



OPW

Oifig na
nOibreacha Poiblí
Office of Public Works

DEFINITIVE PROJECT BRIEF

Office fit out

Y15.018 Project Opera, Limerick

Consultancy Services

under the

Government

Standard Conditions of Engagement

for

Construction Consultants

for the

Commissioners of Public Works

DEFINITIVE PROJECT BRIEF

Project Title

Office Fit Out, Project Opera, Bank Place, Limerick.

Project Description

Project Opera is a 14 storey (with a further level of enclosed plant above) over basement, new build office development onto Bank Place, Limerick that is part of the Opera Square development. Construction of the basement to the entire site was completed in Q3 2025. Construction of the Office building that will be subject to this Fit Out commenced on the 18th of December 2025 and is due for completion at the end of March 2028.

This project comprises the CAT A and Cat B office fit out of the office building which will be completed to a 'grey box' finish. This project excludes fit out of the basement and landlord areas which form part of the shell and core works. The Gross floor area of the building is 15,751 sqm of which the basement is 1,720 sqm.

Sanctioning Authority

The Commissioners of Public Works in Ireland

52 St Stephens Green, Dublin 2, D02 DR67

John Conlon, Chairman

(Named Manager of Sanctioning Authority)

Sponsoring Agency

The Commissioners of Public Works in Ireland

52 St Stephens Green, Dublin 2, D02 DR67

Eanna Kealey, Principal Officer, Property Management

(Named Manager of Sponsoring Agency)

A. Objectives (that the Project should meet):

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- To improve the working environment for certain Government Departments / Agencies.
- To deliver fit for purpose office accommodation that complies with all relevant regulatory requirements, legislative requirements and the building regulations.
- To provide office accommodation that accommodates change and allows flexibility for working environments over time.
- To provide office accommodation that encompasses wider issues such as sustainability, NZEB compliance, life cycle costing, universal access and achieves compliance with the Energy Performance of Buildings Directive 2010/31/EU.
- To provide a building that is designed in accordance with OPW design standards.
- To deliver a high quality contemporary office and meeting environment with a strong design concept.
- To procure a fit out in compliance with the Capital Works Management Framework.

B. Purpose:

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- Provision of new high quality accommodation for certain Government Departments / Agencies who will be vacating their current accommodation.
- Provision of a high quality fit out to a significant new office building, which will have a civic presence and contribute to the re-development of Limerick city centre over time.
- Provision of fit-for-purpose office accommodation that complies with all relevant regulatory requirements, legislative requirements and the building regulations.
- Provision of office accommodation that accommodates change and allows flexibility for working environments over time.
- Provision of office accommodation that encompasses wider issues such as sustainability, NZEB compliance, life cycle costing, universal access and achieves compliance with the Energy Performance of Buildings Directive 2010/31/EU.
- Provision of a fit out that is designed in accordance with OPW design standards.
- Provision of a fit-out that is procured in compliance with the Capital Works Management Framework.

- Provision of office accommodation within a specified period to meet other organisational arrangements and contractual agreements.
- Provision of new office accommodation which shall provide an enjoyable, convenient, reassuring, and safe environment for all users.

C. Scope:**Parameter 3 of 16**

- In scale: 14 storeys (with a further level of enclosed plant above) over basement.
- In Gross Floor Area: 15,751 sqm of which the basement is 1,720 sqm.
- Construction of the basement to the entire site was completed in Q3 2025.
- Construction of the building (shell and core) commenced on the 16th of December 2025 and is due for completion at the end of March 2028.
- The shell and core works will include full fit out of landlord/common areas including the stairs, lifts, reception, circulation, basement, landlord plant and ancillary areas.
- The developer of the Shell and Core will ensure compliance with Building Regulations and Standards including fire separation, fire rated doors, provision of wheelchair refuges, access and accessible toilet facilities. A Disabled Access Certificate (DAC) and Fire Safety Certificate (FSC) for the Shell & Core of the building have been obtained.
- This contract relates to the CAT A and Cat B fit out of all 'grey box' areas.
- The fit out will be to a specified standard, based on the agreed Brief of Requirements, agreed with the planned end-users.
- The accommodation must be constructed and finished to a high standard of quality and durability, as agreed with the OPW, to provide a high quality contemporary office and meeting environment.
- Engagement with the OPW and the Government Departments / Agencies will be required to develop and get sign off on the Detailed Project Brief of Requirements.
- The fit-out works include public office areas, open plan office accommodation, together with the provision of a small number of cellular offices, conference rooms, meeting rooms and secure storerooms.
- A design solution for ventilation and cooling to mitigate against overheating is critical to the success of fit-out.

- Co-ordination and cooperation with the Developer's design team to facilitate integration of the Shell and Core and the Fit-out works.
- Co-ordination and cooperation with Developer's contractors during the installation of the fit-out works while the Developer's contractor undertakes and completes the construction of the 'Shell and Core' and the snagging and defects as part of the defects period of the Landlord's contract.
- To meet, insofar as possible, the requirements of Directive 2010/31/EU and Nearly Zero Energy Building and the new Part L of the Building Regulations for non-domestic buildings.
- To comply with all relevant legislation and the law.

D. Project Deliverables (and/or desired outcomes)

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- Office Accommodation/fit-out that meets the Brief Requirements, and is completed to the Client's satisfaction.
- Office Accommodation/fit-out that is constructed as per agreed programme and budget.
- Office Accommodation/fit-out designed to incorporate OPW's sustainability policy.
- Office Accommodation/fit-out that provides universal access throughout.
- Office Accommodation/fit-out that provides flexibility and accommodates future operational changes.
- Office Accommodation/fit-out that is designed and constructed to a high level of architectural and other design quality.
- A project that is modelled with Revit (or similar software) and to BIM level 2. Output drawings will also need to be in Autocad (or similar software).

E. Performance

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The completed building shall:

- Function as an office building and a workplace.
- Be fully accessible.
- Be an energy efficient building with a low environmental impact to meet, insofar as possible, the requirements of Directive 2010/31/EU and Nearly Zero Energy Building and the new Part L of the Building Regulations for non-domestic buildings.
- Be provided with Artwork in accordance with the Government Policy in relation to the Percent for Art Scheme, as set out in the *Public Art: Percent for Art Scheme General National Guidelines (Dept. of Arts, Heritage and the Gaeltacht)*. In addition, acquisition policies and procedures set out in the *OPW Art Management Handbook* are to be adhered to.
- Aim to achieve optimal value for money in the context of the whole life of the building as a complete asset including its constituent parts.

F. Realistic Assumptions

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- The building is of sufficient size to accommodate the Brief of Requirements agreed with the planned end-user.
- The building will be owned by OPW and there are no known legal, regulatory or planning impediments to developing the proposal.
- The Brief of Requirements of the end-user, once developed and finalised, will remain substantially unchanged during the Design Process, unless an operational change or legislative requirement occurs during the project's lifetime.
- Restrictive site/building access and external area for contractors during the construction stage of the fit-out.
- The project is within the vicinity of other construction projects and fit-out projects in adjoining/neighbouring buildings.
- Overall Landlord sets out specific site traffic management plan and access routes.
- Fixed priced public works contract will be used for procurement of the fit-out works.
- The fit out construction works are expected to commence in April 2028.

G. Governance and Reporting (requirements)**Parameter 7 of 16****Primary lines of communication are to be as follows:****Communication Line 1:****Sponsoring Agency to/from Sanctioning Authority;**

- OPW currently fills both roles but each will be a separate person as identified at the beginning of this Definitive Brief.
- Regular scheduled review meetings will take place within OPW between both parties.
- Members of the Design Team may be required to attend.

Communication Line 2:**Project Team;**

- A Project Team, which will include the Design Team Leader, members of the Design Team and other people, will be established at the beginning of the project. This Project Team, when established, will report to the Sponsoring Agency. It will hold regular monthly meetings in relation to the progress of this project and be chaired by OPW State / Principal Architect's Office.
- Progress will be recorded and actions identified as appropriate for the project.
- Meetings may be attended by the following:
 - OPW State / Principal Architect's Office
 - Consultant Architect / Design Team Leader
 - OPW's Property Management Section (representing the Sanctioning Authority)
 - OPW's in-house technical team
 - Representatives of Government Departments / Agencies
 - Members of the Design Team

Communication Line 3:**Communication between members of the Design Team;**

- The Architect will be the Design Team Leader (DTL) and will co-ordinate activities of the Design Team. A Monitoring Architect will be provided by OPW State / Principal Architect's Office.
- Design Team Meetings (fortnightly): attendance of design team representatives to all meetings is required, in accordance with Schedule B: Consultant's Services and Fees of Tender and Schedule (for provision of consultancy services) document.
- Progress will be recorded and actions identified as appropriate for the project and issued to OPW Monitoring Architect.
- OPW Monitoring Architect will be advised of all meeting arrangements so that they can attend as required.

Communication Line 4:Design Team and OPW State / Principal Architect's Office (Sponsoring Agency):

It is important that the Design Team Leader is fully aware of all communications/ information exchange emanating from the Design Team. However, there will be occasions where OPW State / Principal Architect's Office will need to source information directly for various possible reasons, and will need to go directly to the appropriate Design Team source. The Design Team Leader must however, be included in all communications streams where they happen.

H. Preferred Option**Parameter 8 of 16**

- The construction of the building on this site was identified as the preferred option, following detailed Multi Criteria Analysis of different sites, that included the preparation of a Preliminary Business Case.
- This project aims to fit out the proposed building in line with Objective 3 of the OPW Statement of Strategy 2023-2026: Deliver clear plans and actions to contribute to implementing the Climate Action Plan 2023.
'The OPW will deliver new, deep retrofit and fitout capital infrastructural projects that will provide fit-for-purpose office accommodation including flexible, value for money, energy and space efficient accommodation that also encompass wider issues such as sustainability, energy efficiency, life cycle costing, and universal access.'

I. Known Risks**Parameter 9 of 16****General/Funding Risks:**

- Funding for the project including the fit out was approved in April 2025.
- Financial risks – construction related inflation to be allowed for in the BoQ.

Planning Risk:

- The overall development was subject to a Statutory planning process. A 10 year planning permission was granted with conditions by An Bord Pleanála on 27/02/20 and modifications to that application were granted with conditions on 17/01/22. Construction of the building associated with the planning applications will be complete in advance of the fit out works.
- No other risks in respect of this aspect remains known at this time.

Services Risks:

- Upon completion of the shell and core works the building should have all necessary services + utility connections.
- A survey will be required to confirm locations of services and internal subdivisions are as per 'As-Built Drawings' and the specification and comply with all the building regulations.
- The interaction and integration of the fit-out works with the existing building and services will be the responsibility of the Design Team.

Adjoining Properties:

- Adjoining properties the Granary building and 7 Bank place are historic Protected Structures.
- Construction of no.1 Opera Square on the corner of Ellen Street and Michael Street was completed in 2025.
- Construction of the new city library fronting on to Rutland Street and the proposed Opera Square, is due to commence prior to the fit out of Project Opera.

Site Access:

- Heavy vehicle delivery to site will be via the proposed lay by on Bank Place. Limited light vehicle access will be possible from Bank place to the proposed service yard on the West side of the building.

Basement:

- There is a recently constructed basement across much of the site, with a dedicated basement under the building. Some access points from the adjoining basements exist and there are some shared facilities.

Costs:

- Change orders arising from changes to fit out layouts following requests from Client Departments.

Programme Risk:

- Delay risk during the shell and core building works leading to a follow on delay to the fit out works.
- Delay in agreeing fit out proposals with clients – Project Team to work closely with client departments and engagement to begin once the shell and core works commence.
- Delay risk due to changes to design requirements – design to be developed on 'no change basis', costings to be developed from the approved detailed and locked design.

Building Related Risks:

- The PSDP nominee, acting on behalf of The Commissioners of Public Works in Ireland as part of the Safety & Health Plan (at Preliminary Stage), will incorporate the associated risks.

Refer to the **Preliminary Health + Safety Plan** and detailed **Project Risk Register**.

J. Value Management Strategies**Parameter 10 of 16**

- Proper Value management should aim to achieve the required quality at lower cost or a higher quality at the same cost.
- The Design Team Leader is to communicate to the Sponsoring Agency (OPW) / Project Co-ordinator / Monitoring Architect as soon as any issues become known that are likely to require change or adjustment to the agreed scope of works.
- Each member of the design team shall cooperate and inform the Design Team Leader in relation to the assessment of the implications of changes.
- The Design Team Leader is to ensure that each member of the Design Team co-operates in the assessment of the implications of changes to the Project scope, programme, budget and quality of construction.
- The co-ordination of this Value management strategy is to be by the Design Team leader and communicated to the Sponsoring Agency (OPW) / Project Co-ordinator / Monitoring Architect.
- Sponsoring Agency (OPW) / Project Co-ordinator / Monitoring Architect is to communicate to the Client as soon as issues become known that are likely to require change or adjustment to the agreed scope of works.
- The Design Team will develop a strategy for the long-term maintenance and replacement of major components of the project. This will include maintenance regimes and replacement over the building lifetime.

K. Project Execution Plans

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Anticipated Service Start date:	Q3 2026
(i) Project Planning Stage Preliminary + Developed Design (agree layouts with end user)	10 weeks
(ii) Project Planning Stage Detailed Design (Detailed Design & Tender Documentation / Specification / Bill of Quantities) – <i>incl. Client reviews and approvals:</i>	39 weeks
(iii) Tender Process	39 weeks
(iv) Construction	78 weeks
(v) Handover (Defects Period):	52 weeks
Total Performance Period:	218 weeks

Shell and Core Project Programme:

----- Site Start Date December 2025

Stage (iv) Construction	120 weeks
Stage (v) Handover	52 weeks

Total Period Remaining	
Stage (iv) Construction	Anticipated completion Mar 2028
Stage (v) Handover/Defects Liability Period	Mar 2028 to Mar 2029

L. Functional Life of Facility**Parameter 12 of 16****Design Life**

- A Design Life of at least 50 years is required for this public building and this must be reflected in the design of the fit out and in the choice of materials and systems.
- Maintenance aspects shall be carefully considered and finishes shall be chosen to reflect the hard wear likely to be encountered in all areas. Thought must be given from the outset to the replacement of life-expired items and appropriateness for re-use or recycling should be considered in the choice of such items.

Design Life of Building Elements	
Principal Element	Life Expectancy (years)
Substructure	75
Superstructure/Inaccessible Components	75
Buried Services/Components difficult to access or replace	30
Major Replaceable Components	25
Building Services	25
IT Services	10
External Works	30
Finishes	15
Fittings and Furniture	10

Based on Table B.1; ISO 15686-1:2011(E) and amended to align with Category 4, for Structural elements, as defined in Irish Annex of the Eurocode 0 and additional client categories added.

Table B.1 — Suggested minimum design lives for components (DLC)

Design life of building	Inaccessible or structural components	Components where replacement is expensive or difficult ^a	Major replaceable components	Building services
Unlimited	Unlimited	100	40	25
150	150	100	40	25
100	100	100	40	25
60	60	60	40	25
25	25	25	25	25
15	15	15	15	15
10	10	10	10	10
NOTE 1 Easily replaced components may have design lives of three to six years.				
NOTE 2 An unlimited design life should rarely be used as it significantly reduces design options.				
^a Including below-ground drainage.				

- Buildings and their components and assemblies shall be identified as being either replaceable or permanent.
- Components or elements with a design life of less than 10 years shall be designed so that they can be replaced easily, and disposed of in accordance with best industry and international practice for disassembly, re-use and recycling or final disposal in an environmentally acceptable way.
- Where the consequences of failure are judged to be critical (be that the building, its components or their assembly), it may be necessary to allow for a particularly long Design Life of the component in order to reduce the risk of failure occurring within the design life of the building.
- The design process should take account of this in the final design and shall identify a hierarchy of consequences associated with component failure (generally in accordance with Table 2 of ISO15686-1: 2000(E)) in terms of health and safety, cost, interruption to business use and security, together with the appropriate design and/or maintenance and/or continuous (re-) commissioning strategy which assures the required performance.

Planning for Obsolescence

- Obsolescence may be functional, technological, or economic. Replacements may also be made for reasons of changing fashion/tastes, laws and building standards.
- The finished Design should make due allowance for a range of obsolescence over the Design Life of the building and make provision for an economic level of flexibility which will allow for some changes in future requirements.
- The risk of obsolescence shall be reduced by adoption of a design that permits internal re-planning, extensions, and changes in service systems or changing partitioning of the building at reasonable cost.
- In particular, the strategy within the design of the building should consider economic adaptability of the layout of internal floor plates, building services, sanitary facilities and fire escape routes with minimal disruption.

M. Design Restrictions/Requirements**Parameter 13 of 16**

- Design to allow flexibility in brief and accommodate operational changes.
- Design to satisfy OPW Design standards, technical requirements and specification.
- Design to meet OPW sustainability policy and be an energy efficient building with a low environmental impact.
- Design to be fully accessible.
- Design to comply with Building Regulations, Safety + Health Regulations and other relevant statutory requirements.
- Design to provide a high quality contemporary fit out which responds to and develops the design of the proposed building.
- Fit out design to comply with the planning permission and not trigger a requirement for a new planning application.
- Fit-out design shall not compromise the validity of the Building Control Process for the completed building or trigger obligations under S.I. 9 for the proposed fit-out works.
- Fit-out design shall not compromise the validity of the Fire or DAC cert or trigger a requirement to apply for a new Fire or DAC cert.
- Design to comply with all of the above within conditions set down by Landlord and Landlord's consultants.

N. Location**Parameter 14 of 16**

Site Address: Bank Place, Limerick.

Site Location: The site is located between 7 Bank Place and the Granary Building facing on to Bank Place and the Abbey River.

O. Budget

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As the tender is for a fixed price lump sum fee, a preliminary estimated construction cost of the project is not given. This is in accordance with the instruction of the Government Construction Contracts Committee.

The Consultants should evaluate their assessment of the extent of the service required on the basis of the information contained in this document and by visiting the site.

The priority is to ensure the most cost effective option is selected that strategically aligns with government policy and delivers on other project objectives. Obtain value for money by minimising cost where possible.

P. Constraints

Parameter 16 of 16

- Financial – to be designed and constructed within budget
- Legal – none anticipated at present.
- Compliance required with relevant legislation and regulations
- Programme - to be designed and constructed within specified time period
- Functional – to meet the technical and operational requirements set out in the Brief of Requirements, by the OPW and the end-users
- OPW specification requirements for Government Office Accommodation
- Time – to be designed and constructed to meet programme milestones
- Quality – to be executed to the required standard.

Signed

_____ Manager of Sponsoring Agency

_____ Date