

Nicholas Street Public Public Realm Works

Schedule of Tender Queries

13th August 2026

Tender Query 1

In reviewing the tender documentation, we note the significant emphasis within the Quality Criteria on public realm design, landscape objectives, stakeholder engagement, urban realm enhancement and place-making outcomes, particularly under Criteria A, C and D.

We would be grateful if the Contracting Authority could clarify whether:

1. The evaluation methodology includes any preference, weighting, or scoring consideration in relation to the discipline of the proposed Lead Consultant / Lead Designer (e.g. Landscape Architect-led team versus Civil Engineering-led team).
2. The identity of the lead discipline forms part of the quality assessment, either directly or indirectly, under any of the published evaluation criteria.
3. The Contracting Authority envisages the project being led by a particular professional discipline, or whether equivalent consideration will be given to any multidisciplinary team structure capable of demonstrating the required public realm, landscape, engineering, stakeholder engagement and project delivery expertise.

We would appreciate confirmation that no advantage or disadvantage will accrue during the evaluation process based solely on the discipline acting as lead consultant, provided all tender requirements and specialist skill requirements are satisfied.

Response

Applicants should refer in the first instance to the SAQ

QC2-Part 1 Section 2.4. outlines the Principal Services Required. It is envisaged that the Lead Consultant will be a Civil Engineering Consultant with the Landscape Architect providing Specialist Service as part of the Multi-Disciplinary Design Team.

Note that this a requirement. Refer to Section 3.4a and 3.4b of the SAQ also

In relation to the Quality Assessment. The Basis for the Assessment is as set out in the ITT. The Total Quality Marks shall be allocated to the response of the "Multi-Disciplinary Design Team" rather than the Lead Consultant. Each response will be assessed against the criteria set down in the ITT and the evaluation methodology does not include any preference, weighting or scoring consideration based solely on the professional discipline of the proposed Lead Consultant/Lead Designer.

Tender Query 2

Please could we have the below clarification answered:

Can this project be led by an established project management team albeit supported by the full range of required disciplines such as engineering, landscape design and archaeology consultants etc.

Response

Refer to Query 1 Response

Tender Query 3

Can the council please disclose the estimated construction budget for the project, and if it is inclusive of design services

Response

The estimated construction cost is €6.5million ex VAT, refer to Tender Pricing Document. This is the estimate of the construction works only.

Tender Query 4

Can you please advise what the construction budget for this project is

Response

The estimated construction cost is €6.5million ex VAT, refer to Tender Pricing Document. This is the estimate of the construction works only.

Tender Query 5

Due to current and upcoming annual leave, we respectfully request an extension of time to 28th August. Also, what is the project budget?

Response

The tender deadline is extended until 14:00 on 21st August 2026

Refer to Response to TQ4 for Budget.

Tender Query 6

Due to the tender preparation and submission date falling within the peak holiday season period we would gratefully request an extension of time so that we may prepare as thorough a submission response as possible for this important public realm project in Limerick City

Response

The tender deadline has been extended until 14:00 on 21st August 2026

Tender Query 7

Would appreciate if you could please provide the following:

1. Please confirm if there are any basements under the existing pavements within the red line boundary of the project
2. Please confirm if a resident engineer is required for stage iv.
3. If a resident engineer is required, does a rate need to be provided for them in the “Tender Pricing Document – part 2 hourly rates”. If yes, please provide updated tender pricing document.

Response

1. There is potential for basements under the pavements within the redline boundary. Tenderers should review the Preliminary Archaeological Report and available historic mapping, records and other relevant information as part of their desktop study. The Consultant will be responsible for verifying status and potential basements via site investigation as required during the detailed design phase.
2. Yes, Senior Resident Engineer is required for Stage iv-refer to section 5.4 of the Procurement Brief and Scope of Services document
3. Yes-Please note Senior Resident Engineer has been added to Pricing Document Part 2 Hourly Rates.
Pricing Document Rev 1 + Form of Tender Rev 1.0 uploaded to tender docs. Tenderers should use these new documents when submitting tender.

Please note there shall be no further clarifications at this point

