

CFT No8811036

UL Ref NoUL1080

Project NameProject Management Services - LISB1 Refurbishment

Tender due date09/09/2026

Date	Subject	Query	Response
11/08/2026 07:49	Quantity Surveying Services	Can you please confirm if Quantity Surveying services are included as part of this project or will they be tendered separately?	QS services will be procured seperately
12/08/2026 10:10	Form of Tender	There does not appear to be a Form of Tender included in the tender pack. Could you please upload the Form of Tender?	Form of tender uploaded just before the query was submitted - message sent to all to advise of this
17/08/2026 17:39	Tender Queries	1) Lump Sum Fee vs Hourly Rate Contract. Please confirm the required pricing basis for Lot 2 Project Management Services. The Project Information Memorandum refers to a fixed lump sum fee, whereas the Instructions to Tenderers are based on hourly rates and require submission of a rate card. Please clarify which pricing mechanism will form the basis of contract award and payment.	TBC
		2)Contract Type Conflict. The ITT references Open Procedure where Hourly Rates are Tendered, Yet multiple sections refer to fixed lump sum fees and lump sum pricing. Please confirm whether the contract is intended to operate on a lump sum fee basis, hourly rate basis, or hybrid arrangement, and advise how tenders will be evaluated accordingly.	TBC
		3) Project Director Qualification Conflict. Please clarify whether the Project Director for Lot 2 Project Management Services must be a registered Architect. As this procurement relates to Project Management consultancy services, please confirm whether equivalent Project Management, Engineering, Construction Management, quantity Surveying or related professional qualifications are acceptable.	1) Director Project Manager: Minimum Requirements -A degree in Project Management or equivalent relevant professional qualification for example architecture, engineering, Quantity Surveying. -10 years post registration relevant experience -Chartered membership of a recognised institution 2) Senior Project Manager: Minimum Requirements - A degree in Project Management or equivalent relevant professional qualification for example architecture, engineering, Quantity Surveying. -6 years post registration relevant experience -Chartered membership of a recognised institution
		4) Assigned Certifier Responsibility Clash. Please confirm the Assigned Certifier appointment. The Project Information Memorandum identifies the Architect as Assigned Certifier, whereas the ITT Particulars state that the Consultant or its nominee will be appointed as Assigned Certifier. Please clarify the intended appointment for Lot 2.	Rev 2.0 of the ITT has been issued, providing clarification of the qualifications required
		5) Construction Budget noted at 3.5million Euro EX VAT and fees. This appears low based on the described scope of works. Please confirm whether 3.5m is the approved project budget and whether contingency, inflation, decanting and specialist exhibition fit-out costs are included within this figure.	This is the total approved budget for the proposed works.
19/08/2026 10:31	SAQ Queries	a) 3.3c - The Summary Schedule on page 10 of the SAQ calls for a Banker's Letter (Documentary Evidence Required), but in the main body of text on page 13 of the SAQ, it states that it is not required. Could you please confirm if a Banker's Letter is required or not ?	Page 10 table states that Bankers Letter is not applicable.

		b) 3.4c - The List of Technical Services Provided - Time Limit on pages 22 and 23 of the SAQ seems to be conflicting as it states at the top of page 22 that projects are required within the past 5 years, but at the bottom of same page 22, it states that projects are required within the past 7 years. It then states on page 23 that projects are required within the past 5 years. Could you please confirm if the Technical Services are to be provided within the past 5 years or within the past 7 years ?	7 years
		c) 3.4c - The List of Technical Services Provided Criterion 1 - on page 23 of the SAQ calls for "Applicants must demonstrate that they have successfully completed the design and fit out of library spaces to a similar scope and scale of the proposed project". We kindly request that the Contracting Authority expands the criterion to "Applicants must demonstrate that they have successfully completed the design and fit out of Higher Education Institution, Library Environment spaces to a similar scope and scale of the proposed project" ?	Applicants must demonstrate that they have successfully project managed the design and fit out of library spaces to a similar scope and scale of the proposed project.
		d) 3.4c - The List of Technical Services Provided - We kindly request that the Contracting Authority allows for inclusion of projects in the final stage of completion ?	The Contracting Authority will only review the projects highlighted under Appendix B1 listed Project No. 1 to 4. Applicants must submit details of 4 no. (only) relevant projects of a similar nature, scale and complexity which have been completed within the past 7 years. (Or where construction works are due to be completed by the due date of return of the tender submission)
		e) 3.4d - The Summary Schedule on page 10 of the SAQ calls for a Quality Declaration only, but the main body of text on page 24 states that Measures for Ensuring Quality is required and restricted to 3 pages. Could you please confirm if we are to provide our Measures for Ensuring Quality narrative and ISO Certification or not ?	Declaration only required at this time.
		f) 3.4e - The Summary Schedule on page 10 of the SAQ calls for a Resource Declaration only, but the main body of the text on page 25 under Average Annual Manpower over the past 3 years does not explain what the minimum requirements are ? Could you please confirm how many staff members are required to qualify ?	Declaration only required at this time. Evidence must be provided when requested by the Contracting Authority, in the form of a statement scheduled the average number of persons providing the services annually and the number of persons employed by the service provided in managerial positions during the immediately preceding 3 years.
19/08/2026 15:04	Site Visit	Will you be facilitating a site visit for the Library refurb	Site visits can be arranged as required by sending an email to beprojectstenders@ul.ie
21/08/2026 10:33	Various Queries	Query 1 - Please confirm that the PM Consultant is not expected to undertake the role of Employer's Representative, as the PIM states the Architect will act as ER under the Works Contract.	Architect will act as ER under the Works Contract.

Query 2 - Please confirm the full design team composition is set out below which of these services is the PM responsible for procuring and do UL have any existing consultancy frameworks : Architect MEP Engineer Quantity Surveyor PSDP Civil/Structural Engineer Acoustician ICT Consultant AV Consultant Fire Engineer Exhibition Specialist	The design team services being procured as part of this process comprise the following principal services / disciplines; Architectural Services including Exhibition Design Consultant, Fire & DAC Consultant Project Management Consultant Building Services Engineer The Project Manager will be involved in the procurement of additional design team consultants for the project as required. The University of Limerick has Design Team Frameworks which may be utilised. This will be determined at a later stage.
Query 3 - The capital cost appears low for a 5,600sqm fit-out refresh, with proposed MandE replacement and exhibition works. Please confirm whether the stated €3.5m construction budget represents the fit-out costs only and excludes furniture, IT/AV-VC, and Exhibition works.	This is the total approved budget for the proposed works.
Query 4 - Please confirm whether the library will remain operational throughout construction. The PIM states unaffected areas will remain operational but does not define the phasing strategy.	The unaffected areas will need to remain operational during the project. Phasing strategy will be determined as part of the design developement.
Query 5 – Can you advise what as-built surveys have been implemented including finger print surveys of existing plant /equipment	TBC
Query 6 - Please clarify the PM Consultant's obligations in relation to the UL Contractor Management System and associated approvals. The SOPs impose substantial administration requirements which are not clearly reflected within the PM scope.	The PM consultant has to comply with UL's CMS however it is not required to administor the associated permits as part of the PM scope
Query 7 - Please confirm whether UL have determined whether the project will fall within Building Control Act requirements.	UL have not determined this at this stage. It will be determined as part of the design developement.
Query 8 - Please identify the Common Data Environment to be used on the project and confirm: Ownership. Hosting arrangements. User administration. Ongoing management responsibility.	To be determined in conjunction with the the appointed design team.
Query 9 - Please confirm whether a Quantity Surveyor has been appointed or is proposed to be appointed and clarify responsibility for cost planning, budget control, value engineering and final account administration throughout project delivery. The PIM notes that additional appointments such as QS may be procured separately.	A quantity surveyor will be appointment seperately as stated in the PIM
Query 10 - Please clarify UL's expectations regarding stakeholder engagement and consultation, including the anticipated number of user group workshops, steering committee meetings, senior management presentations and approvals.	To be determined in conjunction with the the appointed design team.

		Query 11 - Please confirm whether the programme contained within the tender documentation has received internal approval and whether any project funding, governance approvals or statutory approvals may impact achievement of the stated milestones. The current programme is particularly compressed from appointment in September 2026 to tender documentation completion by December 2026.	It is confirmed that this project has been given internal approval and agreed funding subject to programme as outlined.
		Query 12 - Please clarify the planning and statutory approval strategy for the project and confirm whether any planning, fire safety certificate, disability access certificate or other statutory applications are anticipated.	Planning approval is not considered applicable. The requirement for other statutory approvals will be considered during design development.
		Query 13 - Please advise whether UL is aware of any known building defects, asbestos-containing materials, fire compliance issues, structural concerns, accessibility deficiencies or service capacity limitations that may influence the design development process.	UL have carried out various surveys of the building and this documentation will be available to the design team as required.
21/08/2026 11:57	Request for Clarification	Site Visit: Please confirm whether a site visit will be facilitated and, if so, the available dates and arrangements.	Site visits can be arranged as required by sending an email to beprojectstenders@ul.ie
		Previous Experience: Please confirm the applicable timeframe for the required previous project experience.	1) Director Project Manager: Minimum Requirements -A degree in Project Management or equivalent relevant professional qualification for example architecture, engineering, Quantity Surveying. -10 years post registration relevant experience -Chartered membership of a recognised institution 2) Senior Project Manager: Minimum Requirements - A degree in Project Management or equivalent relevant professional qualification for example architecture, engineering, Quantity Surveying. -6 years post registration relevant experience -Chartered membership of a recognised institution
		Quotation Response Document: The TRD refers to a Quotation Response Document. Please confirm whether this document will be issued	The reference to quotation response document refers to the Form of tender for submission of pricing.
		Form of Tender: Please confirm whether the Form of Tender is rates only	TBC
		Project Director Qualification: The tender documents state that the Project Director is required to be an “Architect with a recognised degree to Level 8 or equivalent.” Please clarify the intended qualification and/or professional discipline for the Project Director in respect of the Project Management role.	Rev 2.0 of the ITT has been issued, providing clarification of the qualifications required
		Project Management Scope: Please confirm whether the Project Management scope includes responsibility for the following roles: Employer’s Representative, Project Supervisor Design Process, Assigned Certifier and Design Certifier.	Rev 2.0 of the ITT has been issued providing clarification of this query