

**PROPOSED REPAIR AND REFURBISHMENT
WORKS TO THE LOWER LIGHTHOUSE, SCEILG**

MHICHÍL,
CO. KERRY

NAT. MON. NO.: 61
RMP NO.: KE104A001
ITN: 424701, 560675

SCOPE OF SERVICES: Structural / Civil Engineering

Issue: 14.05.2026



OPW

Oifig na
nOibreacha Poiblí
Office of Public Works

Works Requirements	Repair and Refurbishment works to the Lower Lighthouse, Sceilg Mhichíl – Scope of Structural / Civil Engineering Services
1.	Background to Project: 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 c. 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.
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	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 i.e. photovoltaic solar panels. • Organic waste is to be composted on site, stored and disposed of on the mainland by OPW Killarney District workers. All other waste is to be removed from the Island by OPW workers. • Water supply is to be transported to the island by boat from the mainland by OPW. • Rainwater collection and harvesting will to be considered for washing external pathways and walls etc. but not for drinking purposes. 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.
2.	Design Team: The design team for the project will include the OPW Senior Architect for the Killarney National Monument District, the External Conservation Architect Grade 1, a Consultant Archaeologist, a Structural / Civil Engineer, an OPW M&E Engineer, a PSDP, an OPW Quantity Surveyor, a Consultant Ecologist and other professionals that may be called upon during the course of the project.
3.	Site Visit: The Sceilg Mhichíl site is closed during the Winter Season and is not accessible. OPW Killarney District staff access the Island in mid-April to carry out essential maintenance work. The visitor season usually commences circa 12th May each year. Sceilg Mhichíl closes for visitors and OPW staff at the end of September each year. It will not be possible for tendering firms to carry out a site visit to Sceilg Mhichíl during the tender period.
4.	Service Requirements of Civil/Structural Engineer: A Civil/Structural Engineer is required to provide full structural engineering services for this project. The Civil and Structural stage services are as follows: <u>Stage 1 – Preliminary</u> All services appropriate to the Stage including: • Liaise with and take direction from the Architect/Design Team Leader (DTL). • Liaise with and coordinate designs with other members of the Design Team, any specialists appointed and with the OPW (for the purpose of this document OPW means OPW National Monuments Killarney District).

- Liaise with the OPW Senior Architect, Conservation Architect Grade 1, other members of the Design Team and any specialists appointed by the OPW.
- Note: The Building Control (Amendment) Regulations 2014 S.I. No. 9 of 2014 will apply.
- Note: Building Information Modelling (BIM). Develop and prepare, in consultation with the design team and Design Team Leader detailed co-ordinated working drawings and specifications of their building elements. Produce the fully co-ordinated design modelled to the following standards: Level 2 BIM, Level 2 BIM is distinguished by collaborative working, and requires “an information exchange process which is specific to the project and co-ordinated between various systems and project participants” LOD 350 (Generally) The Model Element is graphically represented within the Model as a specific system, object or assembly in terms of quality, size, shape, location and orientation and interfaces with other building systems. Non-graphic information may also be attached to the Model Element. LOD 400 (for any building envelope, including structure, building services, etc.) the Model Element is graphically represented within the Model as a specific system, object or assembly in terms of size, shape, location, quantity and orientation with detailing, fabrication, assembly and installation information. Non-graphic information may also be attached to the Model Element. Refer to the Áras Mhic Dhiarmada Preliminary BIM Execution Plan for further information.
- Note: EU Level(s), a framework for delivering sustainable buildings will be utilised on the project. The consultant shall have completed training in EU Level(s) and be competent to engage and input into the completion of the assessments in Level 1, Level 2 and Level 3. As part of the Level(s) process the consultant must utilise and co-operate with the use of a Carbon Calculation Tool in early design/feasibility stage such as Oneclick LCA. Model building design and alternative designs in carbon calculation tool at feasibility and detailed design stages to review the impact of building shape, materials and orientation to identify carbon hotspots. The consultant shall develop low carbon design options for costing. The consultant shall report on Whole Life Carbon (WLC) utilising an agreed assessment tool. The consultant shall submit an initial report setting out various design options with early stage WLC calculations for each and at least one innovative low carbon option.
- Ensure that the Services listed hereunder are fully co-ordinated with the Services provided by other Consultants.
- Assist the Design Team Leader in the preparation of a detailed programme for the design of the project.
- Undertake risk assessments.
- Consult and meet as necessary with any local or other authority on matters relating to the proposed civil and structural design of the Works. Advising design team and client of requirements of various utilities.
- Visit the site, evaluate civil and structural implications and in liaison with the other members of the Project Team, undertake such further studies as may be necessary in order to submit proposals and structural options to the Employer.
- Coordinate and arrange for the carrying out of any additional geotechnical or other surveys/investigations authorised by the Employer, interpret the results and make recommendations to the Employer.
- Undertake all the required necessary analysis and produce reports to demonstrate the proposed design and rational for a scheme to ensure a successful Ministerial Consent application.
- Co-operate with the other members of the Project Team and the OPW QS in the preparation of a cost plan for the Project based on the overall cost approved by the Employer.
- Contribute to consultation and liaison with adjoining owners or interests, including third parties and stakeholders.
- Attend all required meetings appropriate to the stage (see management services required), report on matters appertaining to the civil and structural design and provide design options as requested, advise on all civil and structural design issues thereon to other consultants and the design team leader as may be necessary/as is required.
- Contribute to project status review, design review, risk assessment, value management and cost check interventions.
- Prepare monthly progress reports and submit to DTL for review.
- Provide all drawings and documentation required to submit the application for Ministerial

	Consent for the proposed works with the Department of Housing, Local Government and Heritage. • Co-operate with the PSDP and provide all necessary information and design risk assessments. • Submit stage report prior to progressing to next stage. • Obtain the Employer's approval to proceed to Stage 2. <u>Stage 2 – Design</u> All services appropriate to the Stage including: • Note: All design must be undertaken to Eurocode standards only. • Note: The Building Control (Amendment) Regulations 2014 S.I. No. 9 of 2014 will apply. • Under the Building Control (Amendment) Regulations 2014 S.I. No. 9 of 2014, design the elements of work in accordance with the applicable requirements of the Second Schedule to the Building Regulations. • Provide the Design Certifier with the necessary plans, specifications and documentation that is required for lodgement at commencement stage. • Notify the Assigned Certifier of the proposed civil and structural inspection regime for inclusion in the overall Inspection Plan. • Note: Building Information Modelling (BIM) Develop and prepare, in consultation with the design team and Design Team Leader detailed co-ordinated working drawings and specifications of their building elements. Produce the fully co-ordinated design modelled to the following standards: Level 2 BIM, Level 2 BIM is distinguished by collaborative working, and requires “an information exchange process which is specific to that project and co-ordinated between various systems and project participants” LOD 350 (Generally) The Model Element is graphically represented within the Model as a specific system, object or assembly in terms of quality, size, shape, location and orientation and interfaces with other building systems. Non-graphic information may also be attached to the Model Element. LOD 400 (for any building envelope, including structure, building services, etc.) the Model Element is graphically represented within the Model as a specific system, object or assembly in terms of size, shape, location, quantity and orientation with detailing, fabrication, assembly and installation information. Non-graphic information may also be attached to the Model Element. Refer to the Áras Mhic Dhiarmada Preliminary BIM Execution Plan for further information. • Note: EU Level(s), a framework for delivering sustainable buildings will be utilised on the project. The consultant shall have completed training in EU Level(s) and be competent to engage and input into the completion of the assessments in Level 1, level 2 and level 3. As part of the level(s) process the consultant must utilise and co-operate with the use of a Carbon Calculation Tool in early design/feasibility stage such as Oneclick LCA. Model building design and alternative designs in carbon calculation tool at feasibility and detailed design stages to review the impact of building shape, materials and orientation to identify carbon hotspots. • Liaise and coordinate designs with the other members of the Design Team, any specialists appointed and with the OPW. • Liaise with the OPW Senior Architect, Conservation Architect Grade 1, other members of the Design Team, any specialists appointed and with the OPW. • Develop the design within the approved cost and submit to the OPW Senior Architect for approval. • Co-operate with the other members of the Project Team in the preparation of a cost plan for the Project based on the overall cost approved by the OPW. • Assist the Design Team Leader in the preparation of a detailed programme for the design of the project. • Evaluate any civil and structural design implications and in liaison with the other members of the Design Team, undertake such further studies as may be necessary in order to submit proposals and design options to the DTL. • Attend all required meetings appropriate to the stage (see management services required). Report on matters appertaining to the civil and structural design and provide civil and structural design options as requested, advise on all civil and structural design issues thereon to other consultants and the design team leader as may be necessary/as is required.
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- If required provide structural design input for non-primary structural elements such as but not limited to flagpoles, foundation bases, mast foundation bases, railings, gates and gateposts, balustrades, parapets bespoke handrail elements and fixings as required.
- If required provide civil and structural design for external works elements such as drainage, below slab drainage, land drainage, roads, paths, carparking, ramps, steps, retaining walls, earth retaining structures, free standing walls, bike stands, bin compounds and attenuation structures.
- Where the Employer has indicated the possibility of a change to the agreed brief during the design phase, inform the OPW of the cost and programme implications and obtain the OPW's instructions.
- Complete the civil and structural design up to tender stage and provide all information necessary for the completion of tender documentation.
- Update the Risk Register.
- Arrange for a detailed review with the Design Team Leader of the Civil & Structural drawings and specifications, and formally confirm that they have been prepared in accordance with the Project Brief and that they are consistent with Architectural drawings.
- A detailed specification of materials, and methods of construction, shall be prepared.
- Assist in the preparation of a procurement strategy for the project with the Design Team Leader.
- Make recommendations to the OPW on the suitability of firms who may be invited to submit tenders for the civil and structural works and obtain instructions.
- Undertake and input into Designers Assessment of Safety and Design risk assessments as appropriate.
- Participate in Value Engineering, cost efficiency and buildability assessments and advise on any necessary corrective action required to meet the budget.
- Contribute to project status review, design review, risk assessment, value management and cost check interventions.
- Prepare monthly progress reports and submit to DTL for review.
- Co-operate with other members of the Project team in the preparation of any submissions required as part of additional information requests.
- Undertake risk assessments.
- Undertake value management exercises.
- Co-operate with the PSDP and provide all relevant information requested by the PSDP.
- Ensure that all drawings, specifications, schedules, or other documents necessary for the placing of the construction contract are completed and are fully co-ordinated, are in accordance with the brief approved by the Employer and are available for tender.
- Drawings to include loading plans at each floor level. Loading plans to include as a minimum (i) all permanent loading allowances adopted including assumed allowances for floor finishes, ceilings, services etc., (ii) variable loading allowances (both uniformly distributed loads and point loads) including categorisation of areas in accordance with IS EN 1991-1-1. All loading allowances to be agreed with OPW.
- Submit stage report prior to progressing to next stage.
- Obtain the OPW's approval to proceed to Stage 3.

Stage 3 – Tender Action, Evaluation, Award

All services appropriate to the Stage including:

- Note all design must be undertaken to Eurocode standards only.
- Note: Building Information Modelling (BIM) Develop and prepare, in consultation with the design team and Design Team Leader detailed co-ordinated working drawings and specifications of their building elements. Produce the fully co-ordinated design modelled to the following standards: Level 2 BIM, Level 2 BIM is distinguished by collaborative working, and requires "an information exchange process which is specific to that project and co-ordinated between various systems and project participants" LOD 350 (Generally) The Model Element is graphically represented within the Model as a specific system, object or assembly in terms of quality, size, shape, location and orientation and

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- Note: EU Level(s), a framework for delivering sustainable buildings will be utilised on the project. The consultant shall have completed training in EU Level(s) and be competent to engage and input into the completion of the assessments in Level 1, level 2 and level 3. As part of the level(s) process the consultant must utilise and co-operate with the use of a Carbon Calculation Tool in early design/feasibility stage such as Oneclick LCA.
- Liaise with the OPW Senior Architect, Conservation Architect Grade 1, other members of the Design Team and any specialists appointed by the OPW.
- Review and comment upon completed drawing issue package.
- Review and comment on any other design team member's drawings/designs in so far as they interface or affect the civil and structural works.
- Prepare a preliminary inspection plan (PIP) for civil and structural elements for inclusion within the overall PIP, for the assigned certifier.
- Preparing Tender Documents for submission to OPW.
- Responding to queries from Tenderers, liaising with other Design Team members and OPW.
- Issuing Tender revisions as required upon receipt of the OPW's approval.
- Attend all required meetings appropriate to the stage (see management services required). Report on matters pertaining to the civil and structural design and provide advise thereon to the other design team members as may be necessary.
- Clarifying matters relevant to Tender submission (and subsequent circulation) with the OPW.
- Examine tenders received, make recommendations to the OPW and advise on any corrective action which may be required if the lowest tender is higher than the approved cost for the Works and obtain the Employer's instructions.
- At tender stage input into an accurate WLC assessment using detailed BOQ to ICMS3.
- Preparing 'MEAT' evaluation of Tenders and reporting to OPW on Tender competition, including recommendation on award of Contract.
- Prepare Tender reports providing commentary on the technical and financial merits of Contractor's / Specialist's submissions. Identify any conditional issues that require resolution prior to accepting the tender. Provide recommendations to the Client dealing with tender adjustments, revisions or amendments that may be required in order to meet the approved budget.
- Contribute to Tender analysis, updated post-tender Developed Cost Plan.
- Prepare monthly progress reports and submit to DTL for review.
- Co-operate with the PSDP.
- Submit stage report prior to progressing to next stage.
- Obtain the OPW's approval to proceed to Stage (4)

Stage 4 – Construction

All services appropriate to the Stage including:

- Liaise with the OPW Senior Architect, Conservation Architect Grade 1, other members of the Design Team and any specialists appointed by the OPW.
- Under the Building Control (Amendment) Regulations 2014 S.I. No. 9 of 2014 as agreed with the Assigned Certifier, carry out work inspections which are pertinent to the civil and structural elements of the Design, and liaise with the Assigned Certifier in terms of this and the required ancillary certification.
- Note: Building Information Modelling (BIM) Develop and prepare, in consultation with the design team and Design Team Leader detailed co-ordinated working drawings and specifications of their building elements. Produce the fully co-ordinated design modelled to the following standards: Level 2 BIM, Level 2 BIM is distinguished by collaborative

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	to be undertaken. • Prepare monthly reports and submit to DTL for review. • Submission of all drawings, specifications, reports etc. to the OPW Senior Architect and Conservation Architect Grade 1 for inclusion in the Safety File at completion of works. • Submit stage report at end of stage to OPW. <u>Stage 5 – Handover of Works</u> All services appropriate to the Stage including: • Liaise with the OPW Senior Architect, Conservation Architect Grade 1 and other members of the Design Team and any specialists appointed by the OPW. • Under the Building Control (Amendment) Regulations 2014 S.I. No. 9 of 2014 provide the Ancillary Certificates when required by the Assigned Certifier and Design Certifier. • Note: Building Information Modelling (BIM) Develop and prepare, in consultation with the design team and Design Team Leader detailed co-ordinated working drawings and specifications of their building elements. Produce the fully co-ordinated design modelled to the following standards: Level 2 BIM, Level 2 BIM is distinguished by collaborative working, and requires “an information exchange process which is specific to that project and co-ordinated between various systems and project participants” LOD 350 (Generally) The Model Element is graphically represented within the Model as a specific system, object or assembly in terms of quality, size, shape, location and orientation and interfaces with other building systems. Non-graphic information may also be attached to the Model Element. LOD 400 (for any building envelope, including structure, building services, etc.) the Model Element is graphically represented within the Model as a specific system, object or assembly in terms of size, shape, location, quantity and orientation with detailing, fabrication, assembly and installation information. Non graphic information may also be attached to the Model Element. Refer to the Áras Mhic Dhiarmada Preliminary BIM Execution Plan for further information. • Maintain records of inspection. • Where relevant, provide the Employer with a set of record drawings and documents. • Prepare and submit ‘as-built’ drawings of the works designed. • Prepare, assist in and coordinate as required the compilation of Operation and Maintenance Manuals, the Health and Safety File, testing and commissioning certificates, maintenance specifications and proposals for maintenance. • Issue a list of defects to the Contractor at the appropriate time in accordance with the terms of the construction contract. Notify the Employer’s Representative of all defects identified. • Carry out inspections and ensure that the contractor rectifies the defects within a reasonable time as set out under the contract. • At the end of the Defects Period, carry out a final defects inspection, and on satisfactory completion of all defects, notify the Employer’s Representative accordingly. • Co-operate with the PSDP and PSCS and assist with providing information for the compilation of the O&M manual and safety file. • Assist in the resolution of any disputes under the construction contract. The other buildings and structures on site will not form part of this project. There may be other works being carried out on site to facilitate necessary ongoing maintenance and / or other construction works. These works will not form part of the main contract.
5.	PSDP Role The appointed Conservation Architect Grade 1 will act as PSDP for the duration of the project. The structural / civil engineer is to liaise with the PSDP for the duration of the project.

6.	BCAR Design & Assigned Certifier: The structural engineer is to provide the services of Ancillary Certifier in accordance with Building Control (Amendment) Regulations, SI9.	
7.	Other Works on site Regular maintenance works by OPW may be taking place on site for the duration of the project. The island is open to tourists every year from mid-May until the end of September, weather permitting. Public access to the Landing Pier, Lower Lighthouse Road and the Monastery is to be retained during the works. Public visitors do not have access to the Lower Lighthouse complex.	
8.	Consultation with OPW The structural / civil engineer will be required to liaise with the OPW National Monuments Senior Architect with regard to all structural / civil proposals. They will also need to liaise closely with OPW Killarney District works staff on site with regard to the construction works and any enabling or opening up works required.	
9.	Timeframe for Conservation Services The following is an outline proposed programme for the project: <u>Key milestones</u> - 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	
10.	Items to include in Fee Proposal Invitation - Standard Conditions of Engagement	
Issued by:	Fergus McCormick OPW Senior Architect Killarney National Monuments District	