the Design Team to ensure all deliverables and milestones are achieved on time'. Please confirm that the Architect, as Design Team Lead, will be responsible for the overall management and coordination of the individual design team members and their required inputs into the design.

Part D

6.01 TR and SoS FW05 2025 v2.00– Appendix 17 – Design and Programme Oversight – 17.1.2.2 states 'Monitor the development of designs, ensuring compliance with the HSE brief, building regulations, and statutory requirements'. As the ER does not have any design responsibility, please confirm that responsibility for the design and compliance with building regulations and statutory requirements rests with the Designer and the appointed design team disciplines.

Part E

6.01 TR and SoS FW05 2025 v2.00– Appendix 17 – Quality Assurance and Compliance – 17.1.6.2 states 'Conduct regular site inspections, ensuring adherence to agreed Inspection Plans'. As the ER has no design responsibility, can you confirm that the responsibility for undertaking site inspections and adherence to inspections plans rests with the Assigned Certifier, Designer and Ancillary Certifiers as members of the design team.

Part F

6.01 TR and SoS FW05 2025 v2.00– Appendix 17 – Documentation and Reporting – 17.1.8.1 states 'Provide detailed bi-weekly progress reports to the HSE'. Can you clarify that the frequency of the progress reports required from the ER should be monthly and not bi-weekly (fortnightly) in line with reporting periods included elsewhere in the document.

Part G

6.01 TR and SoS FW05 2025 v2.00– Appendix 17 – Documentation and Reporting –17.1.8.3 states 'Manage the handover of as-built documentation and operational manuals, ensuring completeness and accuracy'. Can you confirm that the responsibility for ensuring completeness and accuracy of the handover documentation reset with the design team and not the ER.

Part H

6.01 TR and SoS FW05 2025 v2.00– Stage 1 Preliminary Design – 17.2.2 Programme and Deliverable Planning - 17.2.2.1 states 'Develop a preliminary programme covering key design and procurement milestones'. Can you confirm that the detailed design programme will be prepared by the Architects as the Design Team Lead.

Part I

6.01 TR and SoS FW05 2025 v2.00 – Stage 1 Preliminary Design – 17.2.3 Coordination of Design Activities - 17.2.3.1 states 'Oversee the development of the Preliminary Design, ensuring input from all relevant disciplines is integrated'. Can you confirm that Architect, as Design Team Lead, will be responsible for the coordination of the design and the required inputs from the individual design team members.

Part J

6.01 TR and SoS FW05 2025 v2.00 – Stage 1 Preliminary Design – 17.2.3 Coordination of Design Activities - 17.2.3.2 states 'Chair design coordination meetings and track actions, ensuring accountability and alignment across the team'. Can you confirm that the Architect, as Design Team Lead will be responsible for chairing the Design Team Coordination Meetings as per table 1.9 Table of Meetings contained in document 6.02_Specific_Project_Informaton. Can you also confirm that the ER will only be required to chair and minute the bi-weekly project controls meetings during the design stages.

Part K

6.01 TR and SoS FW05 2025 v2.00– Stage 1 Preliminary Design – Stage 1 Preliminary Design – 17.2.5 Reporting - 17.2.5.1 states 'Prepare and present a Preliminary Design Stage Report to the HSE, including programme updates, key design outputs, and identified risks'. Can you confirm that the responsibility for the preparation and coordination of the Stage 1 Preliminary Design Report will be that of the Architect as Design Team Leader, with inputs from other members of the Design Team including the ER as required.

Part L

6.01 TR and SoS FW05 2025 v2.00– Stage 2 Detailed Design – 17.3.1 Design Progression and Integration – 17.3.1.2 states 'Review and coordinate design submissions to ensure consistency, buildability, and compliance with the brief and regulations'. As the ER has no design responsibility, can you confirm that the Architect, as Design Team Lead, will be responsible for reviewing and coordinating design submissions and for ensuring consistency, buildability and compliance with the brief and regulations.

Part M

6.01 TR and SoS FW05 2025 v2.00– Stage 2 Detailed Design – 17.3.2 Programme Management – 17.3.2.1 states 'Update the design programme regularly, highlighting critical path activities and potential risks to progress'. Can you confirm that the Architect, as Design Team Lead, will be responsible for the preparation and updating the design programme. Can you confirm that the role of the ER is to monitor the design progress against the design programme.

Part N

6.01 TR and SoS FW05 2025 v2.00– Stage 2 Detailed Design – 17.3.2 Programme Management – 17.3.2.2 states 'Chair bi-weekly progress meetings with the design team, focusing on resolving coordination issues and maintaining progress'. Can you clarify that it will be the responsibility of the Architect, as Design Team Lead to chair the bi-weekly Design Team Meetings. Can you also confirm

that the ER will only be required to chair and minute the bi-weekly project controls meetings during the design stages.

Part O

6.01 TR and SoS FW05 2025 v2.00 – Stage 2 Detailed Design – 17.3.6 Reporting - 17.3.6.1 states 'Issue a Detailed Design Stage Report, summarising design outputs, risks, programme updates, and alignment with cost and quality objectives'. Can you confirm that the responsibility for the preparation and coordination of the Stage 2 Detailed Design Report will be that of the Architect as Design Team Leader, with inputs from other members of the Design Team including the ER as required.

Part P

6.01 TR and SoS FW05 2025 v2.00– Stage 3 Tender Issue, Evaluation and Award – 17.4.1 Tender Preparation – 17.4.1.1 states 'Ensure the tender package includes all relevant design documentation, employer's requirements and agreed performance specifications'. The responsibility for the completeness of the tender pack would normally rest with the Design Team and Quantity Surveyor. Can you please clarify the role of ER in relation to this item?

Part Q

6.01 TR and SoS FW05 2025 v2.00– Stage 3 Tender Issue, Evaluation and Award – 17.4.1 Tender Preparation – 17.4.1.2 states 'Validate that the tender documents include all statutory and client requirements'. The responsibility for the completeness and validation of the tender document would normally rest with the Design Team and Quantity Surveyor. Can you please clarify the role of ER in relation to this validation process?

Part R

6.01 TR and SoS FW05 2025 v2.00– Stage 3 Tender Issue, Evaluation and Award – 17.4.1 Tender Preparation – 17.4.1.3 states 'Prepare all contract documents for procurement of contractors (ITTs for contractor, Form of Tender, SAQs, Conditions of Engagement and others as required) liaising with QS, design team and HSE'. These would normally be prepared by the Quantity Surveyor and other members of the Design Team. Can you please confirm that the ER will not be responsible for preparing these documents?

Part S

6.01 TR and SoS FW05 2025 v2.00 – Stage 3 Tender Issue, Evaluation and Award – 17.4.4 Reporting – 17.4.4.1 states 'Submit a Tender Stage Report, outlining key recommendations and providing an overview of the tender process, evaluation results, and final contractor selection. Can you confirm that the tender report will be prepared by the Quantity Surveyor with input from other members of the Design Team.

Response 15:

Appendix 17 was included in the 6.01 TR Document in error, please disregard all references to Appendix 17 within the 6.01 TR Document – Please see attached updated 6.01 TR Document with Appendix 17 removed, for clarity.

Query 16:**Part A**

Pricing Schedule - Criterion D2 and D3 of the Award Criteria in the ITT for Framework Agreement states the percentage fee for Value Band A and Value Band 0B will be assessed based on a smaller scale, similar type of healthcare project as this tender. The Pricing schedule has both of these being assessed against the €50m NCV for the initial project. Can you please confirm if this is correct or if they will be assessed against the mid-point of these value bands being €22.5m and €37.5m respectively.

Part B

10.0 Pricing Schedule – Criterion D4 of the Award Criteria in the ITT for Framework Agreement states that we are to include a Fee percent for Enabling Works Contracts and that it will be assessed based on the Notional Construction Value (NCV) of the Enabling Works project(s) as stipulated in the Tender Documents. The Pricing Schedule does not include a section to allow us to input a fee for the Enabling Works. Can you please review and issue an updated Pricing Schedule as required.

Response 16:

Clarification broadcast on Document 10.0 Pricing Document was issued 04/12/25. This document is no longer required to be submitted as part of the tender return. The Form of Tender & Schedule has been updated to include Criterion D1 – D5 for completion by tenders. A fee percentage (%) must be included for all Value Bands and Criterion detailed (D1 to D4 and D5 Day Rate).

Query 17:**Part A**

NCV Memo – This states that the NCV for the main project of €50m is based on a Base date of Q1 2028. Can you please confirm if this base date is correct.

Part B

7.0 NCV Memo Enabling Works – This states that the NCV for the enabling works of €2.5m is based on a Base date of Q4 2026. Can you please confirm if this base date is correct.

Response 17:

Revised NCV Memos are attached to this broadcast with the base dates for both Initial Project and Enabling Works projects corrected to Q1 2026. Please see attached updated NCV memos.

Query 18:

Tender and Schedule – Can you confirm that the Fee percent to be inserted in the Form of Tender for the Main Contract is the Fee percent for the Initial Project (Value Band A) only and we do not need to include the Fee percent for Value Band B and C?

Response 18:

Clarification broadcast was issued 04/12/25 including a revised Form of Tender and Schedule document which requires percentage fees to be submitted for Criterion D1 – D5 within the returned form of tender & schedule. A fee percentage (%) must be included for all Value Bands and Criterion detailed (D1 to D4 and D5 Day Rate).

Query 19:

Tender and Schedule – Schedule B notes that the Employer Representative (ER) services are for Stages (ii) to (iv). The Stage Services only include Percentage of Total Fee for Stages 2c, 3, 4, and 5. No Percentage of Total Fee has been inserted for Stages 1, 2a or 2b. Can you please review and advise.

Response 19:

The Employer Representative (ER) service is only from Stage 2c to Stage 5B inclusive, as detailed within the form of tender & schedule.

Query 20:

9.0 RAS – Can you confirm if we are to only provide a completed RAS for the Main Contract only, or are we to also provide a RAS for the Enabling Works also?

Response 20:

Yes, RAS is required for INITIAL project ONLY.

Query 21:

4.0 PIM and 2.0 ITT for Framework Agreement – Section 1.5.2 of the PIM states ‘Each sub-criterion will be evaluated based on the maximum marks allocated to that sub-criterion and lowest price will receive the maximum marks. The Tenderer’s individual pricing scores for each of the sub-criteria will be totalled and the Tenderer with the highest combined score will be allocated the full Price marks and all other scores will be awarded a proportion of the total available marks equal to the proportion that their Price score represents of the highest scoring Tenderer.’ Can you please confirm that the formula to be applied to each price criterion D1 to D4 inclusive to arrive at the score for each tenderer for each sub-criterion is as follows based on the Capital Works Management Framework assessment methodology for price:

Price Marks for Tenderer = $A \times (1 - (0.5 \times [(B - C)/C]))$.

Where: A= Total marks available for price, B = Tender price of Tenderer, C = Lowest eligible tender price.

Response 21:

As detailed, the Tenderer’s individual pricing scores for each of the sub-criteria will be totalled and the Tenderer with the highest combined score will be allocated the full Price marks and all other scores will be awarded a proportion of the total available marks equal to the proportion that their Price score represents of the highest scoring Tenderer. The price assessment formula will be used as detailed above.

Query 22:

We note the project description and the information provided within the tender documentation, including the NCV memos and the Technical Requirements references.

For the purposes of completing our tender — in particular the Pricing Document, Resource Allocation Schedule, and programme-related assumptions — could the Contracting Authority please confirm the anticipated programme durations for the Initial Project, specifically:

The assumed duration of the Stage (iv) Construction phase, and

Any indicative programme dates or sequencing assumptions (including enabling works, main works, and refurbishment works) that tenderers are expected to align with.

No construction duration appears to be stated within the documentation provided, and clarification would support consistent and comparable pricing across all submissions.

We would appreciate confirmation of any programme durations or guidance the Authority can provide.

Response 22:

Indicative performance periods and Stages have been provided in the Tender Documentation issued, named in Section 1.7 of the following document; *“6.02 Specific Project Information FW05 (€15m - €60m) 2025 v2.00 - Ballina CNU 75 Bed Unit”* for both the initial project and the enabling work project.

Query 23:

Query regarding response 6. Its notes Document 10.0 Pricing Document is no longer required to be submitted with the Tender Return and can be disregarded. And 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: but when you review the 8.0 Tender and Schedule document it notes Building Services Engineering (ME) Service, Criterion D5 - Daily Rates for Building Services Engineering (ME) Services that are: but there is no breakdown of the daily rates required. This was found in the 10.0 Pricing Document but response 6 notes it's no longer required. Do you assume the breakdown of daily rates are as per the 10.0 Pricing Document or will the 8.0 Tender and Schedule be updated with the breakdown of the daily rates required

Response 23:

Revised Form of Tender and Schedule states under Criterion D5;

“Daily Rates submitted at the INITIAL project tender stage will also apply to subsequent Call-Off projects as follows as per table below (Rates for Tendered Time Charges): (note: tenderers shall NOT amend, add or delete any text under the "Grade" column in the table below. All Grades MUST individually have a Daily Rate cost detailed)”.

Note: Refer to section 1.5.3 (Design Team Services Fees) of the PIM document.

Queries 15 – 23 were broadcast on eTenders on 08/12/25 in full