

Response to Queries/ Clarifications - Nr.3

Ref	Date Received	Query/ Clarification	Response	Date Issued
1	24/06/2026	Can we request the upload of the Pricing Document in excel format?	Please note the Pricing Document has been uploaded in excel format in Addendum Nr.1	25/06/2026
2	24/06/2026	Can you please confirm the anticipated start date on site?	The Letter of Acceptance is expected to be issued mid September	02/07/2026
3	25/06/2026	Can you please issue the BoQ in both build soft (EOX) and excel?	The Pricing Document has been uploaded in Build soft and Excel format	26/06/2026
4	25/06/2026	Has the Contracting Authority considered alternative modern methods of construction, such as 3D volumetric modular construction, which may offer programme, sustainability and health and safety benefits compared with traditional construction?	Thank you for your query. The Contracting Authority has considered the appropriate construction methodology during the design development stage and the Tender Documents have been prepared on the basis of the Employer's design as issued. The proposed alternative 3D volumetric modular construction solution constitutes an alternative design solution rather than a request for clarification of the Tender Documents. The procurement does not provide for the submission of alternative tenders or variant solutions. Accordingly, tenderers are requested to submit their tenders in accordance with the Tender Documents as issued. No further information is required in relation to the proposed alternative construction methodology.	02/07/2026
5	29/06/2026	The recently issued BOQ in native format does not contain the BOQ references as shown in the PDF. If possible please issue native BOQ with BOQ references	Unfortunately it is not possible to export the BOQ references in the excel and Build soft versions. These are exported from the software used with BOQ references only appearing on the PDF. Please refer to the document 'Note for Use of Build soft or Microsoft Excel Version' issued with Addendum Nr.2 clarifying the PDF version of 'Volume C – Pricing Document' provided remains the Master Document	02/07/2026
6	30/06/2026	In the absence of having completed projects under the public sector PW-CF1 or PW-CF5 from the suite of Public Works Contracts published by the Office of Government Procurement OR in the absence of relevant training is it possible to qualify with project experience on private sector projects with alternative forms of contract.	Applicants should refer to Section 3.4(c) – List of Works Carried Out Over the Past 7 Years. The three reference projects may include commercial/private sector projects, provided they satisfy the published requirements regarding nature, scale, complexity and value. In addition, Applicants must either: • Demonstrate successful completion of one relevant public sector Employer Designed project procured under PW-CF1 or PW-CF5; or • Demonstrate their understanding of the Public Works Contracts through completion of relevant training, with evidence of such training submitted in addition to the three reference projects. For clarity the Qualification Criteria remain as published.	02/07/2026
7	01/07/2026	We would like to request a site visit	Please note site visits can be carried out at the discretion of the tendering contractor. The site (Location as noted in the tender documents) is currently open/ accessible to the public. We would ask any tendering contractor visiting site to notify reception upon arrival in the adjacent Enterprise House building that you are visiting the site.	01/07/2026
8	02/07/2026	Can you please provide full detail for the Lift Installations.	Lift specification has been uploaded to the documents section of this CFT	13/07/2026

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9	06/07/2026	Can you please advise on the following M&E Queries: Mechanical 1. Please provide the specification for the electric showers. 2. Please confirm whether the "FD" symbol shown on the ventilation drawings refers to a standard fusible link fire damper. The specification appears to indicate FSDs (fire and smoke dampers). 3. Please update the pricing document to align with the mechanical installation scope, as it currently refers to heat pumps, hot water cylinders, and associated items. 4. Please issue the sanitary ware schedule. Electrical 1. The Lighting layout does not match legend on drawing.E-200. Are tenderers to base lighting types off the contract lighting schedule?	Mechanical 1. Triton Omnicare Thermostatic (White) or equal and approved 2. FD is fusible link fire damper and FSD is fire and smoke damper 3. Updated pricing document - Please revert to documents section of this CFT. 4. Sanitary Ware schedule by Architect - Refer to CFT documents Electrical 1. Refer to the electrical contract specification lighting datasheet for the specification of lights to match the light types indicated on the layout drawings	13/07/2026
10	07/07/2026	An Extension to the Tender Deadline has been requested	Upon receipt of a number of tender extension request. The Contracting Authority has extended the Tender Return date to Wednesday the 5th August at 5pm.	13/07/2026
11	08/07/2026	Please confirm the Method of Measurement (ARM 4 or 5) for the Works	Unless stated otherwise, the Pricing Document is measured in accordance with the Agreed Rules of Measurement 5 (with the exception of the Building Services Elements (59), (66) & (69)) as noted in the Tender Documents. Tenderers shall refer to Agreed Rules of Measurement 4 supplement 2 for Elements (59), (66) & (69).	13/07/2026
12	09/07/2026	Can you please confirm if an IPI measure is applicable to this procurement?	An IPI measure is not applicable to this procurement. The SAQ Part 1 document has been updated	13/07/2026
13	08/07/2026	Can you please confirm if the same individual may be nominated to fulfil the roles of Site Foreman/Manager, Services Co-Ordinator, and Site Safety Officer under Section 3.4(b) of the SAQ	Yes the same individual may be nominated to fulfil the roles under section 3.4(b) providing they meet the educational and professional qualifications including previous experience requirements outlined under each role.	13/07/2026
14	13/07/2026	Can you please provide a cable schedule for the power and controls for the mechanical works?	Refer to electrical general specification for cable types	13/07/2026
15	13/07/2026	Within the summary of Table 11 response type for Criterion 3.4c is 'Evidence Required' and within the main body of the document this section response is 'Declaration required'.	Please note Criterion 3.4c is 'Evidence Required' as per the 'CA Supplementary Requirements' outlined. The 'Reponse Type' in the main body of the of the document has now been updated to reflect this.	13/07/2026
16	13/07/2026	Indoor AC Unit Schedule does not match Ventilation Drawings - Please Advise	AC unit has been added to our Ventilation Drawing M-B-100	13/07/2026
17	13/07/2026	Please confirm specification for vinyl. BOQ requires R10 rating. Marmoleum only comes in R9 rating	A typical / standard marmoleum has an R9 slip resistance value. However, the marmoleum for this project is specified with R10 slip resistance for highly trafficked corridors / circulation spaces. Forbo or equally approved R10 Marmoleum is available.	15/07/2026
18	14/07/2026	Page 5 of the Lift Contract Specification states "The Lift Contractor Shall be Novated to the Main Contractor for the Installation of the lift". Is this correct?	The contract shall tender for the supply and installation of the lift as a domestic sub-contractor	15/07/2026
19	14/07/2026	Please provide a cable schedule for the power and controls to the Mechanical Equipment.	Refer to electrical general specification for cable types	15/07/2026
20	14/07/2026	Please clarify if a Lightning Protection System is to be provided by the electrical contractor. Not mentioned in the summary of prices or specification. (Some info shown on drawing E102 and E103)	Lightening protection is to be included and can be identified under 'Any Other items' in the pricing document	15/07/2026