

Public Works Framework Agreement (Including Framework Rules)

for Works Contractors

Framework for Works Contractor for Remediation of Dwelling Units affected by Pyrite Damage under the Pyrite Remediation Scheme

for
The Housing Agency

July 2026

Public Works Framework Agreement
Document Reference PW-CF9 v.1.0
15 April 2010

© 2009 Department of Finance

Published by: Department of Finance
Government Buildings
Upper Merrion Street
Dublin 2.

Agreement

THIS FRAMEWORK AGREEMENT is made in July 2026 BETWEEN

The Employer: The Housing Agency

Principal office of Employer: 53 Mount Street Upper, Dublin, D02 KT73

AND

The Contractor: [Insert Contractor legal name]

Registered office of Contractor: [Insert registered office of Contractor]

THE EMPLOYER AND THE CONTRACTOR AGREE as follows:

1. Framework

- 1.1 The Contractor and other Participants named in the attached Framework Rules are part of a framework for the Contractor and those other Participants to do construction work for the Employer.
- 1.2 If, during the **Framework Period** defined in the attached Framework Rules, the Employer needs construction work as described in the Framework Rules, the Employer may procure the work by awarding contracts (**Works Contracts**) according to the attached Framework Rules. The Employer may also procure the work in other ways, and does not guarantee that any work will be procured under this agreement.

2. Works Contracts

- 2.1 If the Contractor is selected for any work according to the attached Framework Rules, the Employer and Contractor agree to enter a Works Contract in the terms established under this agreement.
- 2.2 Works Contracts will be on the terms of the Public Works Contract for Minor Building and Civil Engineering Works designed by the Employer (PW-CF5) or the Short Public Works Contract (PW-CF6), as appropriate and as completed by the Employer and the Contractor according to the attached Framework Rules.
- 2.3 Works Contracts awarded within the Framework Period may be for work that continues after that period.

3. Communications

- 3.1 The Contractor's contact person for communications with the Employer in relation to this agreement and Works Contracts is:

Name of Contractor's contact person [Insert Contractor contact person]

Address [Insert Contractor address]

Telephone [Insert telephone]

Mobile phone [Insert mobile]

Fax Not applicable

eMail [Insert email]

If that person (or any subsequent replacement) is no longer able to fulfil the role, the Contractor must promptly appoint a replacement, who must be a director or senior manager of

the Contractor, and notify the Employer of the new contact person.

- 3.2 The Employer's contact persons for communications with the Contractor in relation to this agreement is:

<i>Name of Employer's contact person</i>	Martin Lynch Programme Manager - Pyrite Remediation Scheme		
<i>Address</i>	Housing Agency 53 Mount Street Upper Dublin, D02 KT73		
<i>Telephone</i>	+353 1 656 4100	<i>Mobile phone</i>	Not applicable
<i>Fax</i>	Not applicable	<i>eMail</i>	info@housingagency.ie

The Employer may change these details by notice to the Contractor.

4. **Tax Clearance Certificate**

At all times during the Framework Period, the Contractor must hold a valid tax clearance certificate issued by the Revenue Commissioners.

5. **Performance Measurement**

- 5.1 On completion of each Works Contract, and other times requested by the Employer, the Contractor must collate and give the Employer the data necessary to demonstrate compliance with the performance indicators listed in the attached Performance Measurement Table.
- 5.2 The Employer may review the Contractor's performance according to the attached Framework Rules and Performance Measurement Table. The Contractor must provide any information required by the Employer for this.

6. **Confidentiality**

- 6.1 The Contractor must not disclose to anyone:
- official information as defined in the Official Secrets Act 1963 or
 - other information that the Employer notifies the Contractor is confidential
- except as necessary to perform the Contractor's obligations under this agreement or a Works Contract or to comply with the law.
- 6.2 The Contractor's obligations under this clause are perpetual, and this clause survives termination of this agreement.

7. **Termination**

- 7.1 The Employer may terminate this agreement by written notice to the Contractor:
- if a Works Contract with the Contractor is terminated or
 - according to the attached Framework Rules or
 - if the Contractor breaks this agreement or
 - if any statement made by the Contractor in connection with the procedure by which this agreement was awarded to the Contractor was untrue when made or subsequently ceases to be true or
 - without cause, if the Employer also terminates its agreements with the other Participants listed in the Framework Rules.
- 7.2 Termination of this agreement does not affect any Works Contract already entered.
- 7.3 The Contractor is not entitled to any payment because this agreement has been terminated.

8. **Limitation on liability**

Neither the Contractor nor the Employer have any liability to the other under or in connection with this agreement for breach of contract, negligence, breach of duty or anything else. This does not affect their liability under any Works Contract.

9. **This Agreement**

- 9.1 Neither party may assign rights under this agreement.
- 9.2 This, and any Works Contracts, are the entire agreement between the Employer and the Contractor about its subject matter. Neither the Employer nor the Contractor has relied on any agreement, understanding, or statement that is not written or referred to in this agreement.
- 9.3 This agreement can only be changed in writing, signed by authorised representatives of the Employer and the Contractor.
- 9.4 This agreement is governed and to be construed according to Irish law.

SIGNED by the Employer and the Contractor on the date at the top of this agreement

Signed on behalf of the Employer:

*Signature of person authorised to
sign contracts on behalf of the
Employer:*

Signed on behalf of the Contractor:

*Signature of person authorised to
sign contracts on behalf of the
Contractor:*

Framework Rules

1. The Framework

1.1 *The Employer* The Housing Agency

has established a framework for the procurement of construction work in relation to

Remediation of dwelling units affected by pyrite damage under the Pyrite Remediation Scheme, including associated pyrite remediation works and related ancillary works for the Housing Agency and, where applicable, participating local authorities.

The framework consists of a **Framework Agreement** between the Employer and each of the **Participants** listed below. Each Framework Agreement incorporates these rules.

1.2 If, during the period

starting on

1 July 2026

and ending on

30 June 2028, with the option to extend by two further periods of 12 months each

(the **Framework Period**), the Employer needs construction work as described in rule 1.1 above, the Employer may procure it by awarding **Works Contracts** according to these rules. The Employer may also procure the work in other ways, and does not guarantee that any work will be procured under these rules.

2. Participants

2.1 The Participants in the Framework are listed below, in alphabetical order.

[Participant 1 - insert name following award]

[Participant 2 - insert name following award]

[Participant 3 - insert name following award]

[Participant 4 - insert name following award]

[Participant 5 - insert name following award]

[Participant 6 - insert name following award]

[Participant 7 - insert name following award]

[Participant 8 - insert name following award]

Maximum 8 Participants.

2.2 A Participant whose Framework Agreement has been terminated will no longer be considered a Participant under these rules.

3. **Call off by competition**

- 3.1 When the Employer decides to procure work under these rules, the Employer will send each Participant a written invitation to tender via the eTenders platform or by email to each Participant's current email address as given in or notified under its Framework Agreement. The invitation will include a draft Works Contract, based on the Public Works Contract for Minor Building and Civil Engineering Works designed by the Employer (PW-CF5) or the Short Public Works Contract (PW-CF6), as appropriate, with the Schedule completed by the Employer in its discretion, including details of the required Works. The invitation will fix a time limit for Participants to send in tenders, taking account of such factors as the complexity of the subject-matter of the Works Contract and the time needed to send in tenders.
- 3.2 The award process for Works Contracts tendered under this rule 3 will be conducted in accordance with these rules and any procedures stated in the invitation to tender. It may include an electronic auction.
- 3.3 Participants wishing to be considered for a Works Contract must submit a tender complying with the invitation to tender. Tenders must propose resources (including key persons) that are consistent with the Participant's tender proposal for its Framework Agreement.
- 3.4 The award criteria for Works Contracts awarded under a procedure initiated under this Rule 3 will be as follows (with the range of weighting given in brackets):

a) Price (60-100%).

b) Proposed Methodology and Project Management Plan (0-40%).

c) Proposed Balance and Structure of Team, including Quality and Quantity (0-40%).

d) Proposed Quality and Safety Management Systems (0-40%).

The above criteria are not listed in order of importance. The Employer may attach different weightings to them for different Works Contracts, depending on the Works Contract requirement, and will indicate the weightings in the invitation to tender.

4. **Performance Review, Termination and Promotion**

- 4.1 On completion of each Works Contract, the Participant concerned must collate and provide to the Employer the information required for the Employer to review that Participants' performance according to the attached Performance Measurement Table. The Employer may review Participants' performance of their Works Contracts and the Framework Agreement at the end of each year of the Framework Period, according to the attached Performance Measurement Table.
- 4.2 If a Participant has reached 'Failure Level 1' for any indicator according to the attached Performance Measurement Table, the Employer may give that Participant a written Warning Notice and may exclude that Participant from further competitions until the Participant has demonstrated to the Employer's satisfaction that it has implemented steps to redress the problem.

4.3 If a Participant

- receives two Warning Notices during the Framework Period or
- has reached 'Failure Level 2' for any indicator according to the attached Performance Measurement Table

the Employer may terminate that Participant's Framework Agreement.

4.4 The Employer may give each Participant details of the result of its annual performance review, and of the average results for each item and the average overall score.

Performance Measurement Table

No	Employer's objective	Indicator	Measurement Period	Failure Level 1 (Rule 4.2)	Failure Level 2 (Rule 4.3)
1.	Programme compliance: The Contractor should commence and complete the remediation work to each individual property in accordance with the agreed programme.	The Employer's Representative will note in on-site minutes or confirm in correspondence to the Contractor that, without cause of a Delay Event, the Contractor has not achieved the commencement or completion of any property remediation as scheduled.	At each Sectional Substantial Completion and on reaching Substantial Completion of the Works.	X More than 2 noted or confirmed delays within 6 months or duration of contract, whichever is less.	X More than 4 noted or confirmed delays within 6 months or duration of contract, whichever is less.
2.	Quality: The Contractor should hand over each remediated dwelling finished fully in accordance with the Works Requirements.	The Employer's Representative gives written instruction to a Contractor to remove, demolish, reconstruct, not to deliver or repair a specific works item submitted as being complete.	Throughout the duration of the particular Works Contract.	X More than 2 specific instructions issued by the Employer's Representative within 6 months or duration of contract, whichever is the lesser.	X More than 4 specific instructions within a 6 month period.
3.	Defective or Incomplete Works at Partial Completion: The Defects or Incomplete list at Sectional Completion or Substantial Completion must be kept to an absolute minimum to avoid disruption to homeowners.	The Employer's Representative Defects list, as issued on or before Sectional Completion and Substantial Completion Certificate, has not been completed within 2 weeks of the Certificate date.	Throughout the duration of the particular Works Contract.	X Where Defects are not addressed within 2 weeks of Sectional Completion or Substantial Completion.	X Where Defects are not addressed within 2 months of Sectional Completion or Substantial Completion.
4.	Contract Administration: To ensure effective administration of the contract.	If the Contractor submits claims for interim payments not in the required pre-defined format or in a timely fashion, or includes items for compensation events or delay events not yet determined.	Throughout the duration of the particular Works Contract.	X 3 or more claims submitted incorrectly.	

No	Employer's objective	Indicator	Measurement Period	Failure Level 1 (Rule 4.2)	Failure Level 2 (Rule 4.3)
5.	Health and Safety: Works executed safely.	A lost time injury (requiring off-site treatment or absence from place of work or normal duties for more than half a day) resulting from a workplace accident occurring in connection with a Works Contract (an incident).	The first 6 months of a Works Contract Period, then rolling 6 month periods.	X 2 incidents.	X 4 incidents.
6.	Health and Safety: Ensure Safety File is produced in a timely fashion.	On request from the PSDP, the PSCS must furnish all relevant information as required for the compilation of the Safety File for each individual dwelling, within 2 weeks of the request.	Throughout the duration of the particular Works Contract.	X	
7.	Adherence to the Contracting Authority's policies and rules.	Failure to observe the Contracting Authority's policies and rules including the Child Protection Policy, Confidentiality, Code of Ethics, and any policies or rules detailed in the individual mini-tender documents.	Each 12 month term of the Framework Agreement.	X for a minor breach.	X for a serious breach.
8.					