

DEFINITIVE PROJECT BRIEF

for

CONSULTANCY SERVICES

under the

**Government Standard Conditions of Engagement
for Consultancy Services (Technical), 2019**

for

Repair and Refurbishment Works to the Lower Lighthouse

at

**Sceilg Mhichíl, Co. Kerry
12/05/2026**

for

THE COMMISSIONERS OF PUBLIC WORKS IN IRELAND



OPW

Oifig na
nOibreacha Poiblí
Office of Public Works

Definitive Project Brief

Project Title	Repair and Refurbishment works to the Lower Lighthouse, Sceilg Mhichíl, Co. Kerry
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Project Description

Background

Sceilg Mhichíl, Co. Kerry is a National Monument in State care. It is located 13km off the South of the Kerry Coast and is home to an early medieval monastic site. It was founded by saint Fionán in 6th century. The medieval monastery is dramatically situated on the top of the rocky island in the Atlantic Ocean. Due to climate change and increasingly rough sea, the monks later transferred to the mainland at Ballinskelligs Priory.

Sceilg Mhichíl is a National Monument (Nat. Mon. No. 61 / RMP No. KE104A001) protected under the National Monument Acts 1930 - 2004. All proposed works on Sceilg Mhichíl are subject to the grant of Ministerial Consent from the Department of Housing, Local Government and Heritage (DHLGH).

Sceilg Mhichíl was inscribed on the UNESCO World Heritage List in 1996 for its unique cultural and natural attributes. The uniqueness of the dry stone monastic structures displays the architectural achievement of the monks in such a remote and severe environment. The island is also an important destination for breeding seabirds and has a unique eco-system. Sceilg Mhichíl is a designated Special Area of Conservation (SAC) under the Habitats Directive (92/43/EEC) and a designated Special Protected Area (SPA) under the Birds Directive (79/409/EEC). Both directives form part of Natura 2000, a European network of protected sites. All works on Sceilg Mhichíl are subject to an Appropriate Assessment (AA) / Natura Impact Statement (NIS) prepared by an appointed consultant ecologist.

Sceilg Mhichíl is accessed by boats departing from Portmagee and other mainland departure piers. Boats land at the pier on the island and passengers disembark at the landing pier. The Lower Lighthouse is located on the Lower Lighthouse Road.

Sceilg Mhichíl is only accessible to visitors from mid-May until the end of September each year. The OPW Killarney District staff access the island in mid-April to carry out essential maintenance works, site setup and safety sweep prior to the OPW Guides and visitors access to the island. Sceilg Mhichíl closes to visitors and OPW staff at the end of September each year. There is no access to Sceilg Mhichíl during the winter season when the island is closed. Access to Sceilg Mhichíl is weather dependent during the opening season and can be restricted by bad weather and sea swell. The successful tenderer is to liaise with OPW on access and site visits to Sceilg Mhichíl.

Construction works at the Lower Lighthouse are to be carried out between May and September of each year (4 months each year). This includes 2 weeks for site setup in May of each year and 2 weeks of securing the site before leaving the island in September of each year. Construction works at the Lower Lighthouse are to be spread over a 6 year period as the island is closed from the end of September until mid-May each year. It is to be noted that construction works on the island are weather dependent and can be limited at times due to bad weather conditions and restricted access to the island.

The OPW will facilitate boat access to the island to the successful tenderer. Access to Sceilg Mhichíl is only possible with prior agreement with OPW. If necessary, overnight accommodation on the island in the existing OPW site huts can be arranged with prior agreement with OPW. It is to be noted that the current accommodation available on

Sceilg Mhichíl is in high demand and with limited availability.

The Lower Lighthouse complex was completed in 1826 by the Commissioners of Irish Lights (CIL) but has seen significant alterations in the intervening years. The keepers' houses originally had a pitched roof but this was removed in 1910 and a reinforced concrete flat roof was added. In 1968, the original lighthouse tower was demolished and a new tower was constructed. The keepers' houses were inhabited until 1987, when the lighthouse was fully automated.

The Lower Lighthouse is currently inaccessible to the general public. The Lower Lighthouse building will be completely repaired and refurbished to provide living accommodation for OPW workers, consultants and academic visitors to Sceilg Mhichíl.

The OPW commissioned an asbestos survey in 2018 to identify possible locations of asbestos within the lower lighthouse building. The asbestos was safely removed and disposed of by a specialist firm in 2019.

The OPW was granted Ministerial Consent in 2018 for internal stripping out works at the Lower Lighthouse. In 2019, with the permission of the Commissioners of Irish Lights, the OPW completed the internal stripping out works, with the removal of the existing dry lining to expose the original building fabric. The stripping out works has revealed original features of the Lower Lighthouse that the OPW intend to repair and retain i.e. fireplaces, internal arch, etc.

Works were also completed on the dismantling of the external fuel storage tanks serving the Lower Lighthouse complex. The tanks were fully removed in 2021 following the safe removal of oil by a specialist contractor in the 2020 season. The works were subject to Ministerial Consent which was granted by DHLGH in June 2020. The OPW are also proposing to carry out repair works to the Lower Lighthouse sea wall. The proposed repair works to the sea wall will require Ministerial Consent from DHLGH.

The OPW commissioned ARUP to undertake a report for an energy and water strategy for the Lower Lighthouse complex. The final report was issued to OPW in December 2020. The OPW will issue the final ARUP report to the appointed structural / civil engineer.

In 2020, the OPW commissioned Carrig Conservation International to produce a retrofit strategy for the Lower Lighthouse. The report was produced with the findings of the ARUP report taken into consideration. The OPW will issue the final Carrig Conservation International retrofit strategy report to the appointed structural / civil engineer.

The OPW commissioned Paul Corrigan & Associates (PCA) to digitally survey the Lower Lighthouse in 2018. The OPW will issue the full digital survey drawings to the appointed structural / civil engineer.

A timber survey was carried out by Glenwood Preservation Ltd. on 19th August 2021 at the Lower Lighthouse. The specialist report was issued to OPW on 20th August 2021 reporting significant deterioration to the remaining timbers due to wet rot. The timber survey report is included in the tender package.

The OPW obtained Ministerial Consent from DHLGH in April 2022 for the proposed installation of a new workers composting toilet and associated works, including the removal of a section of the existing bund wall at the Lower Lighthouse complex. The section of the bund wall was removed in the 2022 season and the foundation for the proposed composting toilet was installed on site. The OPW completed the installation of the new composting toilet in the lower lighthouse compound in the 2025 season, to be operational in the 2026 season.

MWP Engineers issued a preliminary structural report on the Lower Lighthouse for OPW in October 2024. The MWP Engineers preliminary structural report is included in the tender package.

It is proposed to repair and refurbish the Lower Lighthouse to include the following:

- Repair and conservation works to the existing historic fabric of the building. This

includes the repair works to window lintels and brickwork internally. It also includes repair and conservation works to the original building features.

- Refurbish the building to accommodate 7 no. bedrooms with bunk beds, canteen, office spaces, toilet and shower, drying room, large plant room, etc.
- Energy is to be supplied from renewable resources.
- Organic waste is to be composted on site and other waste is to be collected and disposed of on the mainland.
- Water supply is to be transported to the island by boat from the mainland.
- Rainwater collection is to be considered and to be used for washing external pathways and walls etc. but not for drinking purposes.

The OPW is seeking to appoint a consultant Structural / Civil Engineer for the project from preliminary design through to handover.

The OPW appointed Blackwood Associates Architects in 2025 as Conservation Architect Grade 1 and PSDP for the project from preliminary design through to construction and handover. The OPW M&E Engineering section will provide M&E consultancy services for the project. The OPW QS section will provide quantity surveying services for the project. The OPW Fire and Security Engineering Section will provide fire and security consultancy services for the projects. The OPW will appoint a consultant ecologist for the project.

The project will require input and oversight from the Department of Housing, Local Government & Heritage (DHLGH), National Monument Service (NMS) District Archaeologist and the OPW Senior Architect for the Killarney National Monument District. The OPW have appointed a consultant archaeologist to work on the project from conception to completion. The consultant archaeologist will monitor all archaeological excavation works on site and advise on all archaeological issues on site.

It is anticipated that the proposed repair and refurbishment works contract will be carried out by a Main External Contractor experienced in conservation projects who will be appointed by OPW following a tender process.

Sanctioning Authority

Office of Public Works, Trim, Co. Meath

Commissioner of Public Works

Named Manager of Sanctioning Authority – Terri Sweeney Meade, OPW Assistant Principal Architect, Heritage Services - National Monuments.

Sponsoring Agency

Office of Public Works, Trim, Co. Meath

Commissioner of Public Works

Named Manager of Sponsoring Agency – OPW Heritage Services - National Monuments

a. Objectives that the Project should meet:

Parameter 1 of 16

- The approach to all stages of the works to be in accordance with Part IV of the Planning & Development Act 2000 & amendments, National Monuments Acts 1930 - 2014, the ICOMOS Conservation Charters (United Nations) of Venice, Burra, Granada & Nara and Conservation Principles of DHLGH Architectural Heritage Guidelines for Planning Authorities.

b. Purpose

Parameter 2 of 16

- Full structural / civil engineering services from preliminary stage to handover of works stage.
- Detailed structural / civil design of the project and as indicated in the Scope of Structural / Engineering Services.
- Provision of all necessary drawings, specifications, reports, etc. as required throughout the project.
- Attending meetings as required throughout the project.

c. Scope

Parameter 3 of 16

- Comply with all the technical requirements of the brief, as outlined in the Project Description and Scope of Services document.
- Comply with building regulations in so far as is practical due to constraints of a national monument.
- Be completed with as little interruption as possible to the day-to-day operation of the visitor site.
- Be separated from the remainder of the site by means of appropriate hoarding and/or other measures, in the interests of maintaining the aesthetic appearance of the site and the health and safety of the occupants.
- Be carried out having regard to the historic and architectural significance of the building and to this end a very high standard of protection of the existing fabric will be necessary during the course of works to ensure that there is no damage of the existing fabric.
- Be designed and constructed to conform in all respects with the requirements of the current Building Regulations, the local Planning Authority and the Safety, Health & Welfare at Work (Construction) Regulations 2013 and with any relevant Statutory Provisions as defined under the relevant Acts and current at the time of issue of this document.
- Be constructed and finished to the standard agreed with the OPW.
- Be designed and constructed in accordance with OPW's sustainability policy and will involve a number of initiatives including life-cycle costing in terms of environmental and financial impacts.
- Be designed and constructed to so as not to impinge on access within the site.
- Comply with planning and statutory approvals.

d. Project deliverables and/or desired outcome

Parameter 4 of 16

- The works shall be designed and constructed to a high architectural quality and safe/secure design.
- The works shall be completed to the client's satisfaction.
- The works shall be constructed on time and on budget.
- The works shall be designed to incorporate OPW's sustainability policy.
- The works shall provide an agreed degree of flexibility for future developments in so far as is practicable and shall accommodate operational changes.
- The works shall facilitate the delivery of operational services and shall be suitable for each function as outlined in the Project Description.
- The works shall have due consideration to all relevant criteria as set out in the Project Description.
- Comply with statutory approvals, including compliance with the requirements of the Planning and Development Act 2000 and the National Monuments Acts.

e. Performance

Parameter 5 of 16

- Be in accordance with the brief requirements and completion to the client's satisfaction.
- The works, including temporary works, shall be designed and constructed to a high architectural quality and safe/secure design.
- The works shall be on time and on budget.
- The works shall be safe and certifiable.
- The works shall have a low environmental impact.
- The aim is to achieve optimal value for money in the context of the whole life of the structure as a complete asset including its constituent parts. The detail design of the works will be of high architectural and safe/secure design quality and make a meaningful contribution to the context of the landscape in which it is placed.

- The works shall have regard to the historic and architectural significance of the building and the ICOMOS charters – best practice in conservation methodology shall be observed and emphasis placed on the protection of the existing historic fabric and ethos of reversibility of interventions.
- As a National Monument and UNESCO World Heritage Site of major national and international importance, the works shall be representative of best practice in the following areas: Conservation standards and principles; Environmental sensitivity; Sustainable site development; Lifetime adaptable design; Minimisation of waste; Green materials and components; Energy conservation and performance; Renewable energy sources; Water conservation; Quality of Construction; Sustainable operation and all aspects of the OPW biodiversity policy.
- The works shall be completed to OPW Design Standards and to best current conservation practice.

f. Realistic Assumptions

Parameter 6 of 16

- The Lower Lighthouse and compound is owned by the Commissioners of Irish Light (CIL). The OPW are in the process of leasing the Lower Lighthouse compound from the CIL.
- The works are located near a National Monument and on a UNESCO World Heritage Site.
- The Brief and proposed phasing should remain unchanged from the Sketch Scheme documents, unless an operational change or legislative requirement occurs during the project's lifetime.
- The programme for construction works is to be agreed with the OPW Senior Architect.

g. Governance and reporting requirements

Parameter 7 of 16

The Project Team, comprising the ER (Employers Representative – OPW Senior Architect) and OPW National Monuments Service, is responsible for managing the project from inception to completion.

The Design Team is responsible for preparing the design and tender documents, and for liaison with the contractors and promoting the interest of OPW during the construction phases.

The ER (Employers Representative – OPW Senior Architect) has specific roles and responsibilities as set out in CWMF Guidance and in the Contract.

Design Team Meetings: In accordance with Schedule B: Consultants Services and Fees of Tender and Schedule document.

Primary lines of communication are to be as follows, defined communication lines from the ER will be set out in the Contract:

Communication Line 1

Sponsoring Agency to/from Sanctioning Authority:

Named Manager of Sponsoring Agency: OPW Heritage Services - National Monuments

Named Manager of Sanctioning Authority: Terri Sweeney Meade, OPW Assistant Principal Architect, Heritage Services - National Monuments.

- Regular scheduled review meetings will take place between both parties.

Communication Line 2

Project Co-ordinator /OPW Architect to/from Design Team Leader/Employer's Representative:

- Regular Monthly progress reports submitted by Design Team Leader to Project Co-ordinator. (Under OPW procedures, a specific "Project Co-ordinator" may be designated by the Manager of the Sponsoring Agency).

Communication Line 3

Communication between members of Design Team:

- The OPW Senior Architect, as Design Team Leader, and OPW Heritage Services - National Monuments will co-ordinate activities of the Design Team. Design Team Meetings: In accordance with management services as noted in the FTS9.

- The preliminary design proposals for client sign off is based on the requirements outlined in a briefing document formulated by the Office of Public Works, and further refined in a series of consultations with the Client and the Design team.

i. Risks**Parameter 9 of 16****General/Funding Risks:**

- Funding is to be approved and allocated. Due to the priority status of this particular project, it is unlikely that any funding allocation will change or be re-allocated during the lifetime of the project.

Statutory Planning Risks:

- Ministerial Consent for the proposed works will be required from the Department of Housing, Local Government and Heritage (DHLGH).
- Should any works be required on the grounds of Health and Safety the Department of Housing, Local Government and Heritage must be notified in advance of works proceeding.
- The site is located near a National Monument and on a UNESCO World Heritage Site. No damage or alterations to the historic structures on Sceilg Mhichíl shall be permitted.

Services Risks:

- There are no known services on site.
- The associated risks will be incorporated by the PSDP, as part of the Preliminary Safety & Health Plan.

Existing ESB Sub-station:

Not Applicable.

Building Occupancy:

- The Lower Lighthouse compound is not accessible to public visitors.
- Full accessibility for OPW Killarney District work force is required to the site to carry out maintenance works throughout the project.

Adjoining Neighbours

- The Lower Lighthouse compound is not accessible to public visitors. The Landing Pier and Monastery are to remain open to the public during the works. Adequate hoarding and site security measures must be included as part of the construction works.
- The construction works are to be carried out at the agreed times only.
- OPW Heritage Services - National Monuments must approve any proposed changes to these times in advance of the works being undertaken.
- Noise levels for all construction works are not to exceed the permitted legal levels.

Site Access

- Sceilg Mhichíl is accessible by boat departing from Portmagee and other mainland departure piers. Access to Sceilg Mhichíl is via the existing Landing Pier on the island only.
- Access to the Lower Lighthouse will be via the Lower Lighthouse Road.
- The Landing Pier and the Lower Lighthouse Road are to remain open to the public during the course of the works.
- The Upper Lighthouse Road is to remain open and accessible for OPW personnel and consultants during the course of the works.

Demolition:

- The associated risks will be noted by the PSDP, as part of the Preliminary Safety & Health Plan.

Asbestos:

- The OPW commissioned an asbestos survey in 2018 to identify possible locations of asbestos within the lower lighthouse building. The asbestos was safely removed and disposed of by a specialist firm in 2019.
- If any additional materials of concern are revealed in the course of works, OPW will arrange for an additional asbestos survey and assessment to be carried out by a specialist consultant.

Other Risks:

- There will be other construction works proceeding on site for the duration of the works. Routine maintenance at the site will be ongoing by OPW Killarney District personnel. Other repair works on site may arise over the course of the project.
- There may be other risks associated with the existing Lower Lighthouse complex which will need to be investigated prior to commencement of the design process e.g. subsidence, poor foundations, other toxic chemicals which may have accumulated on the site, contaminated material in the sub-floor area following removal of the existing concrete floor slab etc.
- Any associated risks will be incorporated by the PSDP as part of the Preliminary Safety & Health Plan.

j. Value Management Strategies**Parameter 10 of 16**

- Proper Value Management should aim to achieve the required quality at lower cost or a higher quality at the same cost.
- The Design Team Leader is to communicate to the Client as soon as issues become known that are likely to require change or adjustment to the agreed scope of works.
- The Design Team leader is to ensure that each member of the Design Team co-operates in the assessment of the implications of changes to the Project scope, programme, budget and quality of construction.
- The co-ordination of the Value Management Strategy is to be by the Design Team Leader and is to be communicated to the Client representative.

k. Project Execution Plan**Parameter 11 of 16****Programme Main Contract:****Anticipated Service Start Date:**

It is anticipated that the structural / civil engineer will be appointed in Q3 2026.

- The following is an outline proposed programme for the project:
- 1. Preliminary Stage – 13 weeks
- 2. Design Stage – 52 weeks
- 3. Tender Action / Evaluation / Award – 26 weeks
- 4. Construction – 96 weeks over a 6 year period (16 weeks per year)
- 5. Handover of works – 52 weeks

Timeframe: 239 weeks

l. Functional Life of Facility**Parameter 12 of 16**

N/A

m. Design Restrictions/Requirements**Parameter 13 of 16**

It is to be noted that detailed design for the overall building development is required, including -

- Building design to conform with Eurocode standards.
- Design to allow flexibility in brief and accommodate operational changes.
- Design to meet OPW sustainability policy and be an energy efficient building with as low an environmental impact as is practicable taking into account the constraints presented by an existing historic building.
- Design to be accessible in as far as is practicable taking into account the constraints presented by an existing historic building.
- Design of temporary works and repairs to be in keeping with the historic fabric, sensitive to the National Monument and UNESCO World Heritage site, and is to be to best conservation practice

and standards.

- Design ethos to be based on OPW Design Standards, i.e. building and construction of high architectural and engineering design quality that will make a meaningful contribution to the context in which it is placed.

n. Location

Parameter 14 of 16

The Lower Lighthouse is located on Sceilg Mhichíl, Co. Kerry.

o. Budget

Parameter 15 of 16

As the tender is for a fixed price lump sum fee, a preliminary estimated construction cost for the project is not given.

The consultants should evaluate their assessment of the extent of the service required on the basis of the information contained in this document and on the scope of structural engineering services document and also by visiting the site. All prices submitted to be quoted exclusive of VAT.

p. Constraints

Parameter 16 of 16

- The main constraint applies to the fact that the existing building is located near a National Monument and on a UNESCO World Heritage site so that any work carried out within the building or within the curtilage of the building must be carried out in accordance with best conservation practice.
- The island is open to members of the public, visitors and OPW staff. Public access on the Lower Lighthouse road is only permitted up to the base of the Monastery steps.
- Financial – to be designed and constructed within budget.
- Legal – To meet all requirements of Statutory Bodies.
- Restriction on times of working on site, restrictions on delivery times to be agreed.
Time – works can only be carried out on site between May and September each year. The site is closed and not accessible from October to April.

Signed

_____ Manager of Sponsoring Agency

_____ Date