

CLARIFICATION 2

TEN2600112

**cFT for Integrated Design Team for the
Development of the Bailieborough Town Centre
Regeneration Scheme (Stages (i) to (ii) for
Cavan County Council**

Query 1

Can you please confirm the proposed budget for the project?

Response Query 1

The approximate construction budget for the initial priority projects arising from the Bailieborough Town Centre Regeneration Scheme is estimated at €7.26 million including VAT. Tenderers should note that this construction cost estimate relates to the initial priority projects identified through the masterplan process and may not represent the full development potential or future phases that may be identified as part of the Town Centre Masterplan.

Query 2

What are the different stages of the project and the duration of the same?

Response Query 2

The commission is divided into the following stages as prescribed in the tender documents:

Stage (i) – Project Inception and Feasibility Options

- Project inception and stakeholder engagement.
- Site assessments, surveys and investigations.
- Assessment of potential development sites and opportunities.
- Preparation of options.
- Options appraisal, cost assessment and recommendation of a preferred option.

Stage (ii) – Statutory Planning Process, Design and Tender Documents

- Development of the preferred option and Town Centre Masterplan.
- Preparation and management of the Part 8 Planning Process.
- Preliminary and detailed design.
- Preparation of tender and contract documents for construction.

The anticipated service contract period is 18 months from the date of appointment. The project has a target completion date of June 2029, recognising that progression beyond Stage (i) is subject to funding availability and the necessary approvals being obtained.

Query 3

Are there any specific requirements for the Planning Consultant which we need to be aware, i.e. project examples, which include part 8 applications etc.?

Response Query 3

There are no additional discipline-specific requirements for the Planning Consultant beyond those set out in the tender documentation.

The Planning Consultant shall possess the appropriate qualifications, professional memberships and relevant experience necessary to undertake the planning services associated with this commission, including:

- Preparation and management of the Part 8 Planning Process.
- Preparation of planning reports, statements and supporting documentation.
- Appropriate Assessment (AA) and Environmental Impact Assessment (EIA) Screening, where required.
- Liaison with the Planning Authority, statutory bodies and stakeholders.
- Management of public consultation and assessment of submissions received during the statutory planning process.

Tenderers should also demonstrate relevant experience on comparable public realm, regeneration, town centre, urban design or similar projects, as appropriate to the proposed role and in accordance with the evaluation criteria set out in the tender documentation.