

Kildare County Council
Roads Projects, Transportation,
Mobility and Open Spaces



Celbridge Hazelhatch
Mobility Corridor
(Phase 5 to 7)

Consultant's Brief

July 2026

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1 INTRODUCTION

The Celbridge–Hazelhatch Mobility Corridor (CHMC) is being advanced by Kildare County Council as the applicant through the statutory consent procedure provided for under Section 177AE of the Planning and Development Act 2000 (as amended). The proposed development has been submitted directly to An Coimisiún Pleanála (ACP) for approval under this process, under Case Reference JP09.323851, together with a parallel Compulsory Purchase Order (CPO) application under Reference FA09.323853.

The Section 177AE application, together with the associated CPO, constitutes the statutory planning framework for delivery of the scheme. The application is accompanied by the requisite environmental and technical assessments, including Appropriate Assessment (AA) and Natura Impact Statement (NIS), EIA Screening, Flood Risk Assessment, Road Safety Audit and Cultural Heritage Impact Assessment.

All subsequent design, procurement and construction activities shall be undertaken in accordance with, and subject to, the decision, conditions and any modifications issued by An Coimisiún Pleanála under Section 177AE (Ref. JP09.323851), together with all requirements arising from the associated CPO process (Ref. FA09.323853) and the supporting environmental documentation.

The proposed development comprises approximately 2km of new single carriageway incorporating segregated pedestrian and cycle facilities, new junctions, drainage, public lighting and a new clear-span bridge crossing of the River Liffey, providing a high-quality mobility connection between Celbridge town and Hazelhatch and Celbridge Train Station.

- Approximately 2.0 km of new single carriageway mobility corridor extending from the R403 Clane Road to the R405 Hazelhatch Road, incorporating high quality active travel provision throughout.
- A new 66m long clear span bridge crossing of the River Liffey, designed in accordance with relevant Eurocodes and OPW requirements, with no in stream works required.
- Segregated footpaths and cycle facilities provided along the full length of the route, including:

- 2.0m wide one way cycle tracks and 2.0 m wide footpaths on both sides of the carriageway for the majority of the corridor; and
 - a 3.0 m wide two way cycle track and footpath on constrained sections approaching Hazelhatch and Celbridge Train Station.
- New and upgraded junctions including signalised junctions at the R403 Clane Road, Newtown Road and R405 Hazelhatch Road, together with a priority junction at Simmonstown Manor Road and improvements to the Loughlinstown Road roundabout.
- Public lighting, drainage and SuDS infrastructure, including roadside drainage systems and attenuation features designed to limit discharge to greenfield run off rates and improve existing flood risk conditions.
- Landscaping, planting and biodiversity measures, including native species woodland and hedgerow planting, tree planting and integration of sustainable drainage features, delivering a net biodiversity gain along the corridor.
- Utility diversions, protections and accommodation works, including foul and surface water drainage infrastructure, watermains, ESB, Gas Networks and telecommunications assets, as required to facilitate delivery of the scheme.
- All environmental mitigation, monitoring and reporting required under the Appropriate Assessment process, Natura Impact Statement, Flood Risk Assessment, and associated environmental and technical assessments accompanying the Section 177AE application.

In support of the Housing Activation Office (HAO) objectives under the Housing Infrastructure Investment Fund (HIIF), the Consultant shall undertake an Infrastructure Review in conjunction with Kildare County Council, relevant utility providers and other key stakeholders. The Infrastructure Review shall assess the infrastructure requirements associated with directly and indirectly benefiting lands and multiplier lands, including future estate access arrangements, wastewater, water supply, surface water drainage, ESB Networks, Gas Networks Ireland, telecommunications and other utility infrastructure. The Consultant shall identify any infrastructure upgrades, capacity constraints or coordination requirements necessary to ensure that the detailed design supports the housing activation function of the scheme.

The appointed Consultant will be responsible for the full Detailed Design, Construction Administration and Project Handover of all scheme works, as approved or modified by An Coimisiún Pleanála.

All services must ensure full compliance with:

- The final decision, conditions and/or modifications issued by An Coimisiún Pleanála under Section 177AE of the Planning and Development Act 2000 (as amended);
- All Natura Impact Statement, Appropriate Assessment and environmental mitigation commitments associated with the approved scheme;
- The Transport Infrastructure Ireland (TII) Project Management Guidelines (2022–2025 update cycle), as applied to non national road schemes; and
- The Housing Infrastructure Investment Fund (HIIF) Project Management Guidelines, together with all Housing Activation Office (HAO) governance, reporting, approval and project control requirements applicable to the Project;
- Design Manual for Urban Roads and Streets (DMURS), where applicable and appropriate to the nature and function of the infrastructure being designed; and
- All applicable technical standards, codes of practice and statutory requirements.

This appointment will ensure the coordinated delivery of a safe, compliant and high-quality strategic mobility project for Celbridge, supporting sustainable travel, access to Hazelhatch and Celbridge Train Station, and the phased development of zoned lands south of the River Liffey.

2 TENDER COMPETITION

The Transportation, Mobility and Open Spaces Department intends to procure Engineering Consultancy Services for the advancement of Phases 5, 6 and 7 of the Celbridge–Hazelhatch Mobility Corridor (CHMC), subject to and in accordance with the Section 177AE statutory approval and associated Compulsory Purchase Order process, through an open procedure in accordance with public procurement rules. Celbridge Southern Ring Road (CHMC)

The Project is funded and overseen by the Housing Activation Office (HAO), operating under the Housing Infrastructure Investment Fund (HIIF).

The Housing Activation Office shall act as the funding authority for the delivery of the Project across Phases 5, 6 and 7, including design, procurement, construction and close-out.

The HAO will assume oversight of delivery in line with HIIF requirements, including programme coordination and alignment with housing activation objectives.

All approvals, reporting and governance requirements shall be aligned with the Housing Activation Office (HAO) under HIIF for all project stages.

The successful Consultant will be appointed to deliver the project from Detailed Design through to Construction Administration and Final Handover, in accordance with the TII Project Management Guidelines (2022–2025 update cycle) and the final statutory approval, any conditions or modifications imposed by An Coimisiún Pleanála, the CPO requirements, and all AA/NIS and associated environmental commitments. This includes the full delivery of all works contained within the planning approval, comprising:

- Approximately 2.0km of new single carriageway mobility corridor extending from the R403 Clane Road to the R405 Hazelhatch Road, designed to accommodate pedestrians, cyclists and vehicular traffic.
- A new 66m long clear-span bridge over the River Liffey, located southwest of Celbridge town centre, designed to avoid in-stream works and to relieve pressure on the existing historic bridge.
- Continuous segregated cycling and pedestrian infrastructure along the route, including:
 - 2.0m wide one-way cycle tracks and 2.0m wide footpaths on both sides of the carriageway for the majority of the corridor; and
 - A 3.0m wide two-way cycle track and footpath on constrained sections approaching Hazelhatch and Celbridge Train Station.
- New and upgraded junctions, including signalised junctions at the R403 Clane Road, Newtown Road and R405 Hazelhatch Road, a priority junction at

Simmonstown Manor Road, and improvements to the Loughlinstown Road roundabout.

- Public lighting provided along the full length of the scheme using energy-efficient LED luminaires, designed to minimise light spill and environmental impacts.
- Surface water drainage and sustainable drainage systems (SuDS), including attenuation and treatment measures designed to limit discharges to greenfield run-off rates and improve existing flood risk conditions.
- Landscaping, planting and biodiversity enhancement measures, including native woodland, hedgerow and tree planting integrated with the corridor design to mitigate impacts and deliver net environmental benefit.
- Utility diversions, protection, accommodation works and new utility infrastructure provision, as required, including watermain, foul and surface water drainage, ESB Networks, Gas Networks Ireland and telecommunications infrastructure, together with any upgrades or new utility connections identified through the Infrastructure Review process to support Housing Activation objectives and the development of directly and indirectly benefiting lands.
- All environmental mitigation, monitoring and reporting requirements associated with the Appropriate Assessment, Natura Impact Statement, Flood Risk Assessment and other technical assessments supporting the Section 177AE application

The Consultant will be required to complete all tasks necessary to progress the project through Phases 5, 6 and 7, including but not limited to:

- Full detailed design and tender documentation
- Kildare County Council is responsible for the completion of the Compulsory Purchase Order. The consultant is to provide supporting services by producing accommodation works package and landowner drawings. Attending meetings with landowners to enable detail design, assisting Kildare County council checking landowners' ownership up to Notice to Enter and advising on the technical aspects of Accommodation works

- Engage with all service providers to produce agreed design, this includes site visits, agreed design drawings to be produced up to before construction tender is issued.
- Preparation of construction contract documents and procurement support
- Construction-stage services including administration, site inspections, environmental compliance, contractor coordination and ongoing liaison with utility providers, including Uisce Éireann, ESB Networks, Gas Networks Ireland, telecommunications providers and other relevant utility stakeholders, as required to facilitate utility diversions, protection works, connections, commissioning and service integration
- Project Handover, final certification, as-built documentation and close-out reporting

Full details of the required services are outlined in Schedule B of the Form of Tender and Schedules.

Award Criteria:

Tenders will be assessed on the basis of an 60/40 Quality/Price ratio as outlined in the Instructions to Tenderers. The high quality weighting reflects the technical, structural, environmental and multidisciplinary complexity of the CHMC project.

Anticipated Programme:

The indicative delivery programme for the Consultancy Services is as follows:

- Appointment of Consultant: Q3 2026
- Phase 5 – Enabling and Procurement: Commencing on Permission to Start; covering all services required to deliver TII Phase 5, including preparation of the Detailed Project Brief, procurement strategy, enabling design packages (where required), enabling works tender documentation (if any), and all activities necessary to progress the Project to readiness for full tender: Estimated duration 6-8 months.
- Phase 6 – Construction and Implementation: Estimated duration 18 months, with an anticipated overlap with Phase 5 to allow the SAQ process to commence before the design documents are fully completed.

- Phase 7 – Close out and Review: Duration aligned to contractor programme:
Anticipated duration 4-6 months

The final programme will be agreed with the successful Consultant on award.

3 PROJECT BACKGROUND & DESCRIPTION

3.1 Background

The Celbridge–Hazelhatch Mobility Corridor (CHMC) is a strategic transport and active travel scheme located in south western Celbridge, County Kildare, providing a new mobility connection between Celbridge town, lands zoned for future development at Newtown Road, Simmonstown, and Hazelhatch and Celbridge Train Station.

The town of Celbridge is currently constrained by the presence of a single historic bridge over the River Liffey, which limits network resilience, restricts movement between the northern and southern parts of the town, and contributes to congestion in the town centre. In addition, access to Hazelhatch and Celbridge Train Station is sub optimal for pedestrians and cyclists, reducing the attractiveness of rail based travel.

The CHMC addresses these constraints through the delivery of a second River Liffey crossing, improved network permeability for all transport modes, and the provision of high quality walking and cycling infrastructure, while also enabling the sustainable and phased development of Key Development Area 5 (Simmonstown) in accordance with the Celbridge Local Area Plan

The Celbridge–Hazelhatch Mobility Corridor (CHMC) will improve permeability within Celbridge for all transport modes, and the delivery of continuous, high quality walking and cycling infrastructure linking Celbridge town with Hazelhatch and Celbridge Train Station.

The scheme improves network resilience by redistributing traffic away from the town centre, enhances access to rail services including future DART West services, and facilitates the sustainable development of zoned lands within Key Development Area 5 (Simmonstown) in accordance with the Celbridge Local Area Plan and the Kildare County Development Plan. The following phases are required for completion:

- Phase 5: Detailed Design and Enabling / Procurement Activities (TII Stage ii(b))
- Phase 6: Procurement, Tender Support and Construction Administration (TII Stages ii(c) – iii)
- Phase 7: Construction Close Out, Handover and Review (TII Stages iv – v)

The Consultant will be required to review all existing project documentation, identify any information gaps, and undertake or procure any additional surveys or investigations (including utilities, geotechnical, topographical and ecological inputs as required) necessary to deliver a coordinated, construction ready design, a complete procurement package, and robust construction stage support, fully compliant with the approved Section 177AE scheme and associated environmental commitments

In the context of the Housing Activation Office (HAO) requirements under the Housing Infrastructure Investment Fund (HIIF), the Consultant shall support and actively participate in a coordinated Infrastructure Review with Kildare County Council, landowners, the Planning Department and utility providers. The review shall identify existing and future infrastructure requirements associated with directly and indirectly benefiting lands and multiplier lands, including estate access arrangements, wastewater, water supply, surface water drainage, ESB Networks, Gas Networks Ireland, telecommunications and other utility infrastructure. The outcomes of the Infrastructure Review shall be incorporated into the detailed design, utility strategy and project delivery recommendations.

3.2 Project Description

The Celbridge–Hazelhatch Mobility Corridor (CHMC) is a permitted strategic transport and active travel scheme being progressed by Kildare County Council under Section 177AE of the Planning and Development Act 2000 (as amended).

The proposed development comprises:

- Approximately 2 km of new single carriageway mobility corridor, extending from the R403 Clane Road to the R405 Hazelhatch Road, providing improved connectivity for pedestrians, cyclists, and vehicular traffic.

- A new 66m clear span bridge crossing of the River Liffey, located southwest of Celbridge town centre, designed to avoid in stream works and to relieve pressure on the existing town centre bridge.
- Continuous segregated pedestrian and cycling infrastructure along the route, including one way cycle tracks and footpaths on both sides of the carriageway for most of the corridor, and a two way cycle track arrangement on constrained sections approaching Hazelhatch and Celbridge Train Station.
- New and upgraded junctions, including signalised junctions at the R403 Clane Road, Newtown Road and R405 Hazelhatch Road, a priority junction at Simmonstown Manor Road, and improvements to the Loughlinstown Road roundabout adjacent to the railway station.
- Surface water drainage and sustainable drainage systems (SuDS), incorporating attenuation and treatment measures designed to limit discharge to greenfield run off rates and improve existing flood risk conditions.
- Public lighting, landscaping, and biodiversity enhancement measures, including native tree, hedgerow and woodland planting integrated with the corridor design.
- Utility diversion, protection, and accommodation works, including foul and surface water drainage, watermains, ESB, Gas Networks and telecommunications infrastructure, as required to facilitate delivery of the scheme.
- All environmental mitigation, monitoring and reporting measures associated with the Appropriate Assessment, Natura Impact Statement, Flood Risk Assessment, and other supporting technical assessments.

The CHMC improves permeability and resilience within the Celbridge transport network, enhances access to Hazelhatch and Celbridge Train Station (including future DART+ West services), and facilitates the sustainable development of lands zoned within Key Development Area 5 (Simmonstown) in accordance with the Celbridge Local Area Plan and the Kildare County Development Plan.

The Consultant will be required to prepare the full Detailed Design for all road, active travel, structural, drainage, lighting, landscaping, utility, and environmental

components of the scheme, and to provide support through tender preparation, construction administration, and project close out.

3.3 Project Objectives

The primary objective is to deliver a safe, efficient and sustainable transport corridor that improves North-South mobility and supports planned residential development at Key Development Area 5, Simmonstown, as identified in the County Development Plan.

Specific objectives include:

- Provide a high-quality river crossing and distributor road forming part of the Celbridge road Network by constructing a North South corridor to Hazel Hatch Train station.
- Improve connectivity between employment areas, residential lands and regional transport corridors.
- Deliver segregated active travel facilities that support modal shift and reduce car dependency, with the design of active travel infrastructure complying with DMURS, the National Cycle Manual and other applicable standards and guidance, where appropriate to the nature and function of the scheme.
- Enhance network resilience and relieve pressure on Celbridge town centre and existing bridge,
- Support housing activation at scale by facilitating access to directly and indirectly benefiting lands and multiplier lands, enabling the coordinated delivery of residential development in accordance with the objectives of the Housing Infrastructure Investment Fund (HIIF) and the Housing Activation Office (HAO)
- Integrate SuDS, flood management measures, and environmental mitigation in accordance with the Section 177AE approval, any ACP conditions or modifications, the CPO requirements, and associated environmental commitments.
- Deliver a coordinated, construction-ready design consistent with TII PMG requirements.

- Ensure the detailed design and associated infrastructure proposals are informed by a Coordinated Infrastructure Review and provide appropriate capacity and connectivity to support the phased development of directly and indirectly benefiting lands and multiplier lands.
- Confirm that the scheme has capacity to accommodate traffic arising from directly and indirectly benefiting lands, taking account of the surrounding road network.
- Ensure the scheme provides for utility infrastructure, upgrades and servicing requirements identified through the Infrastructure Review process, where necessary to facilitate the activation and coordinated development of directly and indirectly benefiting lands for housing.
- Support housing activation at scale through the provision of transport and utility infrastructure necessary to facilitate the phased development of directly and indirectly benefiting lands in a coordinated and sustainable manner.

3.4 Planning Context

3.4.1 Statutory Planning and Environmental Procedures

The Celbridge–Hazelhatch Mobility Corridor (CHMC) is being advanced by Kildare County Council under Section 177AE of the Planning and Development Act 2000 (as amended). The statutory application was submitted to An Coimisiún Pleanála under Case Reference JP09.323851, together with an associated Compulsory Purchase Order (CPO) application (Ref. FA09.323853).

The CHMC comprises approximately 2 km of new mobility corridor / link road extending from a proposed junction on the R403 (Clane Road), crossing the River Liffey, connecting to the R405 (Hazelhatch Road) and continuing for approximately 0.275 km along the R405 to the Loughlinstown Road roundabout near Hazelhatch and Celbridge Train Station.

In statutory terms, the application is being made because an Appropriate Assessment is required, and therefore the development cannot be carried out unless approved by ACP (with or without modifications) in accordance with the Section 177AE procedure and the relevant provisions of the Planning and Development Regulations. The planning report confirms the application has followed the procedural requirements of

Section 177AE(4) and Article 249 of the Planning and Development Regulations 2001 (as amended), and that the submitted documents and drawings have been prepared and checked in accordance with the Act and Regulations

The statutory “baseline” for the CHMC therefore comprises the full suite of documents submitted for the Section 177AE application (including the planning report itself and the accompanying assessments and screenings referenced within it), together with the CPO documentation submitted alongside the application. The planning report also confirms that additional technical assessments and screenings form part of the overall submission, including Flood Risk Assessment, EIA Screening, AA / Natura Impact Statement, Road Safety Audit, and Cultural Heritage Impact Assessment, which collectively inform the competent authority’s assessment of the proposed development

Accordingly, the appointed consultant must treat the Section 177AE submission package as the controlling statutory framework for progression of the scheme, ensuring that the detailed design, tender documentation and construction-stage requirements remain aligned with the submitted development description, drawings and environmental commitments, and can demonstrate compliance throughout the subsequent delivery stages.

The Celbridge–Hazelhatch Mobility Corridor (CHMC) follows a clearly defined and assessed alignment as set out in the Section 177AE and CPO Planning Report prepared on behalf of Kildare County Council. The proposed corridor extends for approximately 2 km, commencing at a new junction with the R403 (Clane Road), progressing in a south-easterly direction through predominantly greenfield lands, crossing the River Liffey, connecting with the R405 (Hazelhatch Road) and continuing to the Loughlintown Road roundabout adjacent to Hazelhatch and Celbridge Train Station.

The scheme includes the provision of a new single-span bridge crossing over the River Liffey, designed to avoid in-channel works and to accommodate vehicular traffic together with segregated pedestrian and cycling facilities. Along its length, the CHMC incorporates dedicated walking and cycling infrastructure, new and upgraded junctions at Clane Road, Newtown Road, Simmonstown Manor Road and Hazelhatch Road,

and minor improvements at the Loughlinstown Road roundabout, forming a continuous, high-quality mobility corridor between Celbridge and the rail station.

The alignment delivers a critical second crossing of the River Liffey for Celbridge, improves network permeability, enhances access to Hazelhatch and Celbridge Train Station (including future DART+ West services), and facilitates sustainable access to lands identified for development within the Celbridge Local Area Plan, particularly Key Development Area 5 at Simmonstown. In doing so, it addresses long-standing congestion, resilience and connectivity constraints associated with the town's reliance on a single existing river crossing.

The Section 177AE submission establishes the CHMC alignment and associated infrastructure as the statutory basis for project delivery. The appointed consultant will be required to develop this defined corridor to detailed design stage, resolving all geometric, structural, drainage, environmental, and utility requirements, and ensuring full integration of the mitigation measures, commitments and design parameters identified within the statutory planning and environmental documentation.

The next phase of the project will involve refinement of the approved alignment, detailed coordination with existing and proposed services, earthworks and structural design, and the preparation of comprehensive, tender-ready construction documentation in accordance with current standards and best practice. All design development must remain fully consistent with the Section 177AE application documentation and the statutory approvals governing delivery of the Celbridge–Hazelhatch Mobility Corridor.

4 SERVICE REQUIREMENTS/STAGE SERVICES

The services required under this contract shall comprise all activities necessary to deliver Phases 5, 6 and 7 of the TII Project Management Guidelines 2025 (PE-PMG-02041) and the associated TII Project Manager's Manual for National Road Projects (PE-PMG-02042) for Minor Roads Projects. These services shall include, but shall not be limited to, the tasks outlined in Section 4 of this document.

For the avoidance of doubt, the Celbridge–Hazelhatch Mobility Corridor is a Kildare County Council project funded and overseen by the Housing Activation Office (HAO) under the Housing Infrastructure Investment Fund (HIIF). The Project shall be managed by Kildare County Council using the TII Project Management Guidelines (PE-PMG-02041) and the associated Project Manager's Manual (PE-PMG-02042) as the adopted project management framework, adapted as appropriate for a non-national road scheme, and in accordance with the Housing Infrastructure Investment Fund (HIIF) Project Management Guidelines and all associated HAO governance, funding, reporting, approval and project control requirements.

In order to prevent scope-related change orders, the following overarching requirements apply:

Save where expressly instructed by Kildare County Council as a change to the Services, or where a material change arises from matters outside the Consultant's reasonable control and not reasonably foreseeable at tender stage, the Consultant shall be deemed to have allowed within the lump-sum fee for all verification, coordination, reconstruction, review, update and reporting obligations described in this Brief.

4.1 Responsibility for information verification; sub-stage ii(a)

- The Consultant shall independently verify all baseline information provided (drawings, planning documents, EIAR, An Coimisiún Pleanála (ACP) conditions)
- The Consultant shall not rely on the availability of digital design models, CAD files, GIS layers, or original survey datasets.

- The absence of such files shall not constitute the basis for additional fees, claims, or extensions of time.
- The Consultant must undertake any reasonable reconstruction, redrafting, interpretation, dimensional checking, or site verification at their own expense.
- Any need to reconstruct information, redraft drawings, derive quantities, or conduct site verification is included in the lump-sum fee and shall not form ground for a claim.

The Consultant shall exercise reasonable professional skill and care in reviewing and validating Employer provided information and shall identify any material gaps, inconsistencies or deficiencies. Where additional surveys, investigations or data generation are required beyond reasonable validation, these shall be subject to Employer agreement and instruction. The absence of original models, CAD, GIS, surveys or files shall not give rise to additional fees or time. All verification and reconstruction work is included in the lump-sum fee.

4.2 Assumption and Gap Management

- The Consultant must produce an Assumption Register within two weeks of appointment and update it until tender issue.
- Any assumption not accepted by Kildare County Council in writing remains the Consultant's risk and responsibility.
- Gaps in information shall be resolved by the Consultant, including site surveys, redrawing, cross-referencing planning documentation, or commissioning supplementary verification tasks (if instructed).
- Any rework required because original models/surveys are absent, unclear, incomplete, or inconsistent fall entirely within the Consultant's scope.

The Assumptions Register is intended as a governance and transparency tool. The absence of explicit Employer acceptance shall not of itself transfer unquantifiable or Employer controlled risk to the Consultant.

The Consultant shall resolve all information gaps and unverified assumptions at its own cost unless explicitly accepted by Kildare County Council in writing. No claim shall

arise due to missing, unclear or incomplete baseline information. All reconstruction and verification are included within the lump-sum fee.

4.3 Coordination Duty

- The Consultant must issue a fully coordinated tender package.
- Any internal inconsistencies discovered later are deemed the Consultant's responsibility and not grounds for a fee
- The Consultant must ensure all construction -phase design clarification, site instructions, queries and documentation remain fully coordinated, and any internal conflicts shall not result in additional fees.

4.4 Mandatory Assumptions & Risk Registers

- The Consultant shall maintain a live Assumption Register and Construction Register
- No assumptions become valid unless explicitly accepted in writing by Kildare County Council.

4.5 Standard & Policy Update Review

The Consultant shall:

- Identify and review all applicable Transport Infrastructure Ireland (TII) Publications, Department of Transport (DoT) policy updates, the Infrastructure Guidelines, as amended, relevant EN/ISO standards, and any draft or pending guidance affecting the Services.
- Maintain a Standards & Policy Register recording document titles, issue dates, status (current/draft/pending/withdrawn), implications, and required actions.
- Prepare and maintain a Standards & Policy Compliance Matrix that maps requirements to the applicable project deliverables at each stage.
- Implement all required design and documentation updates to achieve compliance with current standards and policies without entitlement to additional fees or time.
- Confirm that the design remains compliant with current applicable standards and guidance for low-speed, active travel-focused and sustainable transport corridors.

- Have regard to the principles and requirements of DMURS, where applicable, and ensure consistency with any HAO Project Management Guidelines relevant to project delivery and governance.
- Notify Kildare County Council promptly of any emerging standards/policies likely to influence procurement strategy, cost, risk, programme or tender readiness.
- Accept that all review, interpretation and updates—including work required due to the absence of original digital files—form part of the lump-sum fee.
- Ensure the Register and Compliance Matrix are live documents available for Kildare County Council review and audit at any time.

The Consultant shall allow for the application of standards, guidance and policy documents published and in force at the time of tender submission and at defined project gateways. Subsequent updates shall be reviewed for material impact and, where applicable, addressed in accordance with the Contract.

4.6 Information Management and Public Sector BIM Requirements

The Consultant shall comply with the Public Sector Building Information Modelling (BIM) / Information Management requirements introduced under the Capital Works Management Framework (CWMF), including compliance with ISO 19650 – Information Management using Building Information Modelling (or any successor standard), as applicable to the scale and nature of the Project.

For the purposes of this appointment, BIM shall be understood as a structured approach to information management across the project lifecycle, and not solely as the production of 3D models.

4.6.1 Information Management Obligations

The Consultant shall be responsible for managing, coordinating and delivering project information in a structured, auditable and proportionate manner throughout Phases 5 to 7, including design development, tender documentation, construction support and handover. The Consultant shall operate a Quality Management System certified to ISO 9001 (or successor standard) for the duration of the Services.

This shall include:

- Establishing and maintaining appropriate information management procedures aligned with ISO 19650 principles and supported by a Quality Management System certified to ISO 9001;
- Ensuring that all design, technical, digital and asset information is accurate, consistent, coordinated and fit for purpose;
- Managing information interfaces between disciplines, stakeholders, utility providers, the National Transport Authority (NTA), contractors and other relevant third parties, including coordination of information relating to bus stop locations, public transport infrastructure, utility diversions and utility infrastructure requirements;
- Ensuring that information issued at each stage is suitable for its intended use, including regulatory approval, tendering, construction and asset management.

4.6.2 Employer's and Project Information Requirements

Kildare County Council's Employer's Information Requirements (EIR) and/or Project Information Requirements (PIR), where issued, shall define the Client's required information deliverables, formats, standards and milestones.

In the absence of a standalone EIR, the requirements set out in this Brief shall constitute the Client's minimum information requirements for the purposes of ISO 19650 compliance.

The Consultant shall ensure that all information deliverables are aligned with these requirements and with the applicable CWMF project stages.

4.6.3 BIM Execution Plan and Information Procedures

The Consultant shall prepare and maintain a Project specific BIM Execution Plan (BEP), proportionate to the scale and complexity of the Project, which shall form part of the Project Execution Plan (PEP). The BEP shall be prepared in accordance with ISO 19650 requirements.

The BEP shall address, as a minimum:

- Information management roles and responsibilities;
- Information production, checking, approval and acceptance processes;
- Coordination and federation of discipline information;

- Digital version control and revision management;
- Information exchange and issue procedures at key project stages;
- Arrangements for digital information validation prior to handover.

The BEP shall be kept under review and updated as the Project progresses.

4.6.4 Common Data Environment (CDE)

The Consultant shall utilise a Common Data Environment (CDE), or equivalent structured information system, appropriate to the Project, to manage the creation, sharing, review and approval of project information.

The CDE shall:

- Support clear information status definitions (e.g. work in progress, shared, published);
- Provide an auditable record of information exchanges;
- Be accessible to the Client and relevant stakeholders for review purposes.

No specific proprietary software platform is mandated, provided that the CDE supports these objectives.

4.6.5 Construction Stage Information Management

During Phase 6, the Consultant shall support Kildare County Council in ensuring that information submitted by the Contractor is:

- Properly coordinated with the design intent;
- Reviewed for compliance with the Contract and agreed information requirements;
- Suitable for progressive incorporation into the Project Information Model (PIM).

The Consultant shall manage changes to information arising during construction so that the final digital record accurately reflects the as-constructed condition.

4.6.6 Asset Information and Handover

The Consultant shall compile, verify and deliver the final Asset Information Model (AIM) in accordance with the digital handover requirements set out in Section 4.9.9 Digital Handover Requirements (Reconstructed Models, CAD, GIS, DTM) of this Brief.

The AIM shall comprise coordinated models, datasets, drawings and associated metadata suitable for long-term asset management by Kildare County Council.

4.6.7 Scope, Fee and Risk Allocation

All obligations relating to BIM and information management under this Section shall be deemed to form part of the Consultant's core services.

The Consultant shall ensure that sufficient resources, competence and time are allowed for compliance with these requirements, which shall be fully included within the agreed lump-sum fee.

No additional payment or extension of time shall arise from the implementation of information management or BIM obligations required under the CWMF or this Brief.

4.7 Phase 5 - Enabling and Procurement

Phase 5 covers the procurement of enabling works, the preparation of construction and implementation documentation, and completion of detailed design. Design refinement through value engineering may take place, provided it complies with statutory requirements, adopted TII guidelines, and any environmental or consent conditions.

As a Kildare County Council-led project delivered using TII procedures and funded and overseen by the Housing Activation Office (HAO) under the Housing Infrastructure Investment Fund (HIIF), the Consultant shall identify, programme and manage all required Department of Transport (DoT), Housing Activation Office (HAO), Kildare County Council, statutory authority, utility provider and stakeholder engagement requirements at an early stage in Phase 5.

The Consultant shall ensure that all review periods, approvals, workshops, meetings, governance requirements and information requests are incorporated into the programme to avoid delays to project delivery and decision-making

For the avoidance of doubt, references throughout this Brief to project phases, gate reviews, approval gates, project appraisal deliverables and project management activities are references to the adopted TII Project Management Guidelines framework

as applied by Kildare County Council to this HAO-funded project and do not imply a requirement for TII approval or sanction.

Source	Deliverables
PMG	Updated Project Execution Plan (PEP)
PMG	Tender Assessment Reports (TARs) and Tender Award Recommendation Forms (TARFs) for enabling works contracts, as required
CMM	Cost Management Manual Deliverables (pre-Tender)
PMG	Contract Documents (Main Construction Contract)
CMM	Cost Management Manual Deliverables (post-Tender)
PMG	Tender Assessment Report (TAR), Tender Award Recommendation Form (TARF) and Chief Executive's Order for Main Contract
PAG	Final Business Case
PMG	Phase 5 Gate Review Statement prepared in accordance with the adopted TII Project Management Guidelines framework

Figure 4-1: TII PE-PMG-02042 Phase 5 Deliverables

4.7.1 Standards and Policy Application

The Consultant shall:

- Produce a Phase 5 Standards & Policy Compliance Matrix mapping applicable requirements to the Phase 5 design outputs and tender documentation (including drawings, specifications, Works Requirements, BoQ, preliminaries, scope, ERs, and schedules).
- Demonstrate, via the Matrix and marked-up deliverables, that all relevant updates have been implemented prior to Tender Readiness (and prior to any Kildare County Council Approval to Proceed).

- Update the Standards & Policy Register at each Phase 5 quality gate (e.g., 60% design, 90% design, Final; Draft ITT and Final ITT), recording actions taken and residual risks.
- Include explicit confirmation in the Phase 5 Design/ITT Submission that the Works Requirements, specifications and pricing documents are aligned to the latest applicable TII Publications, the Infrastructure Guidelines issued under the Public Spending Code, and EN/ISO standards.
- Note that compliance updates under this clause form part of the lump-sum and do not constitute a Variation.

Any update issued post-contract award shall be reviewed for material impact on scope, programme or construction methodology prior to implementation.

4.7.2 Design Team Structure and Competencies

The Consultant shall establish and maintain a suitably resourced multidisciplinary design team for the duration of the design and tender preparation stages. The Consultant shall nominate key role holders, including a Project Manager and Design Lead, and shall provide an organisation chart identifying reporting lines, design coordination arrangements, and responsibility for design development, checking, and approvals.

The Consultant shall demonstrate, as part of its tender submission, that a clearly defined and adequate level of suitably qualified and experienced personnel is allocated to the Project to deliver the Services in accordance with the programme and complexity of the scheme.

The proposed resourcing shall include:

- Defined full-time equivalent (FTE) inputs by discipline across Phase 5 (design and procurement);
- Named or graded personnel with demonstrable experience in similar scale infrastructure projects;
- Clear allocation of responsibilities and design workload across the team;
- Sufficient resources to ensure that all design, coordination, checking and compliance obligations can be delivered without reliance on post-award

resource augmentation, save where expressly agreed in writing by Kildare County Council.

- Confirmation that proposed personnel are available for the duration of the Services and are not committed to conflicting assignments that would compromise delivery.

The adequacy of the proposed project resourcing, including staff numbers, competencies and allocation across disciplines, shall form part of the Quality Assessment under the MEAT criteria and will be subject to evaluation by Kildare County Council.

The design team shall collectively demonstrate appropriate competence and experience relevant to the Project, including (as applicable) highway design, bridge and structures design, drainage and hydraulics, utility infrastructure planning and coordination, detailed design of utility infrastructure, traffic and road safety engineering, public lighting and signals, environmental assessment and commitments compliance, land/property interfaces, housing activation infrastructure requirements and information management requirements. The design team shall demonstrate competence and experience in assessing existing and future utility infrastructure requirements, network capacity constraints and infrastructure upgrades required to facilitate housing activation and the development of directly and indirectly benefiting lands.

The required competencies may be provided by one suitably qualified and experienced individual or by a combination of individuals within the design team, at the Consultant's discretion, provided that all competencies are demonstrably covered to a level appropriate to the scale and complexity of the Project.

Design Team – Key Roles and Responsibilities

For the avoidance of doubt, the Consultant shall identify the following key positions and confirm responsibility for each role at tender stage within its tender submission. The Consultant shall clearly define reporting relationships and coordination interfaces between all roles, including how interdisciplinary dependencies (e.g. geotechnical, structural and civil design) are managed.

- Project Director – overall responsibility for delivery of the Services and interface with the Employer;
- Project Manager - overall responsibility for day-to-day delivery, programme, coordination, risk management and interface with the Employer.
- Design Lead – accountability for design coordination across all disciplines, design development, technical integration and quality management;
- Structures Lead – responsibility for bridge and highway structures design, including constructability, temporary works interfaces and coordination with technical acceptance and independent checking processes;
- Geotechnical / Ground Engineering Lead – responsibility for ground investigation strategy, geotechnical interpretation, earthworks design parameters, foundation design inputs, and management of geotechnical risks in accordance with DN-ERW-03083 and associated standards.
- Highway / Civil Design Lead – responsibility for road alignment, junctions, pavements, earthworks, foundations and integration of geotechnical design, and general civil design coordination, including coordination with geotechnical and structural inputs.
- Drainage and Hydraulics Lead – responsibility for drainage design, flood risk management and interfaces with OPW or other drainage authorities, where applicable;
- Utility Infrastructure Lead – responsibility for utility infrastructure assessments, utility provider coordination, capacity reviews, servicing strategies, identification of utility infrastructure requirements necessary to support housing activation objectives and the coordinated development of directly and indirectly benefiting lands and the detailed design of all utility infrastructure required.

Kildare County Council shall undertake the role of Utility Engagement Manager and shall act as the primary point of contact with Uisce Éireann, ESB Networks, Gas Networks Ireland and other utility providers for strategic project governance and utility engagement matters.

The Consultant shall support the Employer in this role and shall provide all technical inputs, assessments, drawings, design submissions, responses to utility comments, attendance at meetings, action tracking and coordination activities necessary to facilitate utility engagement throughout the Project.

The Consultant shall ensure that utility provider requirements are incorporated into the design, procurement and construction documentation and shall maintain a comprehensive Utility Coordination Register.

- Traffic, Road Safety and TTM Lead – responsibility for traffic assessment inputs, road safety engineering, RSA coordination and temporary traffic management considerations within the design, including assessment of traffic impacts associated with benefiting lands and interaction with the existing road network; including coordination with the NTA regarding existing and proposed public transport infrastructure and bus stop locations where relevant to the scheme design.
- Environmental Lead – responsibility for design-stage environmental constraints management, integration of mitigation measures and compliance with environmental commitments;
- Public Lighting / Signals / ITS Lead (as applicable) – responsibility for coordination and design of lighting, signals, signing, lining and intelligent transport systems interfaces;
- Information Management / BIM Lead – responsibility for information management arrangements, CDE governance and compliance with the Information Management requirements set out in Section 4.6.

The above roles may be undertaken by one suitably qualified and experienced individual or distributed across multiple individuals, provided that all roles and competencies are demonstrably covered within the design team.

The submitted staffing proposal shall form part of the Consultant's contractual commitments and shall not be reduced or materially altered without the prior written agreement of Kildare County Council, and any replacement personnel shall be of equal or greater experience and competence.

4.7.3 Delivery Approach

The Consultant shall prepare a Phase 5 Delivery Approach Report for approval. The Report shall address:

- Preferred Contracting Model

- Identification and justification of the most suitable contract type (e.g., PWCF series).
- Consideration of information gaps and their impact on contract risk allocation.
- Measures to minimise contractor claims arising from incomplete design information.
- Note contracting risks specific to Kildare County Council delivery and funding under the Housing Activation Office (HAO) and Housing Infrastructure Investment Fund (HIIF).
- Delivery Sequencing for Enabling vs. Main Works
 - Definition of enabling works packages (GI, utilities, fencing, clearance).
 - Requirements for early works to reduce construction risk.
 - Highlight sequencing risks tied to funding requirements under the Housing Activation Office (HAO) and the Housing Infrastructure Investment Fund (HIIF), including programme, approval and delivery dependencies
- Risk Mitigation Design Decisions
 - The Consultant must propose solutions where missing survey/model data introduces uncertainty (e.g., conservative design allowances, interim verification surveys).
 - No additional fee will arise from rework stemming from reconstructed design inputs.
 - Identify key design-information risks affecting funding or contract exposure
- Documentation of Required Verifications
 - The Consultant must list all field verification activities they will undertake within their lump-sum fee.
 - State how verifications reduce overall delivery-risk exposure.
- Identify any dependencies arising from HAO-led infrastructure review processes and incorporate outcomes into design development, utility coordination and procurement strategy.
- Identify any network performance or capacity risks arising from additional traffic associated with benefiting lands and define mitigation measures where required.

4.7.4 Detailed Business Case (DBC)

The Consultant shall prepare or update the Detailed Business Case in full compliance with the Infrastructure Guidelines (IG) and the Transport Appraisal Framework (TAF) published by the Department of Transport, together with any guidance in force at the relevant project stage, noting that the project is being progressed by Kildare County Council through the Section 177AE statutory process and associated CPO, and that baseline inputs from the statutory application documentation, surveys and assessments may require validation, reconciliation or updating for detailed design and tender purposes.

The Consultant shall:

- Reconstruct baseline datasets as needed to support appraisal (traffic, costs, quantities) to meet IT, PAG and TAF requirements.
- Ensure the business case aligns with the Section 177AE approval, any ACP conditions or modifications, CPO requirements, AA/NIS commitments, EIA Screening conclusions and associated environmental obligations.
- Update cost, risk, economic, climate and environmental parameters
- Reconciliation of the Section 177AE approval, any ACP conditions or modifications, CPO requirements and environmental commitments with the procurement strategy.
- Undertake and update, as necessary, a proportionate traffic appraisal to assess the impact of existing and future traffic associated with directly and indirectly benefiting lands and multiplier lands on the scheme and surrounding road network, and confirm that the proposed design remains appropriate to support planned housing activation objectives.
- Provide a Detailed Business Case that is contractor robust, defensible in audit and challenge scenarios, and consistent with Infrastructure Guidelines and Transport Appraisal Framework decision -point requirements such that it is capable of justifying procurement decisions in audit or challenge scenarios.
- Confirm that no claim may arise from undertaking work required due to the absence or insufficiency of digital design or baseline data.

4.7.5 Procurement Strategy

The Consultant shall develop and deliver a Procurement Strategy shall align with the governance, approval and funding requirements of the Housing Activation Office (HAO) under HIIF, be compliant with the Infrastructure Guidelines (IG), the Transport Appraisal Framework (TAF) and applicable HAO governance requirements and shall:

- Specifies the exact procurement route and contract form and sets out the risk profile.
- Includes a contractor facing risk transfer assessment, demonstrating that tender information is sufficient to avoid excessive risk pricing.
- Provide a market sounding, if required, to test tender attractiveness, market capacity, packaging options and deliverability.
- Include a full inventory of missing or incomplete digital information and set out how these gaps will be closed or mitigated. Demonstrate how the Consultant will close or mitigate these gaps prior to tender issue.
- Includes a comprehensive procurement programme with all approvals, Gate Reviews, and dependencies.
- Addresses utility, geotechnical, environmental and land related uncertainties and demonstrate how foreseeable variation triggers will be mitigated.
- The Procurement Strategy shall include:
 - Definition of the works packages, including enabling works and main contract scope.
 - Procurement route selection, including justification for the proposed Contract form, tender process, and any derogations.
 - Risk allocation schedule, clearly identifying Employer-retained vs. Contractor-transferred risks.
 - Information release strategy, identifying what design, survey and digital data will be issued at each tender stage.
 - Market engagement plan, including early market testing if required.
 - Contractor interface and coordination approach, including third-party, utility and land interfaces.
 - The procurement schedule shall clearly identify approval points associated with the relevant funding authority, including Housing Activation Office

(HAO) approvals and Kildare County Council governance requirements approvals up to Phase 5.

The strategy must demonstrate how all foreseeable variation triggers will be mitigated at Phase 5 stage.

4.7.6 Project Execution Plan (PEP)

The PEP must explicitly include:

- Governance arrangements aligned to the approved tender procedure. The PEP must include a bespoke governance structure specifically designed for this mini-tender appointment.
- Confirmation of verification duties, particularly in relation to the identification, validation and management of missing or incomplete data.
- A documented change control approach where no scope increases are permitted unless the underlying statutory scheme changes.
- A QA/QC plan requiring full interdisciplinary coordination of tender drawings and documents.
- Integration with the Consultant's Assumption Register, Decision Register, Standards Register and Gate Review Evidence Plan, ensuring full traceability of Phase 5 decisions and assumptions.
- A requirement that the PEP must control all live Registers and all Gate Review evidence throughout Phase 5.

The Project Execution Plan (PEP) shall incorporate the requirements of Section 4.6 (Information Management and Public Sector BIM Requirements). The PEP shall include a proportionate description of the Consultant's information management arrangements, including roles and responsibilities, coordination procedures, digital information control, version management, and integration of information management obligations with the overall project governance framework.

The Project Execution Plan shall identify all anticipated Department of Transport (DoT), Housing Activation Office (HAO), Kildare County Council and other governance approval points, review periods and engagement activities required throughout Phase

5 and shall demonstrate how these activities have been incorporated into the programme.

The Consultant shall prepare and maintain the Project Execution Plan (PEP) using the Housing Activation Offices (HAO) Project Execution Plan template provided by the Employer. The PEP shall comply with the Housing Infrastructure Investment Fund (HIIF) Project Management Guidelines and all associated HAO governance, reporting and project control requirements.

4.7.7 Review of Development Application Documentation

The Consultant shall review all information available to Kildare County Council arising from the Section 177AE application and associated CPO/statutory application documentation. Based solely on documentation accessible to Kildare County Council, the Consultant shall carry out a value-engineering review to confirm the approved design remains functional, compliant with current standards, and aligned with planning and environmental commitments. Where any commitment or condition may affect land requirements, scope, or delivery, the Consultant shall identify, document, and notify Kildare County Council and recommend any design or scope refinements required to maintain compliance. This review shall include confirmation that the consented development remains appropriate to accommodate the transport demands of benefiting lands and aligns with the intended function of the scheme as a low-speed sustainable transport corridor.

The Consultant shall extract all statutory, environmental, land-related and stakeholder commitments from the Section 177AE application documentation and associated decision issued by An Coimisiún Pleanála (Ref. JP09.323851), including all conditions and/or modifications once issued, together with the associated Compulsory Purchase Order documentation (Ref. FA09.323853), AA/NIS, EIA Screening, Flood Risk Assessment, Road Safety Audit, Cultural Heritage Impact Assessment and all other relevant environmental and technical assessments.

The Consultant shall prepare and maintain a Compliance Matrix mapping each obligation to the tender drawings, specifications and contractor requirements, ensuring that no statutory, environmental or land-related obligation is left to contractor interpretation.

If any design refinements result in cost impacts, the Consultant shall update the relevant cost management deliverables. The Consultant remains responsible for ensuring that no planning or environmental obligation from the available documentation is omitted or left to contractor interpretation

The Consultant shall:

- Extract all statutory, environmental and land-related commitments from the Section 177AE application documentation, ACP approval and conditions/modifications once issued, the CPO documentation, AA/NIS, EIA Screening, Flood Risk Assessment and associated technical assessments
- Extract every relevant stakeholder, statutory and environmental commitment from the Section 177AE documentation, CPO documentation, AA/NIS, EIA Screening, Flood Risk Assessment, technical assessments, consultation records and ACP conditions/modifications once issued.
- Prepare a Compliance Matrix mapping each obligation to:
 - tender drawings
 - specifications
 - contractor method requirements
- Ensure no planning condition is left for the contractor to interpret independently.

The Consultant carries the risk for missed items and cannot seek adjustment for rework.

4.7.8 Review of Land Agreements & Accommodation Works

The Consultant shall review all land agreements and accommodation works information contained within the Section 177AE application and CPO documentation and any documentation available to Kildare County Council. The Consultant shall verify all land agreements and reconstruct any required boundary information for use in the tender drawings. Where only PDF sources are available, the Consultant shall redraw land plans as necessary; no additional fee will be payable due to the absence of CAD/GIS files.

The Consultant shall prepare a Land Interaction Register identifying accommodation works, landowner requirements, temporary land needs, and CPO limits, and shall

confirm that all such items are fully traceable to the planning permission and associated documentation.

The Consultant shall ensure that all accommodation works are sufficiently defined for inclusion in the tender documentation, consistent with the approved statutory approval conditions and environmental commitments, and that no requirement is left to contractor interpretation. Where access to stakeholder lands is necessary for accommodation works, the Consultant shall identify any risks relating to land availability and notify Kildare County Council promptly.

Kildare County Council shall retain responsibility for landowner engagement, negotiations and the agreement of accommodation works. The Consultant shall support Kildare County Council by providing technical inputs, drawings, schedules, registers and cost information to facilitate such engagement. The Consultant shall not enter into, conclude or vary any agreements with landowners or third parties on behalf of Kildare County Council.

The Consultant shall:

- Verify all land agreements and reconstruct any boundary information needed for tender drawings.
- Prepare a Land Interaction Register coordinating:
 - accommodation works
 - landowner requirements
 - CPO limits
 - temporary lands
- Redraw land plans as necessary from available PDFs.
- Ensure that any temporary drainage provided for the benefit of third-party lands does not create offsite impacts, in accordance with the TII Project Management Guidelines
- Support Kildare County Council in coordinating infrastructure-related engagement with landowners to inform the identification of servicing and infrastructure requirements associated with benefiting lands.

- Include an explicit statement in the tender documentation confirming that no offsite impacts are permitted under any temporary or permanent drainage arrangements.

The Consultant carries the risk for missed items and shall not seek additional fees, programme adjustments, or compensation for rework arising from omissions within the available planning documentation, land agreements, or available statutory application, CPO, survey and project material.

4.7.9 Appointment/Coordination of Technical Specialists

The Consultant shall include within its tendered fee:

- All sub consultancy necessary to deliver Phase 5, including but not limited to, geotechnical, ecological, drainage, structural, QS, H&S and utility specialists.
- No additional payment will be made for specialist services required to fill gaps due to incomplete digital base information.

The Consultant shall ensure that appropriate geotechnical and foundation engineering competence is embedded within the core design team, and not treated solely as an ancillary sub-consultant input, given the ground-related and structural complexity of the Scheme.

4.7.10 Cost, Risk & Value Management

The Consultant shall manage cost, risk and value outputs for Phase 5 in accordance with the Infrastructure Guidelines (IG) and the Transport Appraisal Framework (TAF) published by the Department of Transport, and shall apply the TII Cost Management Manual as the supporting technical standard for cost planning, risk quantification and reporting, where applicable.

As part of Phase 5 risk management, the Consultant shall facilitate and document proportionate risk workshops at appropriate stages to support the identification, assessment and mitigation of project, design, procurement and delivery risks. Outcomes from the risk workshops shall inform the live Risk Register, the Quantified Risk Assessment, risk allocation and tender readiness.

The Consultant shall comply with the requirements of the TII Cost Management Manual and issue or update any deliverables from this Manual associated with the post-tender stage of Phase 5.

The Consultant shall deliver:

- A contractor ready BoQ, fully measured from reconstructed drawings if necessary.
- A Quantified Risk Assessment whose outputs correspond to tender documentation.
- A Value Engineering Log, addressing opportunities that reduce uncertainty.
- A full cost model that includes allowances for data gaps, but which cannot later be used as a basis for a fee claim.
- A Level 3 cost update every six months, as a Kildare County Council requirement, to monitor cost movement and prevent budget drift (notwithstanding that this requirement is outside the Cost Management Manual).
- In addition to the above, the Consultant shall provide updated cost estimates at such intervals as reasonably required by the Employer to reflect design development, changes in risk profile, programme refinement, or emerging scope issues. Such interim updates shall be proportionate and need not constitute full Cost Management Manual deliverables unless otherwise instructed.
- A clear cross-reference in all cost deliverables to the current version of the TII Cost Management Manual, ensuring alignment with updated guidance as it is published.

4.7.11 Structures

A Category 3 independent structural check is required for the bridge or related structures, and this shall be undertaken in accordance with the Department of Transport / TII DN-STR-03001 – Technical Acceptance procedure of Road Structures and other applicable standards, guidance and submission requirements.

Kildare County Council shall be responsible for the appointment and procurement of the independent Category 3 structural checker. The Category 3 checker shall be fully independent of the design team and shall report to Kildare County Council.

The Consultant shall support the Category 3 checking process by:

- Preparing and issuing all required design information, calculations, drawings and supporting documents
- Coordinating and responding to comments, queries and observations arising from the Category 3 check
- Updating the design, drawings and approval documentation as necessary to address the outcomes of the check.
- Supporting the progression of the structure through the technical approval process.

The Consultant shall not appoint, manage or contractually control the independent Category 3 checker and shall not make any commitment on behalf of Kildare County Council in this regard.

The Consultant shall review and confirm the requirements for existing and future utility infrastructure associated with the Project and assess the need for utility accommodation within, on, over or beneath the bridge structure and associated approaches. The bridge design shall, where required, incorporate appropriate provision for utility infrastructure including water, wastewater, surface water, ESB Networks, Gas Networks Ireland, telecommunications and other utility services necessary to support the Project and facilitate housing activation objectives associated with directly and indirectly benefiting lands. The Consultant shall coordinate all such requirements with the relevant utility providers and ensure that utility accommodation requirements are incorporated into the detailed design, tender documentation and structural approvals process

4.7.12 Ground Investigation & Geotechnical Risk Management

The Consultant shall deliver all Ground Investigation (GI) and geotechnical-risk management activities required at Phase 5 to ensure that the tender design is fully informed, coordinated, and free of residual ground-related uncertainty. All duties shall

be carried out in accordance with DN-ERW-03083 (Managing Geotechnical Risk) and GE-ERW-01001 (Ground Investigation Guidance), to the extent permitted by the information available to Kildare County Council.

Geotechnical Risk Identification and Management

The Consultant shall:

- Review all available GI records (including legacy, incomplete, inconsistent, or undocumented data) and identify all gaps, uncertainties, and risks relevant to Phase 5.
- Interpret all existing GI information without reliance on Kildare County Council to provide additional survey data.
- Maintain a Geotechnical Risk Register, demonstrating how each identified risk will be mitigated through targeted GI, design development, or conservative parameters.
- Apply conservative, robust geotechnical parameters where data is incomplete so that no ground-related risk is transferred to Kildare County Council or the Contractor. There shall be no entitlement to additional payment arising from gaps in legacy or available GI information.

Ground Investigation Delivery

The Consultant shall determine whether GI is required during Phase 5 and shall design targeted GI that resolves key uncertainties and supports a fully coordinated tender design.

The Consultant shall:

- Identify all GI gaps arising from incomplete, missing, or non-digital records.
- Prepare all GI tender documentation, including scopes, specifications, schedules, health & safety requirements, and enabling-works designs aligned to DN-ERW-03083 and GE-ERW-01001.
- Manage and oversee the GI contractor's works on behalf of Kildare County Council, including monitoring site activities, responding to technical queries, ensuring compliance with specification requirements, and verifying all outputs.

- Interpret all GI results and incorporate findings into the design without additional fee.
- Rework, update, and re-issue all relevant design and tender documentation following receipt of GI results, ensuring that all ground-related uncertainties are resolved and not transferred to the Contractor.
- Ensure that GI requirements are fully coordinated across geotechnical, structural, drainage, alignment, and earthworks disciplines so that GI eliminates, rather than transfers, geotechnical risk.

Kildare County Council will manage all landowner access arrangements and any compensation associated with intrusive GI works.

Integration into Tender Documentation

The Consultant shall ensure that:

- All GI results and geotechnical interpretations are fully integrated into the tender drawings, specifications, design reports, BoQs, and risk registers.
- No residual ground-related risks, uncertainties, or data gaps are passed to the Contractor.
- No additional fee will be payable for GI-related rework, reinterpretation, or redesign arising from gaps or limitations in the available GI data.

Commercial and Contractual Obligations

The Consultant carries full responsibility for identifying and addressing all ground related uncertainties within the available documentation.

- The Consultant shall not seek any additional fees, programme adjustments, or compensation arising from omissions, gaps, or inconsistencies in the legacy GI or developer provided information.

4.7.13 Climate Assessment & Carbon Management

The Consultant shall comply with the requirements of PE-ENV-01105. The Consultant shall:

- Incorporate all climate and carbon obligations into tender documentation.

- Make explicit all carbon assumptions where missing digital data prevents precision.
- Ensure climate obligations are contractually enforceable.
- Define the tender-stage carbon baseline that will be used for all Phase 6 construction-stage carbon reporting, ensuring full consistency between the tender design and construction monitoring requirements.
- Cross-reference the Phase 6 carbon-reporting obligations and confirm that all contractors will be required to measure, report and reconcile construction carbon against the tender-baseline established at Phase 5.

4.7.14 Biodiversity

The Consultant shall have regard to the national goals, objectives, and actions to protect and restore biodiversity outlined in the National Biodiversity Action Plan and TII's published Biodiversity Plan. The Consultant must:

- Extract all biodiversity mitigation commitments from planning documents.
- Specify contractor obligations for preconstruction surveys, timing restrictions and method requirements.
- Provide fully coordinated ecology drawings/specifications, reconstructed if necessary.
- Have regard to the principles of the National Biodiversity Action Plan and relevant TII biodiversity guidance, to the extent that these are consistent with the approved planning documentation.

4.7.15 Health & Safety

The Consultant shall ensure compliance with all relevant Health and Safety legislation. The Consultant shall act as Project Supervisor Design Process (PSDP) for Phase 5 in accordance with the Safety, Health and Welfare at Work (Construction) Regulations 2013.

The Consultant shall:

- Prepare all required PSDP and safety documentation for tender.
- Undertake site verification to identify hazards not evident from available documentation.

- Ensure the tender documentation contains all known residual risks and clearly communicates these to tenderers.

4.7.16 Earthworks

The Consultant shall review the Project earthworks design to ensure that it reflects any amendments which arose during the statutory processes and that lands necessary for construction and/or implementation of the Project will be available to the Contractor. The Consultant shall assess the implications of modifications, if any, to ensure that they accord with the approved Schedule of Environmental Commitments, development approval conditions and scope.

The Consultant shall:

- **Reconstruct Existing Ground Profiles**
Reconstruct the existing ground profile to a tender-ready standard using all information available at planning stage, including PDFs, LiDAR, mapping, site checks and any other necessary sources. The Consultant shall identify and resolve all data gaps as part of its service and shall not rely on Kildare County Council to supply additional survey information.
- **Develop a Complete Earthworks Model and Quantities**
Prepare a full earthworks model and all associated cut-fill schedules. All interpolation methods, tolerances, assumptions and confidence levels shall be explicitly documented and shall remain the responsibility of the Consultant.
- **Apply Conservative, Defensible Assumptions**
Where data is incomplete or uncertain, the Consultant shall adopt conservative and defensible assumptions such that no additional risk or cost is transferred to Kildare County Council or the Contractor. Data limitations shall not constitute grounds for additional fees or scope adjustments.
- **Integrate Planning-Stage Constraints and Environmental Commitments**
Incorporate all planning-stage design information, environmental commitments and statutory approval conditions and environmental commitments into the earthworks design, and identify any inconsistencies that require Kildare County Council direction.
- **Update and Finalise Earthworks Design Without Additional Fee**

Update, amend and re-issue all earthworks models, drawings and tender documentation as required during the design process to eliminate ambiguity and prevent Contractor claims. No additional fee shall be payable for revisions arising from poor-quality legacy data or planning-stage design limitations.

- **Provide Clear Tender Documentation**

Present the earthworks model, cut-fill schedules, assumptions, constraints and drawings clearly in the tender package to ensure accurate pricing by tenderers and to minimise the potential for post-contract disputes

4.7.17 OPW Coordination

The Consultant shall review consent applications made to the OPW for the creation and modification of watercourses, embankments, weirs, bridges, culverts and associated drainage features. Where required for construction -stage design, the Consultant shall prepare and issue updated consent applications to the OPW

The Consultant shall:

- **Reconstruct drainage/hydraulic information**

Reconstruct all drainage, culvert and hydraulic design elements from the Section 177AE application documentation, CPO documentation and associated environmental/technical assessment material (PDFs, hardcopy drawings, reports and any other available sources). The Consultant shall identify all gaps arising from the available statutory application, CPO, survey and project material and resolve them as part of the service.

- **Verify and Define Missing Modelling Assumptions**

Clarify and rebuild any missing or undocumented hydraulic modelling inputs (roughness values, boundary conditions, flow assumptions, soffit levels, etc.) using field verification and conservative engineering judgement. The absence of digital modelling files shall not constitute grounds for additional fees.

- **Prepare OPW submission materials**

Prepare all documentation required for updated OPW engagement, including hydraulic models, drawings, method statements, forms and technical submissions, ensuring they are suitable for construction-stage approvals.

4.7.18 Utility Coordination and Infrastructure Review

The Consultant shall support Kildare County Council in undertaking a structured Infrastructure Review to identify the transport and utility infrastructure requirements necessary to facilitate housing activation objectives associated with directly benefiting lands, indirectly benefiting lands and multiplier lands. The review shall consider utility servicing strategies, network capacities, future development requirements, utility corridors, connection points and infrastructure upgrade requirements necessary to support the coordinated delivery of residential development.

Kildare County Council shall fulfil the role of Utility Engagement Manager and shall retain overall responsibility for strategic engagement and governance with Uisce Éireann, ESB Networks, Gas Networks Ireland, telecommunications providers and other relevant utility stakeholders. The Consultant shall provide all technical support necessary to facilitate this engagement and shall actively participate in utility coordination activities throughout Phase 5.

The Consultant shall request and review each Developer Masterplan relating to directly benefiting lands, indirectly benefiting lands and multiplier lands and shall use this information to develop an overall Local Area Infrastructure Masterplan to inform the Project design and the Infrastructure Review process.

Each Developer Masterplan shall, as a minimum, include:

An estimate of the housing units proposed on each development site and benefiting lands;

- A high-level masterplan showing proposed water and wastewater infrastructure;
- Proposed pipe sizes and invert levels leaving each development site;
- Proposed wastewater routes to pumping stations where relevant;
- Proposed watermain and wastewater network connection points;
- Proposed invert levels at connection locations;
- Identification of existing utility crossings and the anticipated depth of such crossings.

The Consultant shall assess the interaction of these proposals with the CHMC Project and identify any infrastructure upgrades, network reinforcements, servicing requirements, utility diversions, safeguarding requirements or coordination measures necessary to support housing activation objectives and the coordinated development of benefiting lands

The Consultant shall:

- Review available masterplans and infrastructure proposals relating to directly benefiting lands, indirectly benefiting lands and multiplier lands and incorporate relevant infrastructure requirements into the design process;
- Coordinate with Uisce Éireann, ESB Networks, Gas Networks Ireland, telecommunications providers and all other relevant utility providers throughout Phase 5 to ensure utility requirements are appropriately incorporated into the detailed design and procurement documentation;
- Incorporate utility provider requirements into the detailed design, procurement documentation and construction strategy;
- Maintain a Utility Coordination Register recording meetings, actions, approvals, comments, design changes and outstanding issues;
- Identify utility capacity constraints, diversion requirements, protection measures and infrastructure upgrades necessary to facilitate housing activation objectives;
- Ensure that all utility-related requirements are fully integrated into the tender documentation and construction strategy.

4.7.18.1 Utility Provider Engagement Requirements

For programme and resource planning purposes, the Consultant shall allow for a minimum of eight (8) engagement meetings with each of the following utility providers:

- Uisce Éireann;
- ESB Networks;
- Gas Networks Ireland; and
- Any other utility provider reasonably required by Kildare County Council.

The Consultant shall prepare all agendas, technical submissions, drawings, design reports, action trackers, meeting records, responses to comments and design updates arising from these engagements. All associated costs shall be deemed to be included within the lump-sum fee

Utility engagement shall occur at key stages throughout the design process, including concept design, preliminary design, detailed design, pre-tender review and tender recommendation stages, as appropriate. Utility provider comments and requirements shall be documented and incorporated into the evolving design where relevant.

4.7.18.2 Uisce Éireann Engagement

The Consultant shall engage with Uisce Éireann, through Kildare County Council acting as Utility Engagement Manager, to agree the scope of water and wastewater infrastructure to be included within the Project. Engagement activities shall include, as a minimum:

- Submission of high-level water and wastewater proposals for review and comment;
- Submission of updated water and wastewater proposals incorporating Uisce Éireann comments;
- Submission of preliminary design information, including horizontal and vertical alignments;
- Coordination relating to pumping stations, network connections, pipe diameters and invert levels;
- Engagement regarding material changes affecting scope, cost, programme, safety, performance or operational requirements;
- Submission of detailed design documentation for review and comment, including HAZOP Reports, Access, Lifting and Maintenance (ALM) Reports, detailed engineering drawings and Commissioning Plans;
- Submission of tender assessment documentation for review and comment, where required.

Equivalent engagement, coordination and technical support activities shall be undertaken with ESB Networks, Gas Networks Ireland, telecommunications providers

and other relevant utility stakeholders where utility infrastructure, utility diversions, protection works, new utility provision or utility servicing requirements form part of the proposed works.

Any utility infrastructure proposed for inclusion within the Project shall be limited to works that are necessary, proportionate and directly related to the delivery of the CHMC and the housing activation objectives identified through the Infrastructure Review process, unless otherwise instructed by Kildare County Council.

4.7.19 Road Safety Audit Stage 2 (Design)

Prior to finalising the ITT package, the Consultant shall procure an independent Road Safety Audit Stage 2 (Design) in accordance with TII GE-STY-01024/01027.

The Consultant shall prepare a complete Designer's Response and integrate all accepted recommendations into the design before departures and relaxations are submitted for approval and before tender documentation is finalised.

Quality Audits and Road User Audits are addressed separately as part of the overall design assurance process under Section 4.7.37 Road Safety Audit (Stage 3), Designers Response and Associated Audits. Nothing in this section shall be taken to limit those requirements.

4.7.20 Departures & Relaxations

Prior to the finalisation of the tender documentation, the Consultant shall review the design to ensure that all necessary departures from standard have been submitted to Kildare County Council and approved. This will involve reviewing departure and or relaxation applications issued to Kildare County Council during earlier phases and also seeking approval for departures which may have materialised consequent to amendments to design standards or arising from the Statutory Processes, or 'value engineering'. It is vital that all departures from standard are considered and approved or rejected prior to the submission of Tenders. Where the design incorporates departures from, or is not fully aligned with, the principles of DMURS, the National Cycle Manual, TII standards or other applicable guidance, the Consultant shall identify, document and justify such departures and record the basis for acceptance within the project approvals and design assurance process

The Consultant shall:

- Review all Existing Departures/Relaxations
- Review all departures from standard and relaxations referenced, implied, or submitted as part of the Section 177AE application and CPO documentation, including departures or design exceptions relating to TII standards, DMURS principles, active travel guidance and other applicable design standards adopted for the Project
- Prepare and Progress Additional Departure/Relaxation Request
Prepare any additional departure/relaxation requests required due to reconstructed data, updated standards, or refinements during Phases 5–7, and secure Kildare County Council approval (and NTA, OPW or other stakeholder input where relevant to their remits). Absence of digital records is not grounds for additional fees.
- Integrate Outcomes
Incorporate all conditions/mitigation from approved departures into the design and tender documents. Where a request is not approved by Kildare County Council, revise the design and documents to remove the need for the departure at no additional cost.

This project is a HAO-funded, non-national road scheme delivered by Kildare County Council. Departures/relaxations shall be governed and approved by Kildare County Council applying the principles of TII GE-GEN-01005 for discipline and documentation, without recourse to the TII Departures Portal, unless the scheme status changes to a TII National Road project

4.7.21 Permits & Licences

The Consultant shall review the permits and licenses previously obtained during Phase 3, taking cognisance of the Section 177AE application documentation, CPO documentation, ACP approval/conditions once issued and associated environmental/technical assessment material. Where previously issued permits or licences have expired and/or where new permits or licences are required, the Consultant shall prepare a strategy to identify which of these shall be applied for by the Employer and which shall be applied for by the Contractor.

The Consultant shall:

- **Identify all permits required**
Identify all statutory permits, licences, consents and notifications required for construction-stage delivery of the scheme, taking full account of the Section 177AE documentation, CPO documentation, statutory approval conditions/modifications once issued and environmental commitments, and current regulatory requirements.
- **Reconstruct Missing Baseline Information**
Reconstruct any missing baseline environmental, drainage, ecological or site-condition information necessary to define permit requirements. This includes field verification where digital or survey records from the planning stage are incomplete or unavailable. No additional fee shall arise due to incomplete Section 177AE/CPO stage information.
- **Prepare application ready Documentation**
Prepare complete, application-ready material for all permits and licences to be sought by Kildare County Council, including drawings, method statements, environmental inputs, mapping, and schedules. All material shall be delivered to a standard enabling immediate submission to the relevant authority.
- **Support Kildare County Council in Establishing Application Responsibility**
Provide Kildare County Council with a clear schedule indicating which permits should be secured by Kildare County Council pre-tender and which may appropriately be passed to the Contractor (e.g., temporary works permits, road opening licences). Kildare County Council will determine the final allocation.
- **Integrate Permit Requirements into Tender Documentation**
Ensure all permit conditions, constraints, restrictions and obligations—both those obtained at planning stage and those newly identified—are fully integrated into the contract documents to avoid Contractor claims.
- **No Claims for Permit-Related Data Gaps or Rework**
No claim shall arise in relation to identifying permits, reconstructing missing baseline data, preparing application materials, responding to authority queries, or revising design/tender documents to address permit or licence requirements.

4.7.22 Lands Acquired for the Project

The Consultant shall confirm that the full extent of the lands acquired for the Project, together with the defined Area Provided by the Employer (APE), are sufficient for the purpose of constructing and/or implementing the Project, as approved and/or modified by the An Coimisiún Pleanála / the relevant competent authority.

The Consultant shall:

- **Verify all land parcels and APE coverage**
Review all land parcels referenced in the Section 177AE application documentation and associated CPO documentation, including boundaries, access strips, easements, and temporary occupation areas, and the Area of Potential Effects (APE) including the APE boundary, and verify that they correspond to the scheme as now being progressed to construction by Kildare County Council.
- **Reconstruct mapping where digital files are not available**
Reconstruct all landownership mapping, red/blue line boundaries, wayleaves, and acquisition plans and APE mapping, from planning-stage PDFs, hard-copy records, and other available sources. The absence of digital landholding files shall not constitute grounds for additional fees.
- **Identify and Resolve Discrepancies Ahead of Tender**
Identify all inconsistencies between planning drawings, legal transfer maps, CPO schedules, and the construction-stage design. The Consultant shall resolve all discrepancies in consultation with Kildare County Council, and update all design and tender documentation prior to tender issue—at no additional cost.
- **Confirm Sufficiency of Lands and APE for Construction**
Confirm that the lands acquired (or to be acquired) are sufficient for construction, temporary works, drainage outfalls, utilities diversions, and environmental mitigation measures, and report any shortfalls immediately to Kildare County Council with recommended actions.
- **Integrate Verified Land and APE Information Into Tender Documents**
Ensure all verified and reconstructed land and APE information is clearly presented in the tender documentation, including limits of permanent landtake,

temporary landtake, licences, access arrangements, and constraints and APE limits, so that no ambiguity remains that could give rise to Contractor claims.

- **No Claims Arising From Incomplete Legacy Data**

No claim, variation or additional fee shall arise due to incomplete, inconsistent, or non-digital planning-stage land or APE information. All rework, reconstruction and verification required to produce tender-ready land mapping and APE mapping is deemed included within the Consultant's lump-sum fee.

4.7.23 Construction Environmental Management Plan (CEMP)

The Construction Environmental Management Plan (CEMP) shall be updated. The Consultant shall ensure the implementation of the mitigating measures identified in the Section 177AE application documentation, CPO documentation, ACP approval/conditions once issued and associated environmental/technical assessment material for the construction phase.

The Consultant shall:

- **Translate environmental commitments into enforceable CEMP requirements**

Translate all environmental mitigation measures, statutory approval conditions and environmental commitments, AA/NIS and associated environmental commitments and statutory obligations into clear, enforceable CEMP requirements to be included in the tender and contract documentation.

- **Define Explicit Contractor Method and Monitoring Obligations**

Prepare explicit and unambiguous obligations for construction-phase environmental controls, method statements, sequencing constraints, monitoring requirements, reporting protocols, and incident-response procedures. These obligations shall be sufficiently detailed to prevent reinterpretation or dilution by the Contractor.

- **Eliminate Ambiguity to Prevent Claims**

Ensure that no ambiguity remains regarding the Contractor's duties, responsibilities, resource requirements, mitigation actions or environmental protection measures. All obligations shall be presented in a form that prevents Contractor claims relating to scope gaps, unclear responsibilities, or insufficient detail.

- **Integrate Updated Requirements into Tender Documents**

Incorporate all reconstructed environmental data, Section 177AE/CPO stage commitments, and Kildare County Council requirements into the pre-contract CEMP framework within the tender documentation. Missing or incomplete environmental baseline information from planning shall not give rise to additional fees.

- **Support Contractor CEMP Development**

Provide a fully defined CEMP framework that enables the appointed Contractor(s) to review, modify and enhance the plan as required for their specific construction methodologies, while ensuring all mandatory mitigation requirements remain fixed and enforceable.

- **No Claims Due to Missing or Poor-Quality Legacy Data**

- No claim, variation or additional fee shall arise in relation to:
- reconstructing environmental information from planning documents,
- clarifying outdated or missing environmental baselines,
- producing construction-phase mitigation requirements, or
- updating tender documents to ensure compliance with environmental commitments.

4.7.24 Enabling Works Contracts

The Consultant shall allow adequate time in the Project Programme for the procurement and delivery of Enabling Works Contracts during Phase 5, in advance of or in parallel with the Main Works, if required. Consideration shall be given to the interaction between individual enabling works packages and the Main Works construction (Phase 6) to ensure efficient sequencing and risk mitigation.

Kildare County Council is proposing the use of enabling works contracts, where required, to de-risk the Main Works tender and construction stage by addressing defined constraints, surveys and advance activities arising from the planning approval and existing information gaps.

Where required the Consultant shall:

- Identify enabling works packages required to support Phase 5 procurement activities and Phase 6 construction, including but not limited to utilities,

environmental exclusions, archaeological works, fencing/vegetation clearance, invasive species management, and topographical proofing.

- Produce complete enabling works tender documents (scope, drawings, specifications, sequencing constraints and deliverables) ensuring all necessary legislative and environmental timing restrictions are incorporated. Including but not limited to;
 - Vegetation, Hedgerow and Seasonal Clearance requirements, including all ecological timing windows relating to nesting birds, riparian species, and other protected fauna; these shall be integrated directly into the enabling works methodology and programme.
 - Invasive Species Management, with complete specifications for surveys, treatment methodologies, mapping and sequencing requirements, fully embedded within the CEMP and enabling works tender documents.
- Address information gaps by defining enabling works that close deficiencies in Section 177AE/CPO stage information (e.g., missing surveys, incomplete environmental baselines, drainage/utility uncertainties) so that the Main Works tender can proceed with no unresolved data risks.
- Ensure inter-package compatibility and sequencing, avoiding conflicts between enabling works and ensuring no programme, environmental or technical constraints undermine the Main Contract.
- Integrate all outputs (as-builts, survey results, archaeological findings, environmental mitigation records, utility diversion confirmations) into the Main Contract tender documentation in a manner that removes ambiguity and prevents Contractor claims.
- Recommend and Confirm Enabling Works contract Form (e.g. PW-CF5, PW-CF6 or Short-Form Contract), to be set in the Procurement Strategy and aligned with the overall contracting approach
- No claims shall arise from rework, survey reconstruction, baseline verification, or additional effort required due to missing, incomplete or non-digital Section 177AE/CPO stage information.

4.7.25 Construction and Implementation Documentation Preparation

The Consultant shall take cognisance of the Procurement Strategy when preparing the construction and implementation documentation.

4.7.26 Main Contract Tender Documents

The Consultant shall prepare and deliver all Main Contract Tender Documents in accordance with the relevant requirements of the TII Project Manager's Manual, PE-PMG-02042, including the applicable Phase 5 tender documentation requirements. This includes the preparation of all tender drawings, completion of the Stage 2 Road Safety Audit and Designer's Response, preparation of all required Health & Safety documentation, and compilation of all due-diligence information required to support a complete and robust tender package. All tender documentation shall be prepared in accordance with TII Publications and the Capital Works Management Framework (CWMF), unless otherwise agreed with Kildare County Council.

The Tender Documents to be compiled by the Consultant shall comprise, at a minimum, the following:

- Suitability Assessment Questionnaire (generally two-stage process);
- Instructions to Tenderers;
- Volume A Works Requirements;
 - Part 1: Specification (including Appendices to the Specification)
 - Part 2: Contract Drawings
- Volume B Form of Tender and Schedules to Conditions of Contract;
- Volume C Pricing Document;
- Volume D Relevant Background Information; and
- Public Works Contracts Model Forms.

Variant Tenders are not permitted unless expressly stated in the ITT Particulars. Where no such permission is given, only conforming tenders will be evaluated, and all variant submissions will be deemed non-compliant.

The Consultant shall procure an independent third-party due-diligence review of the complete tender documentation—including the Works Requirements, Pricing Document, Bill of Quantities, drawings, schedules and specifications—and shall fully address and close out all findings in writing before seeking Kildare County Council approval to proceed to tender.

This independent third-party due diligence review forms a mandatory quality gate prior to tender issue and shall constitute the independent design assurance review required for the Project. No separate peer review shall be required unless specifically instructed by Kildare County Council.

Tender and contract documentation shall be prepared and issued in accordance with Section 4.6 (Information Management and Public Sector BIM Requirements). Where digital models, datasets or structured information are issued for tender purposes, their status, intended use and level of reliance shall be clearly defined within the tender documentation to avoid ambiguity.

4.7.27 Pre-Tender Approval Gate (Gate 2)

The Consultant shall not proceed with any element of the Tender Process until written approval to proceed has been received from Kildare County Council. All approvals to proceed to tender shall be aligned with the governance and funding requirements of the Housing Activation Office (HAO) under the Housing Infrastructure Investment Fund (HIIF).

The Consultant shall issue a formal request for approval to proceed to Tender to Kildare County Council. This request shall be accompanied by confirmation from the Consultant that all tender documentation has been fully reviewed and appropriately checked.

In this regard, the Consultant shall ensure that comprehensive due-diligence checks have been completed, including but not limited to cross-referencing all requirements contained within the construction and implementation documentation.

The submission for Pre-Tender Approval shall include, as a minimum, the following documentation, in accordance with the Infrastructure Guidelines (IG), the Transport Appraisal Framework (TAF), applicable HAO governance requirements and the TII Project Approval Guidelines (PAG), were applicable:

- Detailed Business Case (DBC), updated to reflect the tender-ready scope, costs, risks and procurement strategy (per IG, TAF and HAO governance requirements)

- Project Execution Plan (PEP), confirming governance, controls, verification duties and tender-stage management arrangements (per TII PAG governance requirements)
- Procurement Strategy, confirming the approved procurement route, tender process and contract strategy (per IG and TII PAG)
- Updated Cost Estimate and Quantified Risk Assessment, aligned with the tender documentation and reflecting the current risk profile (per IG and TII Cost Management guidance)
- Land acquisition and land interaction documentation, including confirmation of sufficiency of lands acquired (or to be acquired), APE coverage, and accommodation works definition (per IG and planning compliance requirements)
- Environmental deliverables, including confirmation of compliance with statutory approval conditions and environmental commitments, AA/NIS, EIA Screening and associated environmental mitigation measures, and integration of environmental commitments into the Works Requirements (per planning decision and IG)
- Planning decision documentation, including the planning approval and all relevant conditions, schedules and drawings forming part of the statutory consent.
- Final tender and contract documentation, including drawings, specifications, BoQ, Works Requirements and Forms of Tender, fully coordinated and ready for issue.

The above documentation shall collectively constitute the documentation required to support the Pre-Tender Approval Gate (Gate 2) in accordance with the adopted project governance arrangements, the Infrastructure Guidelines, applicable HAO governance requirements and the adopted TII Project Management framework.

The Consultant shall not proceed with any element of the Tender Process until written approval to proceed has been received Kildare County Council.

Kildare County Council will secure the required approvals to proceed to tender in accordance with the applicable governance arrangements, which include engagement

with the Housing Activation Office (HAO) in advance of tender assessment, in accordance with HIIF requirements.

4.7.28 Tender Process

Funding and oversight for the Scheme is provided by the Housing Activation Office (HAO), operating under the Housing Infrastructure Investment Fund (HIIF), with Kildare County Council acting as Contracting Authority and the Consultant providing technical support.

The Consultant shall deliver the tender process in accordance with the Procurement Strategy, incorporating Green Public Procurement requirements and considering whole-life costs throughout, and shall support Kildare County Council in the preparation of tender evaluation documentation.

- Prior Information Notice and Contract Notices
 - The Consultant shall determine, prepare, and publish any required PINs or Contract Notices on OJEU or eTenders, ensuring full compliance with procurement thresholds, CPV codes, and standard forms, and may use a PIN to initiate market consultation where appropriate.
 - Kildare County Council shall manage the publication process
- Pre-Qualification of Tenderers (Stage 1)
 - Kildare County Council shall convene and manage the Stage 1 evaluation process.
 - The Consultant shall prepare the Pre-Qualification documentation and proposed assessment criteria.
 - The Consultant shall carry out the technical assessment of submissions against the approved criteria, provide technical guidance to the evaluation panel, and document the evaluation discussions.
 - Kildare County Council shall approve the outcome of Stage 1 and determine the shortlist for Stage 2.
 - The Consultant shall prepare debrief reports/letters; Kildare shall issue to unsuccessful applicants.
 - The Consultant shall attend all tender-related meetings, including tender evaluation meetings, clarification meetings, moderation sessions and

reporting workshops required to support the Tender Assessment and award process.

- **Tender Queries and Bulletins**

- Kildare County Council will manage the upload and hosting of all Tender Documents on the eTenders platform. Kildare County Council will receive all Tender Queries submitted through the portal and will promptly forward them to the Consultant.
- The Consultant shall prepare responses to all Tender Queries, draft all required Tender Bulletins/Clarifications, and return them to Kildare County Council in a timely manner. Kildare County Council will then issue the approved responses and Bulletins via the eTenders platform.
- The Consultant shall maintain a complete register/log of all Tender Queries and all issued Tender Bulletins/Clarifications throughout the tender period.

- **Tender Evaluation**

- Kildare County Council shall manage the Tender Evaluation process and convene the evaluation panel.
- The Consultant shall prepare evaluation criteria, scoring sheets, and evaluation guidance to secure transparent, consistent and auditable scoring.
- The Consultant shall attend tender evaluation meetings as required, provide technical input during evaluation discussions and prepare the supporting documentation, recording the rationale behind all evaluation decisions to maintain a complete audit trail.
- The Consultant shall ensure that the evaluation is evidence-based, fully traceable to the published criteria, and free from ambiguity or interpretation risk.
- Where Variant Tenders are permitted by the ITT, the Consultant shall:
 - i. Verify conformity with the variant rules set out in the Instructions to Tenderers;
 - ii. Evaluate each Variant separately against the published criteria;
 - iii. Maintain a discrete audit trail distinguishing Conforming, Non-Compliant and Variant tenders; and

- iv. Record the rationale for acceptance/rejection of each Variant for inclusion in the Tender Assessment Report.
- Tender Assessment (Stage 2)
 - Kildare County Council shall ensure Tenders are received in accordance with Kildare County Council procedures.
 - The Consultant shall check compliance and completeness, undertake any required arithmetical checks, support Post-Tender Clarification Meetings, confirm required insurances and resources, and ensure industry pay and pension compliance.
 - The Consultant shall document evaluation discussions to inform the Tender Assessment Report (TAR).
- Tender Report
 - The Consultant shall prepare a Tender Assessment Report recommending the Most Economically Advantageous Tender and shall ensure full compliance with procurement legislation.
 - Cost Management Manual (CMM) updates: Following determination of the Most Economically Advantageous Tender (MEAT), the Consultant shall update all applicable TII Cost Management Manual deliverables, including recalculation of the Target Cost and Total Scheme Budget, reflecting the preferred Tender Sum and any adjustments arising from clarified risk allocations. The updated figures and an exceptions note shall be appended to the Tender Assessment Report and the Final Business Case.
- Pre-Award Appraisal Deliverables
 - The Consultant shall prepare all required appraisal deliverables, including the Final Business Case.
- Funding and Governance Approval -
 - The Consultant shall assist Kildare County Council in securing all approvals required under HAO/HIIF governance arrangements and shall not proceed to contract award until written approval is received.
- Letters to Tenderers

- The Consultant shall prepare letters to the successful and unsuccessful Tenderers, confirming that any award remains subject to the applicable Kildare County Council and HAO/HIIF governance.

4.7.29 Tender Review

The Consultant shall support Kildare County Council in undertaking a comprehensive Tender Review process for the Celbridge–Hazelhatch Mobility Corridor (Section 177AE/CPO statutory approval process). This will include a structured assessment of all submissions received, ensuring compliance with the tender requirements, Procurement Guidelines for Public Service Bodies, and the Capital Works Management Framework (CWMF).

The review shall evaluate the technical, financial, methodological, programme-related, and resource-based elements of each tender. The Consultant will assist in ensuring that the tender evaluation process is transparent, robust, and fully auditable, and that recommended outcomes are supported by clear evidence and scoring justification.

The Consultant shall ensure all appraisal and governance files and decision support schedules are updated to reflect the recommended award outcome prior to submission of the Final Business Case in accordance with the applicable Kildare County Council and HAO/HIIF governance requirements.

4.7.30 Phase 5 Gate Review

The Consultant shall finalise all Phase 5 deliverables and prepare a Gate Review Statement for endorsement by Kildare County Council prior to progressing to Phase 6. The Consultant shall prepare inputs for a formal Tender Gate Review as required under the Kildare County Council Project Governance Framework. This gate will confirm readiness to proceed to contract award, ensuring that all necessary documentation, evaluation scoring, quality checks, approvals and the Final Business Case have been completed.

Key responsibilities include:

- Verification that the tender evaluation process aligns with CWMF and internal governance requirements.

- Provision of a summary report documenting evaluation findings, clarifying any deviations, risks, or queries arising during assessment.
- Preparation and finalisation of the Final Business Case, reflecting the tender outcome and supporting the recommendation to proceed to contract award.
- Attendance at internal governance review meetings, providing clarifications and supporting documentation as required.
- Ensuring that the Gate Review sign-off package is complete and suitable for senior management, Kildare County Council governance requirements and Housing Activation Office oversight requirements.
- Confirmation that all required independent third-party due diligence reviews, Road Safety Audits, Category 3 checks (where applicable), and other design assurance activities have been completed, with all findings appropriately addressed and closed out prior to submission of the Gate Review package.
- Tender documentation shall not be submitted for Gate Review unless the independent third-party due diligence review has been completed. The Consultant shall maintain a Review Findings Register recording each finding, recommendation, required action, responsible party and close-out status. The Gate Review Pack shall include the completed Register and confirmation that all material findings have been addressed or expressly accepted by Kildare County Council.

4.7.31 Deliverables

The Consultant shall provide the following deliverables as part of the Tender Review and Gate Review processes:

- Final Business Case (FBC) – Prepared in accordance with the Infrastructure Guidelines and Transport Appraisal Framework, reflecting the tender-ready design, updated costs, risk profile, procurement strategy, and recommended project delivery approach, and suitable for submission to the Housing Activation Office (HAO):
- Tender Evaluation Report – Detailed assessment of all submissions, including scoring matrices, justification commentary, compliance checks, and recommended ranking.

- Clarification Log – Record of all clarifications sought from tenderers and corresponding responses.
- Risk Assessment Note – Summary of procurement-related risks identified during the evaluation and recommended mitigations.
- Independent Third-Party Due Diligence Review Report, including findings register, recommendations and close-out confirmation.
- Tender Gate Review Pack – Consolidated documentation required for governance approval, including summary findings, recommended tender outcome and supporting documentation, with cross-reference to the Final Business Case (FBC), and relevant appendices.
- The Tender Gate Review Pack shall also include all audit-trail evaluation materials, ensuring full transparency and traceability of the Tender Evaluation process, including:
 - evaluation workbooks,
 - moderation notes,
 - consensus scoring records,
 - clarifications log,
 - arithmetic check sheets,
 - compliance checklists
- Presentation Materials – Slides or briefing notes for internal Kildare County Council review meetings, if required.
- Record of Meeting Outcomes – Minutes or brief notes from evaluation meetings, clarification discussions, or governance sessions, as appropriate.

4.7.32 Regrading Works, Topographical Update & Pre-Construction Baseline

The Consultant shall verify and reconstruct all topographical information and ground profiles required for tender. All redrafting, DTM updates and regrading assessments are included in the lump-sum fee. The absence of digital topo files shall not give rise to claims.

4.7.33 Public Lighting Compliance

The Consultant shall undertake a full public lighting design review and prepare a tender-ready design package. As a minimum this shall include:

Full Compliance all applicable standard and guidance, including but not limited to:

- Current Irish Public Lighting Standards (EN 13201 series).
- Relevant Transport Infrastructure Ireland (TII) publications and technical standards.
- Institution of Lighting Professionals (ILP) guidance, including requirements for obtrusive light and environmental protection.
- Kildare County Council's Public Lighting Specification / Public Lighting Technical Requirements (latest version available at the time of design), including all standard details, approved luminaires, CMS requirements, electrical standards, maintenance policies and asset data formats.
- Where conflict arises, Kildare County Council Public Lighting Standards shall take precedence, unless otherwise agreed in writing by Kildare County Council.
- Comprehensive photometric design, including:
 - Isolux plots for all road, path, bridge and active travel areas.
 - Uniformity calculations, luminance/illuminance class compliance (ME, CE, S/P classes as appropriate).
 - Glare and disability glare control (TI, GR).
- Controls & energy strategy including:
 - Central Management System (CMS) configuration, dimming profiles and Curved Light Output (CLO) profiles.
 - Electrical load assessment, cabling, ducting, earthing and feeder pillar requirements.
 - Whole-life energy and maintenance optimisation to meet Kildare County Council and national energy-efficiency policies.
- Integration with adjacent design elements including:
 - Bridge architectural / feature lighting and compatibility with structural loading and maintenance access.
 - Active travel routes, junction lighting, pedestrian crossings, and safety-critical nodes.
 - Public realm and landscape proposals, including tree-canopy interactions, visibility envelopes and future growth allowances.
- Ecological considerations along the River Liffey corridor relating to spill-light.

- Light-spill control and ecological sensitivity along the River Liffey corridor, in accordance with AA/NIS and associated environmental mitigation requirements.
- Luminaire selection and optical control to avoid impacts on bats and riparian species.
- Alignment with TII and ILP ecological-lighting best practice.
- Design verification and coordination, including:
 - Full interdisciplinary coordination with road, drainage, bridge, utilities, landscape and traffic-signal designers.
 - Confirmation that proposed lighting does not conflict with utilities, tree planting, signage or CCTV.
 - Ensuring compatibility with ESB Networks requirements, including metering and service connection constraints.

No additional fee shall arise for any lighting design rework required due to the absence of digital lighting files, Section 177AE/CPO stage drawings, incomplete records, or missing baseline data. All reconstruction, verification, and re-coordination is deemed included within the lump-sum fee. Updates to reflect any Kildare County Council Public Lighting Specification issued during Phase 5 must be incorporated without additional fee, provided such updates occur prior to tender issue.

The Consultant shall deliver a compliant lighting design including photometrics, ecological controls and Kildare County Council PL Specification requirements. All recalculations, adjustments or redesigns due to missing or incomplete lighting data are included in the lump-sum fee.

4.7.34 Signage Strategy and Schedule

The Consultant shall prepare a complete tender-ready signage and road marking strategy in accordance with the Traffic Signs Manual (TSM), informed by a full audit and review of all existing signage within the town, ensuring that all modifications, rationalisation and additions arising from the proposed scheme are identified and incorporated. Provision for a scheme board shall also be included. The strategy shall include:

- A comprehensive review and audit of all existing regulatory, warning, directional and information signage within the town, including its relevance, condition, compliance with the Traffic Signs Manual (TSM), and required amendments due to the new road layout.
- Wayfinding, pedestrian/cyclist route signage and local amenity/tourism signage ensuring continuity and legibility across the wider town network, designed in accordance with the TSM
- Sign face designs, schedules, legends, mounting details and location plans, TSM compliant, incorporating changes arising from the town wide review.
- A complete road markings strategy, including lining schedules and specification cross-referencing TSM and applicable TII standards.
- Inclusion of all signage and road marking items in the BoQ, including any required removals, relocations, upgrades or rationalisation of existing signs, together with the provision for a scheme board..
- No ambiguity may remain that could allow contractor interpretation; all signage and marking requirements and scheme board provision shall be clearly defined, coordinated and contract-ready.

The Consultant shall prepare a complete signage and wayfinding package, fully compliant with the Traffic Signs Manual (TSM), fully coordinated with all tender documents and informed by a comprehensive review of all existing signage within the town. All redrafting, detailing integration and refinement arising from the review and from design development shall be included in the lump-sum fee. No claim shall arise for signage, s or wayfinding design refinement.

4.7.35 Legislation and Policy Compliance Tracker

The Consultant shall maintain and apply a live register of all relevant legislation, policy updates and statutory requirements in force up to the date of tender issue. Compliance with such requirements, including routine updates, clarifications or amendments that do not materially change the scope of services, shall be included within the lump sum fee.

Any material change to legislation or policy introduced after the tender issue date, which results in a demonstrable change to scope, programme or level of effort, shall

be subject to client agreement and managed in accordance with the contract change control provisions

Consultant shall maintain and apply a live register of all relevant legislation, policy updates and statutory requirements before tender. All updates are included in the lump-sum fee. No additional fees or time shall be permitted for compliance updates.

4.7.36 Utilities – Condition verification and targeted investigations

The Consultant shall fully verify all existing utilities affecting Phase 5, including Uisce Éireann (foul, surface water, water supply), ESB Networks, GNI and all telecom providers.

Verification shall include all investigations necessary to establish the true location, condition and capacity of existing utilities. This may include trial holes, slit trenches, GPR/EML surveys, CCTV drainage surveys, flow/pressure tests and any additional methods required to meet utility provider standards. Traffic management for all investigations is included.

The Consultant shall engage with all utility providers to confirm available capacity, connection requirements, and any necessary diversions or protection works. All feedback from providers must be incorporated into the Phase 5 design.

The Consultant shall update the full Phase 5 utility design package, including drainage, water supply, foul sewer, SuDS, ESB/GNI/telecom ducting, public lighting and combined utilities plans, ensuring all designs are coordinated, clash-free and compliant with current provider standards.

Any redesign, amendment or optimisation arising from survey findings, “as-found” conditions or utility-provider requirements within the agreed survey extents shall be deemed included within the lump-sum fee.

The Consultant shall, in coordination with Kildare County Council, undertake and support a structured Infrastructure Review with landowners, the Planning Department and utility providers to confirm existing and future infrastructure requirements associated with directly and indirectly benefiting lands and multiplier lands. The review shall consider estate access arrangements, wastewater, water supply, surface water

drainage, ESB Networks, Gas Networks Ireland, telecommunications and other utility requirements. The outcomes of the review shall be reflected in the design, utility strategies, capacity assessments and tender documentation, as appropriate. Where necessary, the Consultant shall identify and incorporate appropriate utility infrastructure upgrades, new utility provision, network reinforcement measures, connection points and safeguarding requirements within the detailed design and tender documentation to facilitate the coordinated development of benefiting lands.

Any utility infrastructure proposed for inclusion in the Project shall be limited to works necessary, proportionate and directly related to the delivery of the CHMC and the housing activation objectives confirmed through the Infrastructure Review, unless otherwise instructed by Kildare County Council.

4.7.37 Road Safety Audit (Stage 3) ,Designers Response and Associated Audits

The Consultant shall procure an independent Road Safety Audit (RSA) Stage 3 in accordance with TII GE-STY-01024/01027 and provide a complete Designers response and action tracker. Any redesign and coordination required to resolve the RSA items is to be included in the lump-sum.

The Consultant shall also undertake and document the following as part of the overall design assurance process:

- Quality Audits, to confirm design compliance with the approved drawings, specifications, standards, and contract requirements prior to tender and construction.
- Road User Audits, to review scheme legibility, accessibility, and usability for all road users, including pedestrians, cyclists, public transport, and mobility impaired users.
- Findings from Quality Audits and Road User Audits shall be addressed by the design team and incorporated into the design as required. These audits shall not replace or supersede the independent Road Safety Audit process, Traffic Signals & UTC/ITS Integration Requirements



The Consultant shall prepare a Traffic Signals & ITS Integration Pack; controller/detection/comms/power/UPS/cabinet layouts, UTC interface and acceptance test plan, asset tags) coordinated with Kildare County Council TMC and include all items in the BoQ.

No claim shall arise for integration detailing or missing digital files.

4.7.38 Archaeology & Cultural Heritage – Testing and Method Statements

The Consultant shall define archaeological testing/monitoring scopes, method statements (including any riparian/underwater works), licensing requirements and coordination drawings, reconciling with AA/NIS and associated environmental/conditions. All works are included in the lump-sum.

4.7.39 Materials & Waste (Article 27) / C&D Waste Plan

The Consultant shall prepare a Materials Management Strategy, including Article 27 by-product assessments/notifications for soils & stones and a C&D Waste Management Plan; integrate outputs into tender documents without additional fee.

4.8 Phase 6 – Construction & Implementation

Funding and oversight for Phase 6 (Construction and Implementation) shall be provided by the Housing Activation Office (HAO), operating under the Housing Infrastructure Investment Fund (HIIF), with Kildare County Council acting as Contracting Authority and Employer.

The Consultant shall ensure that all deliverables required for Phase 6 are finalised, insofar as possible, and issued to Kildare County Council at the conclusion of Phase 6, insofar as practicable.

The Consultant shall prepare a Gate Review Statement confirming that all Phase 6 deliverables meet the required level of maturity, in accordance with the template set out in Appendix A6.9 of the TII Project Manager's Manual for National Road Projects (PE-PMG-02042, May 2025). This assurance shall be endorsed by the Contracting Authority's Director of Services.

The Contracting Authority may proceed to Phase 7 upon acceptance of the Gate Review Statement and receipt of any approvals required under the applicable governance and funding arrangements to advance to the next phase.

Construction stage services shall be delivered in accordance with Section 4.6 (Information Management and Public Sector BIM Requirements). The Consultant shall manage and control project information during construction to ensure that design

changes, contractor submissions and approvals are accurately reflected in the Project

Source	Deliverables
PMG	Updated Project Execution Plan
CMM	Cost Management Manual Deliverables
CMM	Final Account Report (where feasible)
PMG	Land Disposal Strategy
PMG	Phase 6 TII Gate Review Statement

Figure 4-2: TII PE-PMG-02042 (May 2025) – Phase 6 Deliverables

Information Model and supporting datasets throughout Phase 6.

4.8.1 Administration of Contract

- The Consultant shall act as Employer’s Representative on behalf of Kildare County Council and shall administer the Works Contract for the full duration of the construction and close-out phases. Contract administration shall include, without limitation:
 - Interpreting and applying the Contract Documents,
 - Receiving interim claims for payment and determining the amount payable in accordance with the contract and submitting recommendation and certification for payment to the Client.
 - Issuing technical directions, confirmations and recommendations,
 - Reviewing Contractor programmes and progress submissions,
 - Assessing claims, contractual notifications and change events, and
 - Managing all contractual correspondence, clarifications and records required to support Kildare County Council as Contracting Authority.

All Contract administration duties — whether routine or exceptional, and regardless of frequency, complexity, repetition or duration — are fully included in the Consultant’s lump-sum fee.

No aspect of Contract administration shall entitle the Consultant to additional payment, adjustment to the lump-sum, or extension of time.

4.8.2 Site supervision and Inspection

The Consultant shall provide all site-based supervision and inspection resources required to monitor and verify compliance with the Works Requirements throughout Phase 6.

As a minimum, the Consultant shall provide the following dedicated site team for the full duration of the construction phase:

- 1 No. Senior Resident Engineer (SRE)
- 2 No. Resident Engineer (REs)
- 1 No. Assistant Resident Engineer (ARE)
- 1 No. Technician

The dedicated site team shall collectively demonstrate appropriate experience and technical competence in the following areas relevant to the Project:

- Bridge and highway structures construction, including inspection of structural works, temporary works interfaces and compliance with technical acceptance requirements;
- Earthworks, pavement construction and materials compliance;
- Environmental compliance during construction, including monitoring of mitigation measures, liaison with environmental specialists and verification of environmental commitments;
- Measurement, valuation and cost control of Works, including change management and assessment of Contractor submissions.

The above competencies may be provided by one suitably qualified and experienced individual or by a combination of individuals within the site team, at the Consultant's discretion, provided that all required competencies are demonstrably covered.

The site team shall provide full-time attendance on site for the duration of the construction works, for so long as site activities are ongoing, with attendance levels proportionate to the nature and intensity of the Works.

The Consultant's site team shall carry out all duties necessary to ensure compliance with the Works Requirements, including but not limited to inspections, monitoring, NCRs, corrective-action follow-up, record-keeping, reporting, and close-out verification.

All supervision and inspection duties—whether planned or reactive, and irrespective of the number of visits, re-inspections, issues identified, duration of supervision required, or any increase in Contractor activity—are deemed to be included in the lump-sum fee.

Provision of the above site team, and any additional effort required to discharge supervision obligations, shall not give rise to additional payment or extensions of time.

4.8.3 Reporting Requirements

The Consultant shall provide all reporting required by Kildare County Council, including monthly progress reports, dashboard updates, registers (instructions, clarifications, NCRs, risks, assumptions and changes) together with reporting outputs aligned with the Infrastructure Guidelines and associated Housing Activation Office governance requirements.

All reporting duties are included within the lump-sum fee, regardless of frequency, format, or the level of detail required.

4.8.4 Dispute Avoidance & Resolution Support

The Consultant shall support Kildare County Council in dispute avoidance and dispute resolution processes, including the preparation of assessments, evidence, technical position notes and participation in meetings.

No additional payment shall arise for any dispute-related activity, including work associated with reconstructed information, historical design queries, or preparation of documentation for mediation or conciliation.

4.8.5 Project Execution Plan (PEP) – Construction Stage

The Consultant shall prepare/update the PEP to include:

- Construction governance, interfaces and reporting lines

- Design-team responsibilities during construction.
- Verification procedures due to absence of digital design models.
- Escalation routes for Contractor queries and claims prevention.

4.8.6 Design Clarification, Responses to Contractor Queries

- The Consultant shall provide timely, coordinated responses to all Requests for Information (RFIs).
- The Consultant shall maintain a Design Clarification Log and ensure all answers avoid scope ambiguity.

4.8.7 Review of Contractor Submissions

The Consultant shall review all Contractor submissions, including but not limited to:

- Method Statements
- Temporary works proposals
- Construction drawings
- Traffic management plans
- Material approvals
- Environmental mitigation method statements
- Value Engineering / Value Enhancement Proposals (VEPS)
- Review Contractor digital information submissions, where applicable, for alignment with the agreed information standards, coordination requirements and the Consultant's design intent, in accordance with Section 4.6.

The Consultant's review obligations include coordination across all relevant disciplines and verification of compliance with TII Standards and Contract Documents.

All reviews described in this section form part of the Consultant's lump sum fee. No additional payment shall be made for carrying out these reviews, regardless of the number, extent or iteration of submissions received, and regardless of any amendments, clarifications or further information required to complete the review.

4.8.8 Monitoring Compliance with Planning Conditions & Statutory Approvals

The Consultant shall monitor and document compliance with the Section 177AE approval, any ACP conditions or modifications, CPO requirements, AA/NIS commitments, EIA Screening conclusions, Flood Risk Assessment requirements, CEMP obligations and all other statutory approvals relevant to construction. The Consultant shall:

- Maintain an Environmental Commitments Compliance Register
- Audit Contractor implementation of AA/NIS and associated environmental commitments
- Record environmental non-compliances, notify Kildare County Council promptly, and require corrective action in accordance with the Contract and approved environmental procedures.

4.8.9 Cost, Risk & Value Management (Construction Phase)

The Consultant shall

- Update the Construction Risk Register in line with TII's Cost Management Manual.
- Assess Contractor claims through full forensic review, applying assumed reconstructed information where originals are missed.
- Provide Kildare County Council with claim avoidance advice and documentation.

4.8.10 Managing Geotechnical Risk

The Consultant shall:

- Review and approve Contractor GI results, proposals, and earthwork methodologies in accordance with DN-ERW-03089 and the Contract Documents.
- Review Contractor geotechnical verification, monitoring and earthworks quality control proposals to ensure compliance with DN-ERW-03083 requirements, including arrangements for material classification, testing, inspection and observational procedures

- If original GI datasets are incomplete, reconstruct baseline conditions using site inspection and enabling-phase outputs and other available information.
- No additional fee shall be payable for effort associated with addressing data gaps of deficiencies within the original GI baseline.

4.8.11 Structure – Construction Stage Support

The Consultant shall provide construction-stage structural support for the bridge and associated structures, including but not limited to the following:

- Review and approval of structural shop drawings, method statements and temporary works proposals, ensuring compliance with the Works Requirements, TII Standard, the approved design intent and the Technical Acceptance documentation
- Provision of independent verification of structural design intent where original design calculations or models are unavailable, ensuring continuity of intent and structural performance is maintained.
- Support Kildare County Council in the management of structural non-conformances, including assessment of implications, definition of corrective measures, and confirmation of acceptability of remedial proposals.
- Support the Technical Acceptance process during construction, including preparation of structural submissions, responses to queries, and coordination of updates required due to temporary works, construction methodology or approved changes.
- Review and response to Category 3 independent checker comments (where applicable), including coordination of design amendments and confirmation that checker recommendations are appropriately addressed prior to implementation on site.
- Assess Contractor proposals for design modifications, value engineering proposals or alternative details affecting the permanent works, confirming ongoing compliance with standards, durability, maintainability and Whole-Life Cost objectives.
- Review construction sequencing and erection methodologies for structural elements to ensure stability robustness and safety are maintained at all stages of construction.

- Attend structural-related site inspections, technical meeting and inspections as required, providing advice to Kildare County Council on compliance, workmanship and emerging risks.
- Support completion, as-built certification and handover for structural elements, including confirmation that final documentation, approvals and certificates required under the Technical Acceptance procedure are in place.

All construction-stage structural support described in this section shall be provided as part of the Consultants' lump-sum fee unless otherwise expressly stated.

4.8.12 Climate Assessment & Carbon Management

The Consultant shall undertake all necessary actions to ensure robust climate assessment and carbon management throughout the construction phase. The Consultant's responsibilities shall include, but shall not be limited to, the following:

- **Ensure Contractor carbon reporting aligns with tender requirements.**
The Consultant shall confirm that all Contractor carbon reporting is fully aligned with the requirements set out at tender stage, the Works Requirements, and all applicable national and international guidance on carbon management (including PAS-2080-aligned principles). This shall include verifying reporting frequency, data format, emission factors used, and categorisation of embodied and operational emissions.
- **Validate contractor carbon reduction measures**
The Consultant shall assess the suitability, effectiveness, and practicality of all proposed Contractor carbon reduction measures. This includes reviewing methodologies, identifying opportunities for further emissions reduction, and ensuring that proposed measures do not adversely affect safety, quality, programme, compliance, or cost. Where identified measures are insufficient or non-compliant, the Consultant shall require the Contractor to revise and resubmit proposals.
- **Address discrepancies due to incomplete baseline data:**
The Consultant shall identify, assess, and resolve any discrepancies arising from incomplete, inconsistent, or inaccurate baseline carbon data. This includes liaising with the Contractor to secure additional information, applying appropriate assumptions where permitted by the Contract Documents, and

ensuring that all baseline data used for reporting and comparison is representative, traceable, and verifiable.

- **Monitor Contractor Performance Against Carbon Targets**

The Consultant shall monitor and report on the Contractor's performance relative to the agreed carbon targets, trajectories, and thresholds. This includes reviewing monthly submissions, tracking cumulative emissions, and advising the Employer on emerging risks or deviations.

- **Maintain a Carbon Management Audit Trail**

The Consultant shall maintain a complete, auditable record of all carbon-related submissions, reviews, assessments, communications, and decisions. This record shall be suitable for audit by the Employer or any third party appointed by the Employer.

- **Inclusion within the Agreed Fee**

All duties under this section are deemed to be included within the Consultant's lump-sum fee. No additional payment shall be made for undertaking any reviews, assessments, validations, or follow-up activities, irrespective of the number of submissions, iterations, clarifications, or data issues encountered.

Environmental, carbon and sustainability monitoring shall be undertaken in accordance with the frameworks and reporting requirements in force at contract award. Subsequent material changes shall be reviewed with the Employer.

4.8.13 Biodiversity

The Consultant shall:

- Review all ecological method statements, pre-construction ecological surveys, and timing-related environmental restrictions to ensure compliance with the Contract Documents and statutory requirements.
- Monitor and report on the Contractor's adherence to ecological protection measures throughout the works.

All duties under this section are deemed to be included within the Consultant's lump-sum fee, with no additional payment arising from the number, frequency, or iteration of submissions of monitoring activities.

4.8.14 Health & Safety (PSDP Support Inputs)

The Consultant shall be appointed as Project Supervisor Design Process (PSDP) for the Project and shall carry out the PSDP duties in accordance with the applicable Health and Safety legislation and guidance.

The Consultant shall:

- Undertake and discharge all PSDP statutory duties, including coordination of the design process to eliminate, reduce or control risks, and liaison with the Project Supervisor Construction Stage (PSCS) as required
- Prepare, maintain and update the design risk register, including identification and management of residual risks arising from design development, change, temporary works interfaces and construction methodologies.
- Ensure all residual risks are clearly defined, recorded and communicated, notwithstanding the absence or incompleteness of original design information or digital design files.
- Provide all PSDP information required for inclusion in the Safety and Health Plan, including residual risk information relevant to construction, maintenance, operation and future works.

The Works are intended to be predominantly Employer-designed. Any Contractor design elements arising during construction, including temporary works or specialist proposals, shall be coordinated through the PSDP process, with associated residual risks identified, assessed and recorded in accordance with statutory requirements.

All PSDP services described in this section shall be provided as part of the Consultants lump-sum fee.

4.8.15 Substantial Completion

The Consultant shall support Kildare County Council through:

- Preparation and verification of a Schedule of Outstanding Works (Defects List)
- Review of as-built drawings (including reconstructed elements where Contractor submissions differ)
- Certification support
- Close-out of environmental commitments before handover

4.8.16 Land disposal strategy

Where land disposal requires Consultant action in Phase 7, the Consultant shall:

- Complete all mapping verification and update all landholding and boundary information to reflect the final design.
- Reconstruct or refine land parcel information, datasets, and schedules as required to reflect final Phase 6 design outputs (*no additional fees apply for this work*)
- Prepare the land disposal strategy for lands identified as no longer required for the scheme, including all supporting plans, mapping, and documentation required.
- Supply all outputs in GIS and CAD formats suitable for integration into Kildare County Council's land and asset management systems.

4.8.17 Carbon & Tender Baseline Governance

The Consultant shall establish a construction-stage baseline aligned to the tender design.

- Review Contractor carbon reports monthly against the baseline
- Provide quantified carbon assessments for any contractor-proposed changes.
- Ensure carbon reporting aligns with tender requirements, not planning-stage data.
- Proposed method/material change shall include a quantified carbon impact assessment for Kildare County Council approval.

Baseline reconstruction due to missing planning-stage data must be included in the lump-sum

4.8.18 Standards /Technical Change Control (Construction Stage)

This section applies to material changes in standards, guidance or technical requirements arising after contract award.

The Consultant shall:

- Maintain a live register of all applicable standards, guidelines and technical publications in use during construction, including TII Publications, DoT

guidance and the Infrastructure Guidelines, EN/ISO standards and any draft or pending updates notified to the Client.

- Screen every new or updated publication within ten working days of becoming aware of it and prepare an Impact Screening Note, identifying:
 - Whether the tendered design remains compliant,
 - Any clarification required to maintain compliance,
 - Any implications for construction sequencing or method.
- Implement all design clarifications, redline amendments, compliance updates and certification revisions required to maintain compliance with standards in force at tender or subsequently instructed by Kildare County Council.
- Provide written advice to Kildare County Council where a contractor proposal cites “updated standards” as grounds for a claim, confirming tender compliance and whether any entitlement exists.
- Maintain a complete audit trail of all standards reviews, clarifications, updated drawings, and registers within the Project Dossier.
- Accept that all activities described above form part of the lump-sum fee and shall not constitute grounds for additional payment or extensions of time.

The Consultant shall track and integrate all standards and policy updates during construction. All clarifications, redlines and compliance adjustments are included in the lump-sum fee. No claim shall arise due to missing digital information or new publications.

4.8.19 Revised Baseline Topographical & Utility Validation

The Consultant shall:

- Prepare a Baseline Reconciliation Plan within four weeks of Contractor appointment, identifying required validation checks, survey acceptance criteria, supplementary investigations, and a schedule for producing Reconciled Baseline Packs.
- Validate and, where necessary, reconstruct topographical information, drainage layouts, and all utility records (Uisce Éireann, ESB Networks, GNI, telecoms) using the Contractor's pre-construction surveys and as-found conditions.
- Redraft drawings, update DTMs and levels, and re-coordinate utilities, drainage and road geometry to produce a single, clash-free Reconciled Baseline for construction.
- Issue coordinated clarification drawings and notes where discrepancies arise, explicitly identifying associated BoQ items to eliminate ambiguity.
- Liaise with all relevant utility providers to obtain confirmation of capacity, diversion requirements, protection strategies and acceptance of revised layouts.
- Update the Construction Risk Register and Assumption Register to confirm closure of risks associated with incomplete or outdated baseline information.
- Accept that all works required to validate, reconstruct or reconcile baseline information—including work arising from the absence of original digital files—are included within the lump-sum fee and shall not give rise to additional payment or time.

The Consultant shall validate and reconcile all topo, utility and drainage data using contractor surveys and as-found conditions. All redrafting and re-coordination are included in the lump-sum fee. No claim shall arise from baseline discrepancies or missing files.

4.8.20 Construction-Stage Public Lighting & Signage Verification

The Consultant shall manage and verify all construction-stage public lighting and signage/road marking submissions in accordance with the Contract Documents, approved design, and applicable standards.

The Consultant shall provide construction-stage support in relation to public lighting and signage, including but not limited to the following:

- Review of all Contractor public lighting, traffic signage and road marking submissions, including shop drawings, calculations, schedules, specifications and method statements, to confirm compliance with the Contract Documents, approved design, standards and statutory requirements.
- Verification that public lighting layouts and photometric results are consistent with the approved design intent, applicable lighting standards and local authority requirements, and that any proposed deviations are explicitly identified and referred to Kildare County Council for decision.
- Review of signage and road marking proposals, including sign face layouts, legends, positioning, mounting details and lining extents, ensuring full compliance with the approved signage strategy and tender documentation, with no reliance on Contractor interpretation.
- Review and coordination of any proposed amendments, substitutions or value engineering proposals relating to public lighting or signage, including assessment of technical compliance, durability, maintenance implications and whole-life cost considerations, subject to Kildare County Council approval.
- Site inspections and verification, as required, to confirm that public lighting and signage installations are constructed in accordance with the approved submissions and the Contract Documents.

- Review of as-built public lighting and signage records, including asset inventories, photometric confirmations, testing results and certification, ensuring consistency with the constructed works and approved submissions.
- Confirmation that all public lighting and signage obligations are fully discharged prior to handover, including close-out of any environmental, safety or statutory requirements associated with these elements.

All construction-stage public lighting and signage support described in this section shall be provided as part of the Consultant's lump-sum fee. No additional payment shall arise in respect of review, coordination, verification or re-submission associated with public lighting or signage, regardless of the number, extent or iteration of Contractor submissions.

The Consultant shall verify all lighting and signage designs, calculations and shop drawings during construction. All recalculations, coordination updates and field verification are included in the lump-sum fee. No claim shall arise due to missing or incomplete data.

4.8.21 Temporary Traffic Management (TTM) & TSMI Compliance

The Consultant shall review TTM Plans and support Temporary Safety Measures Inspections (TSMI) in accordance with the Traffic Signs Manual (TSM), Chapter 8, and per TII CC-STY-04002. All clarifications and redlines required for safe operation of temporary traffic management arrangements shall be included in the lump-sum fee.

4.8.22 Noise, Vibration & Settlement Monitoring

The Consultant shall specify baseline and construction monitoring (noise/vibration/settlement) at sensitive receptors/structures, integrate with CEMP, and issue monthly reports; all updates included in the lump-sum.

4.8.23 Utility coordination & Outage Management

The Consultant shall maintain a live utility interface register, prepare outage/possession plans and obtain provider sign-offs; all redesign/coordination within agreed extents is included in the lump-sum.

The Consultant shall act as the primary coordination point for construction-stage engagement with utility providers and shall attend all utility coordination meetings, outage planning meetings and technical workshops required during delivery of the Works.

The Consultant will be responsible for co-ordinating third-party inspections as required from utility companies as works progress.

4.8.24 Traffic Signals/ITS FAT-SAT and UTC Commissioning

The Consultant shall define and witness FAT, SAT and UTC integration tests; provide as-configured backups, parameter sheets and commissioning certificates for Kildare County Council acceptance; no additional fee.

4.8.25 RSA Stage 4 (Post-Opening) & Designers Response

The Consultant shall procure RSA Stage 4 and submit Designer's Response, tracker and close-out evidence; all actions included in the lump-sum

4.8.26 SuDS/Drainage O&M Manuals & Training

The Consultant shall provide SuDS/Drainage O&M manuals, asset registers and an operator training session; deliverables in native CAD/GIS and PDF.

4.8.27 OPW & Environmental Close-Out Certificates

The Consultant shall compile OPW S50 completion confirmations and environmental/ecology close-out statements for the Project Dossier.

4.8.28 Post-Opening Monitoring Plan (Traffic/Safety/Environment)

The Consultant shall prepare a proportionate post-opening monitoring plan (traffic/safety/ecology as relevant) to support the Post-Project Review requirements of the Infrastructure Guidelines, with schedule and reporting templates.

4.9 Phase 7 – Close Out & Review

The Consultant shall finalise all Phase 7 deliverables and submit them to Kildare County Council at the end of the phase. Oversight and funding responsibility for Phase 7 Close-Out and Review remains with the Housing Activation Office (HAO), operating under the Housing Infrastructure Investment Fund (HIIF), in alignment with the applicable Infrastructure Guidelines requirements for project close-out and post-completion review.

The Consultant shall prepare a Gate Review Statement in accordance with Appendix A7.3 of the TII Project Manager's Manual (PE-PMG-02042, May 2025). The Gate Review Statement shall be endorsed by the Kildare County Council Director of Services, acting as Contracting Authority.

Acceptance of the Phase 7 Gate Review shall confirm formal project close out under the adopted project management framework. Upon acceptance, the Project Manager shall notify the Kildare County Council Finance Department that project financial close-out has been achieved.

As Gate Review 7 represents the final financial stage of the project lifecycle, the Consultant shall ensure that all financial matters are appropriately addressed, all contractual obligations are discharged, and that no known outstanding liabilities, claims, or unresolved costs remain at the time of project close-out, noting that residual costs arising thereafter may fall to Kildare County Council.

Source	Deliverables
PMG	Updated Land Disposal Strategy Report (if required)
CMM	Cost Management Manual Deliverables
CMM	Final Account Report (if required)
PMG	Project Lessons Learned Register
PMG	Project Completion Report
PMG	Ex-Post Evaluation
PMG	Phase 7 TII Gate Review Statement

Figure 4-3: TII PE—PMG-02042 (May 2025) Phase 7 Deliverables

4.9.1 Final Project review & Lessons Learned

The Consultant shall

- Prepare a comprehensive close-out report incorporating:
 - Programme performance,
 - Design performance,
 - Construction issues,
 - Change-control analysis,
 - Environmental compliance performance.
- Identify lessons learned, giving particular attention not missing digital source data and its implications

4.9.2 Snagging and Defect Rectification Support

The Consultant shall support Kildare County Council in the completion and close-out of all snagging and defect-rectification activities, including:

- Preparing and maintaining a Snagging Register.
- Reviewing Contractor submissions, proposed remedial actions and completion evidence.
- Verifying on site that all snagging items have been satisfactorily completed.
- Confirming snag closure and providing records for the Project Dossier.

All snagging-related duties—including re-inspections, repeated submissions or late clarifications—are included within the lump-sum fee and shall not entitle the Consultant to additional payment or time.

4.9.3 As-built Drawings and Construction Record Close-Out

The Consultant shall:

- Review and verify the Contractor's as-built drawings and construction records for full accuracy and compliance with the Works Requirements.
- Identify and require corrections where as-built documentation is incomplete, inconsistent or incompatible with reconstructed baseline data.
- Validate that as-builts match the final constructed arrangement across all disciplines (road, drainage, utilities, structures, lighting, signals, landscape, SuDS).
- Compile the As-Built Compliance Statement for inclusion in the Project Dossier.

All review, verification and reconstruction of as-built information—including additional work arising from missing or non-digital design records—is included within the lump-sum fee with no entitlement to additional payment or extensions of time.

4.9.4 Post-Completion Staff Support

The Consultant shall provide technical support to Kildare County Council for a period of six months following Substantial Completion, including:

- Attendance on site as required to review emerging issues during the early operational period.
- Technical advice on defects, operational adjustments, utilities, drainage performance, lighting/ITS behaviour, settlement monitoring or safety matters.
- Support in verifying any post-completion works undertaken by the Contractor.
- Updating registers, clarification notes and close-out documentation arising from post-completion inspections.

Post-completion support shall be provided for a period of up to six months, with the level of attendance proportionate to site activity and outstanding issues, as agreed with the Employer.

All post-completion support duties for the six-month period—including reactive site visits, repeated reviews or additional technical assessments—form part of the lump-sum fee and shall not entitle the Consultant to additional payment or time.

4.9.5 Land Disposal Strategy

Where land disposal required further Consultant follow-up in Phase 7, clarifications, adjusting mapping following legal review, supporting

- Confirm all lands acquired, temporary land-take areas and construction working areas required for the project, identifying parcels no longer required post-construction.
- Prepare any clarifications or adjustments to mapping arising from legal review, construction variations or as-built boundaries.
- Verify, update and finalise all landholding records, schedules, boundary plans and GIS/CAD drawings to reflect the final as-constructed arrangement.
- Prepare the complete Land Disposal Strategy, including:
 - - Plans and schedules suitable for Kildare County Council legal and property teams,
 - - Identification of lands suitable for disposal,
 - - Mapping of any lands requiring retention for maintenance, easements, or statutory access,
 - - Supporting documentation required for disposal or transfer.
- Provide all mapping and datasets in editable digital formats consistent with Kildare County Council land and asset management requirements.
- Accept that all verification, reconstruction and refinement of mapping—including updates arising from missing or incomplete digital baseline information—are included within the lump-sum fee and shall not entitle the Consultant to additional payment or extensions of time.

4.9.6 Final Standards Compliance Audit

The Consultant shall:

- Prepare a Final Standards Compliance Audit confirming the as-constructed works comply with all TII Publications (Standards and Technical), DoT policy requirements, OPW conditions, statutory approval conditions and

environmental commitments, AA/NIS and associated environmental mitigation, EN/ISO standards and any other applicable statutory requirements.

- Verify that design clarifications, contractor proposals and construction methods implemented during the Works remain consistent with the tendered standards baseline or with later instructions issued by Kildare County Council.
- Identify any deviations or departures that arose during construction, confirm that all were either approved or remain compliant, and provide documentary evidence to close out each item.
- Compile the final Standards Compliance Certificate for inclusion in the Project Dossier.
- Accept that all activities required to complete the Final Standards Compliance Audit are included in the lump-sum fee, irrespective of the absence of original digital design files or model inputs.

The Consultant shall complete a full standards compliance audit for the as-constructed works. All work required to verify and document compliance is included in the lump-sum fee. No additional fees shall be payable.

4.9.7 Final Utility & Drainage Validation Record

The Consultant shall:

- Verify and document the final as-constructed utility and drainage layouts, including foul, storm, water supply, ESB, GNI and telecom networks, in coordination with utility providers.
- Reconcile as-constructed information with tender designs, Phase 6 clarifications and the Reconciled Baseline produced under Section 4.8.19 Revised Baseline Topographical & Utility Validation, which defines the agreed tender-stage utility and drainage position against which construction changes are to be verified.
- Prepare a complete Utility & Drainage Validation Record, including:
 - Final coordinated utility drawings,
 - Attribute tables and pipe schedules,
 - Confirmation of diversions, protections and abandonments,
 - Updated SuDS/attenuation layouts and controls,

- Provider approvals or connection confirmations where applicable.
- Provide all final utility and drainage information in editable CAD and GIS formats suitable for Kildare County Council asset systems.
- Accept that all reconstruction, validation and coordination activities—including those required because original utility/drainage digital files were unavailable—form part of the lump-sum fee and shall not give rise to additional payment or time.

The Consultant shall verify and compile all final as-constructed utility and drainage records in CAD/GIS formats. Any reconstruction required due to missing baseline information is included in the lump-sum fee, with no entitlement to additional payment.

4.9.8 Final Infrastructure Guidelines (IG) Compliance Pack

The Consultant shall:

- Prepare the Final Infrastructure Guidelines (IG) Compliance Pack, in accordance with the applicable appraisal, governance and close-out requirements, ensuring alignment with:
The approved Project Brief and Project Execution Plan,
 - The Detailed Business Case (Phase 5),
 - Updated Risk and Cost registers,
 - Construction-stage performance and final out-turn cost.
- Prepare the Post-Project Review, including analysis of:
 - Project outcomes vs objectives,
 - Benefits realisation,
 - Risk management performance,
 - Cost and programme variance,
 - Environmental and climate compliance.
- Submit all IG compliance documentation in final form for Kildare County Council approval and review by the Housing Activation Office (HAO), where required.
- Accept that all IG-related analysis, reconciliation and reporting, including any additional work required to reconcile reconstructed or non-digital baseline inputs, is included within the lump-sum fee and shall not give rise to any additionally payment or extension of time. .

The Consultant shall prepare and submit the complete Final IG Review and Compliance Pack. All analysis, reconciliation and reporting associated with this requirement are included in the lump-sum fee. No additional fees or time shall apply.

4.9.9 Digital Handover Requirements (Reconstructed Models, CAD, GIS, DTM)

This Section shall be read in conjunction with Section 4.6 (Information Management and Public Sector BIM Requirements) and defines the Consultant's obligations in respect of the final Asset Information Model and associated digital information handover.

The Consultant shall:

- Prepare and submit all final digital deliverables necessary for long-term Kildare County Council asset management, including:
 - Reconstructed CAD models and drawings,
 - GIS layers and spatial datasets,
 - Final Digital Terrain Model (DTM),
 - Drainage and SuDS models,
 - Utility models and attribute tables,
 - Traffic signals and public lighting asset files,
 - Signage inventory datasets.
- Ensure all digital deliverables are fully coordinated, internally consistent and aligned with the as-constructed condition of the Works.
- Provide documentation summarising assumptions, reconstructed datasets, and any verification undertaken where original digital information was unavailable.
- Deliver all files in native editable formats (CAD/GIS/model) and accompanying PDFs, ensuring compatibility with Kildare County Council systems.
- Accept that the reconstruction and preparation of all digital deliverables—including those required solely because original design models or datasets were not provided at appointment—are fully covered by the lump-sum fee and shall not entitle the Consultant to additional payment or extensions of time.



The Consultant shall provide reconstructed CAD, GIS, DTM, drainage and utility models as part of final digital handover. All reconstruction arising from absent digital files is included in the lump-sum fee, with no entitlement to additional payment or time.

5 MANAGEMENT SERVICES PHASES 5-7

Management services shall be delivered in the context of the Project's funding and oversight arrangements.

The Housing Activation Office (HAO), operating under the Housing Infrastructure Investment Fund (HIIF), shall act as the sole funding and oversight authority for the Project across Phases 5, 6 and 7.

The Consultant shall provide all management services necessary for the effective delivery of Phases 5, 6 and 7 of the TII Project Management Guidelines (PE-PMG-02041).

These services shall apply for the full duration of Project Stages (ii) to (v), including any extensions instructed by the Client.

All services described below form part of the Consultant's lump-sum fee.

For the avoidance of doubt, all approvals, reporting and governance requirements shall be undertaken in accordance with the requirements of the Housing Activation Office (HAO) under HIIF.

The Consultant shall ensure that all submissions, approvals and reporting are aligned with the requirements of the Housing Activation Office (HAO) under HIIF and shall allow for all associated engagement within the lump-sum fee.

5.1 Project Appraisal

The Consultant shall carry out all Project Appraisal activities strictly in accordance with the TII Project Appraisal Guidelines.

All inputs, revisions, iterations, resubmissions and clarifications required by Kildare County Council, the Housing Activation Office or other relevant stakeholders are included within the lump-sum with no entitlement to additional payment.

5.2 Project Meetings

The Consultant shall attend, contribute to, and administer all meetings necessary for the delivery of the Project across Phases 5, 6 and 7, including design, procurement, tender, construction and close-out stages.

All meeting structures, reporting and governance interactions shall align with the requirements of the applicable funding authority Housing Activation Office (HAO), Housing Infrastructure Investment Fund (HIIF) and Kildare County Council governance requirements at each project stage.

For the avoidance of doubt, all meetings required to discharge the Services—whether expressly listed below or reasonably required for coordination, statutory compliance, stakeholder engagement or contract administration—shall be deemed to be included within the Consultant's scope and lump-sum fee.

Meeting structures shall be implemented in accordance with Kildare County Council governance requirements and any project oversight requirements of the Housing Activation Office, using the adopted TII project management framework as the basis for project delivery.

Project Governance and Construction Stage Monitoring Meetings

- Monthly Project Meetings shall be held during Phases 5, and 7.
- During Phase 6, the monthly meeting shall constitute the Construction Stage Monitoring meeting
- Meetings shall:
 - take place at the Client's offices during Phases 5 and 7, and
 - the Site Offices during Phase 6.
- Required attendance shall include Senior Engineer (Client), Project Coordinator (Client), Project Director, Project Manager, Employer's Representative and other required Consultant personnel.
- The Consultant shall prepare and circulate the Agenda and Minutes for all Steering Meetings within five working days of the meeting.
- The format and minimum content of Minutes shall be agreed with the Client.

Site Progress Meetings

- Site Progress Meetings shall be held monthly during Phase 6 at the Site Offices.
- Required attendance includes: Project Coordinator (Client), Project Liaison Officer (Client), Employer's Representative and relevant Consultant personnel.
- During Phase 6, the Consultant shall attend all construction-stage meetings necessary to deliver the Works, including but not limited to:
 - Construction progress meetings
 - Site coordination meetings
 - Contractor interface meetings
 - Environmental compliance meetings
 - Health & Safety coordination meetings
 - Utility coordination meetings
 - Commercial / claims review meetings

The frequency and duration of such meetings shall be as required by the nature and progress of the Works, and all associated attendance, preparation and follow-up shall be deemed included within the Consultant's lump-sum fee.

The Consultant shall prepare and circulate Agendas and Minutes as instructed and, unless otherwise agreed, shall issue draft Minutes within five working days of the meeting. All meeting-related duties—including additional meetings, repeated meetings, or revised minutes—are included in the lump-sum fee.

Risk Management Workshops

- A minimum of two (2) Risk Management Workshops shall be held during Phase 5 at the Client's offices, with additional workshops conducted as required to support design, procurement and tender readiness

- The Consultant shall facilitate and attend commercial / claims risk workshops as required during Phase 5 and 6 to support risk allocation, dispute avoidance and contract management.
- Attendance includes the Project Coordinator (Client), Project Liaison Officer (Client), Consultant's Project Manager, Employer's Representative and all Key Personnel.
- The Consultant shall prepare and issue Workshop Notes in the format directed by the Client.
- All workshop activities, notes, follow-ups, clarifications and updates form part of the lump-sum fee.
- The Consultant shall prepare and issue Workshop Notes in the format directed by the Client within five working days of each Workshop.

Design Team Coordination Meetings

- Design Team Coordination Meetings shall be held fortnightly during Phase 5 and as required during tender finalisation and tender query periods.
- Meetings shall coordinate all disciplines (roads, structures, drainage, utilities, traffic, public lighting, signage, environment, land and BIM/information management) to ensure the tender and construction information is fully coordinated and internally consistent.
- The Consultant shall issue agendas and action logs and shall circulate minutes/notes within five working days.

Information Management / CDE Meetings

- Information Management / CDE Meetings shall be held monthly during Phases 5–7 (or aligned with Steering Meetings) to confirm information status, exchange protocols, approvals/acceptance, and audit trail requirements in accordance with Section 4.6.
- The Consultant shall maintain an information exchange/action log and issue meeting notes within five working days.

Programme & Look-Ahead Meetings (Construction Phase)

- During Phase 6, Programme & Look-Ahead Meetings shall be held fortnightly as a minimum and weekly during critical activities or where required by the Employer.
- Meetings shall review the Contractor's programme, 2–6 week look-ahead, constraints, interfaces, permits, utilities outages, traffic management windows, and key risks/actions.

Commercial / Claims Review Meetings

- During Phase 6, Commercial / Claims Review Meetings shall be held monthly (and additionally as required following receipt of any claim/notification) to review contemporaneous records, potential compensation events, substantiation requirements, and dispute avoidance actions.
- The Consultant shall maintain a claims/notifications action log and issue meeting notes within five working days.

Approvals & Third-Party Interface Meetings

- The Consultant shall attend and support meetings required to progress third-party and technical approvals including (as applicable) OPW Section 50 interfaces, structures technical acceptance / independent checking interfaces, utility provider coordination, and traffic signals/UTC/ITS integration and commissioning.
- The frequency shall be as required by the relevant authority and project programme; minutes/notes shall be issued within five working days.

Environmental Compliance Meetings

- During Phase 6, Environmental Compliance Meetings shall be held monthly (and more frequently during environmentally sensitive activities) to track compliance with statutory approval conditions and environmental commitments, AA/NIS and associated environmental commitments and CEMP obligations.
- The Consultant shall maintain an environmental compliance action log and issue meeting notes within five working days.

Mobilisation, Commissioning and Handover Meetings

- The Consultant shall attend and support: (i) a Pre-Start/Mobilisation Meeting prior to commencement of Phase 6; (ii) commissioning/testing meetings as required; and (iii) handover/substantial completion meetings to manage outstanding works, certification, as-builts and digital/asset handover requirements.

The meeting frequencies set out represent the anticipated governance requirements for the Project. Any material increases in frequency or duration arising from unforeseen events or third-party actions shall be subject to Employer instruction.

Other Meetings

- The Consultant shall attend all meetings required by the Employer, including meetings with external agencies, statutory bodies, affected stakeholders or other third parties.
- A minimum of five (5) such meetings per stage shall be assumed for programme and resource planning purposes.
- The Consultant shall prepare Minutes for all such meetings.
- During the Handover Stage, the Consultant shall attend any progress meetings convened by the Employer and shall prepare Progress Reports as required.
- All attendance, documentation and reporting are included in the lump-sum, regardless of frequency or repetition.

The Consultant shall prepare Minutes for all such meetings and issue them within five working days.

The meeting frequencies set out represent the anticipated governance requirements; however, the Consultant shall attend all additional meetings reasonably required by the Employer or arising from project delivery, statutory processes, stakeholder engagement or Contractor activities.

No additional payment or extension of time shall arise from attendance at such meetings, irrespective of frequency, duration or number.

6 BACKGROUND INFORMATION PACK

The following reports/documents are being made available on Kildare County Council's website:

- **Section 177AE application documentation and associated CPO documentation for the Celbridge–Hazelhatch Mobility Corridor, including ACP reference [to be inserted], AA/NIS documentation, EIA Screening, Flood Risk Assessment, Road Safety Audit, Cultural Heritage Impact Assessment, drawings, schedules, conditions/modifications once issued, and other technical reports made available by Kildare County Council.**

7 GENERAL ITEMS

7.1 Terms of Appointment

This Brief, together with the Standard Conditions of Engagement, Schedules A and B, including Appendix 1 – Pricing Document, and any other documents referenced in Schedule A, shall form the basis of a binding contract between Kildare County Council and the successful tenderer appointed under this procurement process for the Celbridge–Hazelhatch Mobility Corridor.

The appointment shall cover the full scope of services described in this Brief and accompanying schedules. Kildare County Council reserves the right to engage additional Consultants for specialist or supplementary services related to the project, where deemed necessary.

Any extension to the scope of services under this appointment shall be subject to a separate fee agreement, negotiated in accordance with the Standard Conditions of Engagement.

7.2 Conflict of Interest

Any actual or potential conflict of interest must be fully disclosed to Kildare County Council at the time of submission. This includes any registerable interest involving the Consultant (or any sub-Consultants) and:

- Elected Members of Kildare County Council
- The Minister for Housing, Planning, Community and Local Government
- Members of the Oireachtas
- Employees of Kildare County Council or the Department of Housing, Planning, Community and Local Government
- Their relatives, as defined under Section 2 of the Ethics in Public Office Act, 1994

Should such information only come to light after submission but prior to contract award, it must be communicated to Kildare County Council immediately upon becoming known.

Failure to disclose a conflict or potential conflict may result in disqualification from the tender process or termination of any subsequent contract.

7.3 Dispute Resolution

In the event of any dispute arising in connection with this service contract that cannot be resolved through direct negotiation between the parties, the matter shall be referred in the first instance to conciliation in accordance with the Engineers Ireland Conciliation Procedure 2013 (as amended).

This procedure shall serve as the initial method of dispute resolution prior to the initiation of arbitration or legal proceedings, unless otherwise agreed by both parties.

7.4 Ownership of Documentation and Copyright

All documents, drawings, models, data files, and other materials prepared by the Consultant in connection with this appointment shall become the property of Kildare County Council upon submission. Kildare County Council reserves the right to use, reproduce, or adapt these materials at any time, including for other projects, without requiring prior approval from the Consultant, in accordance with the Government Standard Conditions of Engagement for Construction Consultants. For the avoidance of doubt, ownership rights shall also apply to all project models, digital datasets, structured information, federated information models, and asset data produced in accordance with Section 4.6 Information Management and Public Sector BIM Requirements and Section 4.9.9 Digital Handover Requirements (Reconstructed Models, CAD, GIS, DTM), subject to the same licence and usage provisions as apply to other deliverables under this Contract. The Consultant shall provide all project outputs in both:

- Native editable formats from the original software used (e.g. .dwg files from AutoCAD, .xls from Excel, visum from PTV VISUM, etc.), and
- Portable Document Format (PDF) for review and archival purposes.

All final files shall be submitted to Kildare County Council at the conclusion of the commission or at any other stage as requested.

7.5 Tax Clearance

It is a condition of the award of this contract that the Consultant and all proposed sub-Consultants must be in possession of a valid Tax Clearance Certificate issued by the Irish Revenue Commissioners at the time of submission.

The successful Consultant and all sub-Consultants shall maintain valid Tax Clearance Certificates for the entire duration of the contract. Evidence of compliance may be requested by Kildare County Council at any stage during the commission.

Failure to comply with this requirement may result in disqualification or termination of the contract.

7.6 Quality Management

The Consultant shall operate a Quality Management System certified to ISO 9001 (or any superseding or replacement standard) for the duration of the Services.

7.7 Professional Indemnity Insurance

It is a condition of the award of this contract that the appointed Consultant shall hold Professional Indemnity Insurance to a value of €6.5 million per claim, underwritten by a reputable insurance provider.

The Consultant must provide evidence of this cover prior to contract award and shall maintain the policy for a period of not less than six (6) years following completion of the services.

The Consultant shall also provide confirmation that the policy includes cover for the role of Project Supervisor Design Process (PSDP), where applicable, and shall submit a copy of the insurance certificate or policy schedule clearly demonstrating this.

7.8 Confidentiality

Kildare County Council undertakes to use its best endeavours to hold confidential, any information provided in the proposal submitted, subject to the contracting authority's obligations under law, including the Freedom of Information Act 2014. If you consider any of the information supplied by you is either commercially sensitive or confidential in nature, this should be highlighted and the reasons for its sensitivity specified. In

such cases the relevant material will, in response to FOI requests, be examined in the light of the exemptions provided for in the FOI act. It is Kildare County Council's policy to consult with applicants before deciding on the release of information, which may be commercially sensitive.

7.9 Form of Contract

The Form of Contract is the Standard Conditions of Engagement for Consultancy Services (Technical) available from www.constructionprocurement.gov.ie.

7.10 Tender Submission

Tenders must be submitted as per the Instructions to Tenderers Particulars. Tenders, which are received after the latest date and time, will not be considered.

7.11 Other Information

The Contract shall be governed by the laws of the Republic of Ireland, and any disputes shall be resolved in the Republic of Ireland.



8 APPENDIX 1 – PRICING SCHEDULE