

Consultant's Brief

for

Multi Party Framework for Bridge Rehabilitation Consultancy Services, Assessment, Design and Inspections for Offaly County Council 2026 (Stages ii to v)

Initial Contract

- 1) Boyne Bridge, Edenderry, Co. Offaly
- 2) Raheenakeeran Bridge, Walsh Island, Co. Offaly

July 2026

Services Requirement Overview

The Primary purpose of this competition is to establish a Multi-Party Framework for Bridge Rehabilitation Consultancy Services, Assessment, Inspections, Design and Project Management. On establishment of this framework, Offaly County Council may run call off contracts in accordance with the Framework Agreement. It is anticipated that single call offs will range in value from €3,000 to €40,000 Ex Vat, depending on the level of services being provided by the Framework Consultant. The Framework will be established with up to eight qualifying Consultants who's services may be called upon throughout the duration of the Framework. It is anticipated that the Framework, once formed, will be for a period of 36 months, with an option to extend the Framework by 24 months, upon agreement with Offaly County Council and qualifying consultants upon the framework.

The services that Offaly County Council may request from qualifying consultants may consist of, but are not limited to the following:

- Visual Assessments of Bridges and associated structures on Regional and Local Roads and production of Principal Inspection Reports for Offaly County Council. Reports should include all defects noted, recommend repair methods and extents with cost estimates for individual items relative to current market rates.
- Carry out Bridge Inventory Inspections (BIS) and Engineering Inspections (EI) FOR Offaly County Council as required on Regional and Local Roads. Uploading of BIS and EI Reports to Department of Transports Bridge Asset Management System on behalf of Offaly County Council.
- Provide Professional Engineering solution options to Offaly County Council in relation to defective issues encountered on our Bridge Assets.
- Structural Assessments of Bridges and Retaining Structures to identify structural capacity and maximum loading capabilities etc.
- Site Investigations – Identify, develop scope of works, procure and manage geotechnical and structural site investigation works to facilitate detailed structural designs for Rehabilitation and/or replacement of existing Bridge/ Retaining and associated structures identified by Offaly County Council.
- Consult with/Identify any statutory processes or approvals required including but not limited to; Iarnród Éireann, Office of Public Works (OPW), Inland Fisheries Ireland (IFI), National Parks and Wildlife Service (NPWS), Local Authority Cultural Heritage Department, Department of Transport (e.g. Circular RLR 7/2009 approvals for structures) and other Local Authority Departments, etc. Prepare and submit for approval Section 50 applications (ref to OPW) where required.
- Health and Safety – Perform the role of Project Supervisor Design Process (PSDP) FOR Bridge Rehabilitation and Replacement Works with Offaly County Council as Client.
- Health and Safety – Manage activities of the Project Supervisor Construction Stage for Bridge Rehabilitation and Replacement Works. Procure, Assess and recommend for appointment competent contractors to undertake the PSCS role.
- Design – Provide Conceptual Solutions to bridge rehabilitation and replacement works for Offaly County Council (Optioneering) and presenting such solutions with construction cost estimates

relative to current market rates. The consultant should develop solutions taking into account value for money, best possible construction delivery programme and solutions that align with modern methods of construction and solutions aligned with reduction of carbon footprint and outputs.

- Design – Provide detailed design solutions in both PDF and CAD files including existing layouts, proposed layouts, cross sections, construction details, specification of materials to be used, Bills of Quantities and estimated costs for solutions.
- Procurement – Develop tender documents including Vol A (Works Requirements), Vol B (Form of Tender and Schedule), Vol C (Pricing Document) and Vol D (Additional Information). Issue Requests for tenders, review and assess received tenders, establish preferred tenders and recommend appointment of contractors for the works. The procurement process shall align with Offaly County Councils Procurement Policy.
- Contract Management and Supervision – Management of on site works in a Health and Safety, Supervision, works programming and providing technical assistance to Contractors and report to Offaly County Council. Liaise with appointed contractors as required, address requests for information and manage variations to contract requirements and costs as necessary. Prepare payment recommendations for Client based on progress of works.
- Handover – Prepare and produce handover information for Client at Project Completion Stage.

Offaly County Council may run call off contracts in accordance with the Framework Agreement. The estimated value of professional services annually is in the region of €3,000 to €100,000 excluding VAT. The Framework will be established with up to a maximum eight (8) economic operators, subject to the receipt of a sufficient number of valid tenders.

The Framework will be established for a period of three (3) years with an option to extend for up to a further two (2) years. For the avoidance of doubt, the period for delivery of any contracts awarded under the Framework may extend beyond that date of expiry of the framework agreement.

This Framework will allow Offaly County Council to compile a list of suitable Consultants to provide a schedule of services relating to the repair of existing damaged bridge or retaining structures on Regional and Local Roads in County Offaly.

It is currently anticipated that for any individual call-off contract under the Framework, the scope of services required may include any one or more of the services outlined in Section 4 below and in Schedule B of the Form of Tender & Schedules for the Rehabilitation or Replacement of Boyne Bridge and Raheenakeernan Bridge.

The Secondary objective of this competition is to establish a consultant engineering firm to provide services to Offaly County Council in relation to Bridge Rehabilitation of 2 number bridge structures in the Municipal District of Edenderry:

- Boyne Bridge, located 1.8km North of Edenderry Town on the R401-1
- Raheenakeeran Bridge, located 10km North of Portarlinton on the R400

Boyne Bridge, R401, Edenderry

Boyne Bridge is a single span masonry arch bridge located on the R401-1 and spans the river Boyne. The location is the site of an 18th/ early 19th century road bridge over the Boyne River, but was replaced in 1849 with a masonry arch bridge, built by the Board of Public Works in connection with the Boyne Drainage Scheme.

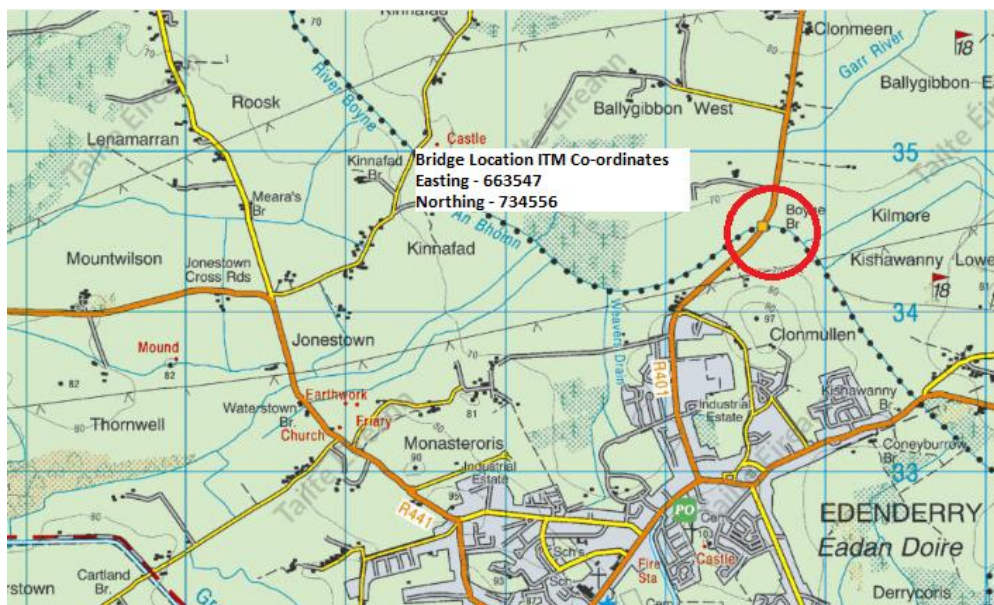
While the bridge structure in its current form appears to be in relatively good condition, the embankments leading up to the bridge structure adjoining the edges of the R401 have begun to slip away from the road edge, presenting a concern for the stability of the road network on the immediate approach to the bridge structure.

An Engineering Inspection (EI) of the bridge was carried out on 14th October 2025 by Offaly County Council, and Significant Damage was noted as part of this Inspection, predominantly due to the deterioration of the embankments.

There are challenges present due to adjoining field drainage ditches which may need to be diverted/ piped to facilitate repair works and landowner engagement and agreements are required. Engagement with inland Fisheries (IF), Office of Public Works (OPW), Meath County Council (MCC) and ESB Networks, along with affected landowners will be imperative to successful delivery of the project.

Photographs of the Structure and embankments in their present state are contained within Appendix I of this document. Please also refer to EI Reports contained in folder 2026.005 uploaded as part of this tender request. It is highly advisable that a site visit be carried out by Consultants wishing to submit quotations to establish the complexity and scope of remedial works that may be required.

As part of this competition, Offaly County Council are procuring the services outlined in Schedule B of the Form of Tender & Schedules for the repair/ restoration/ replacement of elements of this bridge.



Raheenakeernan Bridge, R400-9, Walsh Island, Co. Offaly

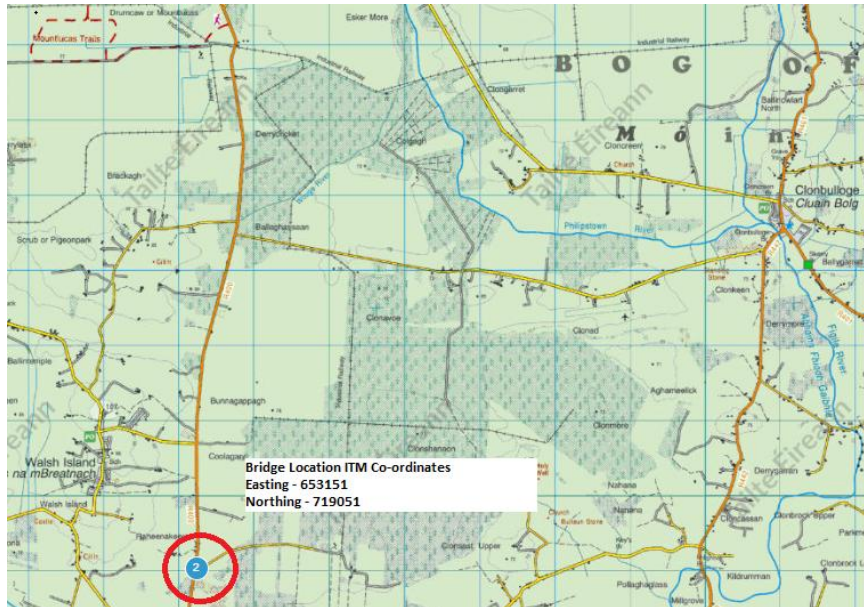
Raheenakeernan bridge is a single short span composite structure, comprising of a concrete slabs above supporting blockwork and concrete abutments. It is unknown to the author the date at which this structure was constructed, however, the drain over which the structure spans is mapped on the OSI 6 Inch (1829 to 1834).

An Engineering Inspection (EI) was carried out in October 2024. Significant damage was noted during this inspection. Severe undermining of the concrete foundation was noted. Also several vertical cracks were present right through the structure from foundation level, through the abutments to the underside of the concrete slabs. It also appears that a temporary repair was carried out at a previous time, as the concrete foundation on the eastern side of the bridge structure has completely moved out of position. The repair was of a poor quality, and did not address the critical issue of the foundation moving, but rather replaced blockwork to level the underside of the concrete deck support.

It is evident that this structure requires significant repair works, but also that replacement of the structure may be required, depending on options available to Offaly County Council.

Photographs of the Structure in its present state are contained within Appendix II of this document. Please also refer to EI Reports contained in folder 2026.005 uploaded as part of this tender request. It is highly advisable that a site visit be carried out by Consultants wishing to submit quotations to establish the complexity and scope of remedial works that may be required.

As part of this competition, Offaly County Council are procuring the services outlined in Schedule B of the Form of Tender & Schedules for the repair/ restoration/ replacement of elements of this bridge.



Framework

Following the assessment of tenders for the Bridge Rehabilitation Consultancy Services, Assessments and Inspections for the rehabilitation or replacement of Boyne Bridge and Raheenakeernan Bridge a Multi Supplier Framework will be set up with a maximum of eight (8) participants being included in the framework based on the rankings attained in the Boyne Bridge and Raheenakeeran tender assessment.

The tenderer Ranked No 1 will be offered the Contract for the Design of Boyne Bridge and Raheenakeeran Bridge as outlined under the Consultants Brief. In any case, if the preferred tenderer (Ranked No.1) declines the contract, the contract will be offered to the tenderer Ranked No. 2, as so on until the contract is accepted.

Tenderers who have Ranked No 1 to No. 8 will be offered a place on the Multi-party framework which will be in place for a period of 36 months with an option to extend the framework to 60 months. Tenderers who have ranked between No. 1 to No. 8 but decline to accept a place on the framework, their position will be offered to the next ranking tenderer, until a panel of 8 No consultants is formed.

Services

This competition and any service contract(s) that follow this particular competition will include some/all of the services outlined in the following sections of this document, namely.

The designed solutions shall represent the best value for money. It will be necessary for the Consultants Design Team and Offaly County Council to agree the design standards and criteria to be followed at an early stage following appointment for any subsequent works package.

Where structures have been damaged, it will be necessary to repair the damaged section of the structure and address any such repairs required on adjoining sections of the structure, including the approaches to the structure, roads, etc. Full replacement of Masonry arch bridges should be avoided unless it is deemed to be absolutely necessary.

The new structures and repaired structures will reflect the views of Offaly County Council. The Consultant's final design solutions and their associated finishes shall be in keeping with the surrounding environment.

It is anticipated that each structure will be unique and include its own inherent constraints, site characteristics and structural issues.

The successful Consultant must be in a position to commit adequate resources to the project on appointment.

The consultant will be responsible for supervision of the construction process and on completion of all construction activities at handover stage, issue a certificate of completion to the Contracting Authority.

From time to time, it may not be possible for design stages ii to v to run consecutively. A consultant may provide Stage ii services, and Offaly County Council may need to secure funding to proceed to Stage iii, iv and v. On receipt of funding, the consultant will then be instructed to progress to Stages iii, iv and v.

Health & Safety Services (All Stages)

The consultant shall be appointed as Project Supervisor for the Design Process (PSDP) for the project in accordance with the relevant health and safety legislation for the project and any subsequent projects which may or not be added to the scope of services.

The preferred tenderer shall – prior to any formation of Contract for Services be assessed by Offaly County Councils Health and Safety Officer for appointment to the role of Project Supervisor Design Process (PSDP). The preferred tenderer shall submit any documentation required by Offaly County Councils Health and Safety Officer in order to assess competency to execute this role.

Consultancy Services

The following guidance notes sets out some of the critical elements that may be considered in the delivery of stages (i) to (iv) above, but is not an all inclusive list, as the Contracting Authority is responsible for the definition of such details for each specific structure (or structures package). Note company branded

documents or reports (including background information) etc. are not permitted for inclusion in any suite of tender documents.

Stage (i) – Not Applicable

Stage (ii): Design

1. Procuring, planning, supervising and detailed reporting on structural investigations/assessments on bridges. Incl. CCTV investigations where required.
2. Consult with/Identify any statutory processes or approvals required including but not limited to; Iarnród Éireann, Office of Public Works (OPW), Inland Fisheries Ireland (IFI), National Parks and Wildlife Service (NPWS), Local Authority Cultural Heritage Department, Department of Transport (e.g. Circular RLR 7/2009 approvals for structures) and other Local Authority Departments, etc.
3. Procure, plan & and manage site investigations, topographical surveys, field surveys, traffic surveys, traffic modelling, underwater surveys etc. required for the delivery of the project.
4. Prepare and submit for approval Section 50 applications (ref to OPW) where required.
5. Compiling composite constraints map(s) where required.
6. Identify accommodation / land acquisition works (during construction & permanent works) & prepare such drawings and other documents as are necessary for the carrying out of accommodation works required for affected landowners.
7. Develop design options/ proposals (optioneering) and develop estimated construction costs for each option, and agree upon preferred design solution in consultation with the Contracting Authority.
8. Develop project prelim cost estimate reports/projections and cash flow projections for the Construction Contract from start to finish.
9. Develop project programmes for client.
10. The Consultant shall prepare preliminary designs, arrange and implement road closures/ temporary access routes/traffic diversions in conjunction with Offaly County Council
11. The Consultant shall prepare detailed and comprehensive Preliminary Traffic Management Plans whenever necessary. All Traffic Management to be designed by TTM Designer and be compliant with Chapter 8 of the Traffic Signs Manual 2024 or amended.
12. Scoping, procurement and management of all Archaeological Assessments and additional Environmental / Ecological field surveys and reports.
13. Carry out Appropriate Assessment (AA) screening reports, Environmental Impact Screening reports and Ecological Impact reports. Prepare a Natura Impact Statement for submission to NPWS where required.
14. Geotechnical & Geological advice/reporting/management/procurement (including assessment of geological and hydrological conditions)
15. Preparation of a detailed and comprehensive Design Pack
16. Arranging for Pre Construction Photographic Record Surveys

17. Preparation of a detailed “Utility Services Report” for all work areas
18. Preparation for attendance at meetings (including but not limited to meetings with the Client and the public, public consultations and Council chamber presentations but excluding public enquiries);

Stage (iii): Tender Action, Evaluation, Award Stage services

19. Prepare detailed and comprehensive Tender Documents for the procurement of the construction scheme based on the relevant Capital Works Management Framework Public Works Contracts. The Tender Documents (including a Construction Method Statement) shall include all documents, specifications, and drawings necessary to effectively meet the duties of the Clients Primary and Specific Objectives while complying with all environmental, archaeology, planning and other statutory requirements as specified elsewhere in this consultancy brief.
20. Develop a Preliminary Health and Safety Plan for the Contract Works to be issued with the tender package
21. Supply the required information to the Client to enable publishing of the tender within the timelines agreed with the Contacting Authority.
22. Issuing of tender documents, respond to all queries, examine, analyse and prepare a detailed and comprehensive report on tenders to the client.
23. Preparation of appointment documents for the awarding of the Contract to the preferred tenderer, including the assessment of the preferred tenderers competency in undertaking the role of Project Supervisor and recommendation for appointment of the preferred tenderer to execute the role of Project Supervisor Construction Stage.

Stage (iii): Construction Stage services

24. On the award of the construction contract, the Consultant shall act in a supervisory role, providing instructions and technical assistance to the contractor, administering the contract and acting on behalf of the Client for the duration of the construction and advising the Client on all Contractual matters.
25. The Consultant will make such site visits as are necessary to ensure the works are properly constructed. Construction Site Supervisory Staff may be provided by the Consultant.
26. The Consultant shall prepare detailed and comprehensive monthly progress reports
27. The Consultant shall monitor work done and issue certificates of payment for the Contractor to the client which includes a breakdown of any variation orders issued
28. The Consultant shall consider and evaluate contractual claims, if any, including meetings with the Contractor, the Client and the Client's legal advisers
29. The Consultant shall adjudicate settlement of Disputes that arise in the Project up to commencement of Conciliation / Arbitration process

30. The Consultant shall oversee and certify the satisfactory completion of the works

Stage (iv): Handover of Work Stage services

- 31. On expiration of the call off works period a list of items that require rectification under the contract is to be compiled by the Consultant and issued to the Contractor for rectification.
- 32. Construction management and subsequent certification of the rectification works is to be the responsibility of the Consultant.
- 33. Design Certificate to be prepared and issued to the Contacting Authority
- 34. Consultant shall prepare a detailed Safety File and a Project Review Report to include final accounts, as-built drawings and photographs, specifications, construction drawings etc

Additional general engineering consultancy services may also be required from time to time.

Appendix I – Boyne Bridge, Edenderry, Co. Offaly









Appendix II– Raheenakeeran Bridge, Walsh Island, Co. Offaly





