

OFFALY COUNTY COUNCIL

in partnership with the Office of Public Works

RAHAN FLOOD RELIEF SCHEME

Tullybeg, Rahan, Co. Offaly — River Clodiagh

Engineering & Environmental Consultancy Services

Stages II to V

PRICING DOCUMENT

(Schedule of Prices — to be completed and returned by the Tenderer)

Item	Detail
Contracting Authority	Offaly County Council
Funding Authority	Office of Public Works — Minor Flood Mitigation Works and Coastal Protection Scheme
Document reference	RFRS-TD-B3 — Pricing Document
Revision	Rev 3 — issued with Tender Clarification Bulletin No. 2
Date	September 2026
Procurement procedure	Open Procedure (below threshold), conducted in accordance with the Capital Works Management Framework
Contact	Paul Browne, Senior Executive Engineer, Offaly County Council

1. Instructions for Completion

1.1 This Pricing Document is not a Bill of Quantities. It is a non-exhaustive listing of the services required. The exact nature and extent of the Services is to be ascertained by reference to the Consultant's Brief, the Contract Documents and the Conditions of Engagement as a whole.

1.2 Every line in Tables A, B and C shall be priced, and every Item in Table D shall be priced. Blank spaces, dashes, and the terms "nil", "included" or the like shall not be used. Each amount shall properly cover the full inclusive value of the service to which it relates.

1.3 All sums are in Euro, to two decimal places, exclusive of VAT, and are fixed-price lump sums. They are inclusive of all expenses, overheads, printing and document reproduction, attendance at meetings, travel and subsistence, insurances, intellectual property rights, and the fee for acting as Project Supervisor for the Design Process.

1.4 The cost of specialist survey and investigation contractors engaged with the Client's approval — including geotechnical investigation contractors, ecological surveyors and the licensed archaeologist — is borne directly by the Client or the OPW and shall not be included. The Consultant's specification, procurement, management, interpretation and licensing work in respect of those specialists is included in the Fee.

1.5 Statutory fees, newspaper advertisement costs and site notice costs will be borne directly by the Client and shall not be included.

1.6 The Office of Public Works confirmed on 30 July 2026 that the construction works are to be delivered by OPW direct labour. The Commission accordingly comprises Stage (ii), Stage (iv) and Stage (v) only. Stage (iii), Construction Works Procurement, is not included in this Commission and no services relating to the procurement of a works contractor are required or to be priced. No claim for loss of profit, overhead contribution or otherwise shall arise from the omission of any Stage or Item.

1.7 The Tenderer shall enter a single fixed-price lump sum in the Form of Tender for the whole of the Services, Stages (ii) to (v). That sum is the CONTRACT SUM. The Stage Fee for each Stage and Sub-Stage is the percentage of the Total Fee stated in Schedule B to the Conditions of Engagement, applied to the Contract Sum. Tenderers may not propose different proportions.

1.7.1 Items A, B and C at Table F are the Stage Fees so derived. The item breakdown within Tables A, B and C is the Tenderer's supporting breakdown, required for tender assessment, interim valuation and the pricing of adjustments; it does not alter the Stage Fees. Where an Item total does not accord with the corresponding Schedule B percentage, the Schedule B percentage governs.

1.7.2 The services at Table D are provisional. They are carried into the EVALUATED TENDER PRICE (the Contract Sum plus the Table D total) for assessment under section 9.5 of the Instructions to Tenderers, and must therefore be priced realistically. Inclusion in the evaluated total creates no entitlement to payment: no amount at Table D is payable unless and until the corresponding service is instructed in writing by the Contracting Authority, and no claim for loss of profit, overhead contribution or otherwise shall arise where a service is not instructed. Sums tendered shall be held for the duration of the Contract.

1.8 Every Item shall be priced. Where an Item is left unpriced, the Contracting Authority will seek clarification in accordance with the Instructions to Tenderers before taking any other step.

1.9 Any error or ambiguity in this Pricing Document shall be brought to the Contracting Authority's attention through the eTenders messaging facility immediately and in any event before the deadline for queries.

1.10 The apparently successful tenderer may be required to submit a supporting breakdown of hours, personnel grades and rates for each Item.

1.11 The rates for Tendered Time Charges are given in the Form of Tender (Volume B) and are the only hourly rates for the Contract. They are not repeated in this Pricing Document. They apply only to additional services instructed in writing.

2. Statutory Environmental Assessment — Status at Tender

2.1 Tenderers are specifically directed to the following. The statutory environmental screening of the Scheme has been completed by the Contracting Authority in advance of this competition. The reports listed below are Client-supplied information, are issued with the tender documents, and are to be treated as final. Both reports are titled by their authors using the project name "Rahan Flood Alleviation Scheme"; that name and "Rahan Flood Relief Scheme" refer to the same Scheme and are to be read interchangeably throughout the tender documents.

Report	Author / Status	Revision	Date
EIA Screening Report	EcoQuest Environmental for Offaly County Council — Final	Rev 01	08-06-2026
Screening for Appropriate Assessment (Stage 1)	EcoQuest Environmental, in partnership with Enviroco Limited, for Offaly County Council — Final	Rev 03	08-06-2026

2.2 The findings of those reports are as follows:

- The EIA Screening Report concludes that the Scheme will not give rise to significant adverse environmental effects and recommends that an Environmental Impact Assessment Report (EIAR) is not required. The statutory screening determination remains a matter for Offaly County Council as competent authority.
- The Screening for Appropriate Assessment concludes, beyond reasonable scientific doubt, that the Scheme, alone or in combination with other plans and projects, will not have a significant effect on any European Site. Stage 2 Appropriate Assessment and a Natura Impact Statement are accordingly not required.

2.3 Tenderers shall NOT include in Items A to C any allowance whatsoever for:

- the preparation of an Environmental Impact Assessment Report (EIAR);
- the preparation of a Natura Impact Statement (NIS) or the carrying out of Stage 2 Appropriate Assessment;
- the preparation of a new EIA Screening Report or Appropriate Assessment Screening Report.

2.4 The residual duty included within Item A is limited to reviewing and validating the Client-supplied screening reports against the developed detailed design, confirming to the Client in writing that they remain valid, and preparing the material required to enable the Contracting Authority to make and record its statutory screening determinations within the Part 8 process.

2.5 Both reports are expressly conditioned on there being no material change to the design, scale or nature of the Scheme. Both were prepared on the basis of a continuous reinforced concrete flood defence wall of approximately 430 metres (W1 approximately 200m and W2 approximately 230m) along the right bank of the River Clodiagh, tying directly into the Rahan Bridge parapet, with a wall approximately 1.0m above and 0.7m below ground on a footing approximately 1.1m wide and 200mm thick at approximately 0.9m depth, and on the express basis that NO IN-STREAM WORKS are carried out and no water is abstracted from the River Clodiagh. The "no in-stream works" assumption is load-bearing: it underpins the exclusion of the otter, crayfish plague and surface water pathways in the Appropriate Assessment Screening. Tenderers shall price Item A on the basis of a wall solution along the full alignment, with embankment only at the tie-in points, and shall note that the embankment tie-ins are not expressly assessed in the screening reports.

2.6 The following are, without limitation, material changes which would displace the screening reports and which the Consultant shall notify to the Client in writing immediately upon becoming apparent: any works below the top of the bank of the River Clodiagh, including outfall headwalls, scour protection and bank reinstatement; any cut-off, piling or foundation solution extending materially below the 0.9m excavation depth assessed; any abstraction from or discharge to the river during construction; and any extension of the works beyond the assessed 430m alignment.

2.7 Where a material change arises, or where the competent authority or a third party requires it, updated screening or a Natura Impact Statement will be instructed as a Provisional Service under Table D, Items PS1 and PS2. Those Items are carried into the Evaluated Tender Price for evaluation purposes, but no entitlement to payment arises in respect of either unless and until the service is instructed in writing. An Environmental Impact Assessment Report, should one be required, is an additional service instructed at the Tendered Time Charges and is not a Table D Item, consistent with Section 14.1 of the Consultant's Brief.

Table A — Item A: Stage (ii) — Statutory Consent Process and Detailed Design

Performance period: as stated in the Form of Tender, Schedule B, for Sub-Stage (ii a) and Sub-Stage (ii b). Refer to Sections 4, 7 and 8 of the Consultant's Brief. The Items in this Table are the Tenderer's supporting breakdown. The Stage Fee is the Schedule B percentage applied to the Contract Sum (see clauses 1.7 and 1.7.1).

Item	Description	Lump Sum € (excl. VAT)
A1	Inception: review and validation of all Stage (i) outputs, including the hydraulic basis for the design levels (W1 minimum 49.5mOD; W2/E1 49.7mOD), the trial hole logs (Trial Holes A–F, April 2022), and the archaeological assessment under Licence 22E0158. Inception report, validated programme, consents register and risk register. Tenderers shall not price for reconstructing the hydraulic model, for re-deriving the hydrology or for converting the model to a different software platform; see Section 3.2.3 of the Consultant's Brief.	€
A2	Specification, procurement and management of topographical, service/utility (including GPR where required), condition and supplementary ecological surveys. Specialist survey contractors paid directly by the Client.	€

Item	Description	Lump Sum € (excl. VAT)
A3	Review and validation of the Client-supplied EIA Screening Report and Appropriate Assessment Screening Report (both dated 08-06-2026) against the developed detailed design; written confirmation of continued validity; preparation of the supporting material required for the Contracting Authority's statutory screening determinations under Section 179 and Schedule 7A of the Planning and Development Regulations 2001 (as amended). NO EIAR AND NO NIS TO BE INCLUDED — see Section 2.	€
A4	Ecological and biodiversity report covering the riparian corridor, the tree and vegetation removal on the right bank (Drawing 2018/DR/001/PD04), otter, bat and breeding-bird constraints, invasive species, and a derogation licensing strategy where required.	€
A5	Archaeological, architectural and cultural heritage assessment for the consent documentation, incorporating the findings of Licence 22E0158 and addressing the setting of the Rahan monastic complex (Recorded Monument) on the opposite bank. The licensed archaeologist is engaged and paid by the Client or the OPW; the Consultant's coordination of and interface with that appointment is included, but the Consultant does not instruct, supervise or pay it.	€
A6	Construction and operational stage water quality and fisheries protection method statement, prepared in consultation with Inland Fisheries Ireland and having regard to the applicable in-stream working windows.	€
A7	Structural and constructability assessment of the right bank and reasoned confirmation of the flood wall solution along the full alignment, consistent with the screened design, for confirmation by the Client and the OPW prior to lodgement of the Part 8 documentation.	€
A8	Preparation of all Part 8 documentation: report, site location map (1:2500), detailed works maps cross-referenced to the works schedule, plans and sections, and newspaper and site notice wording. Three (3) paper copies plus PDF for the Client's approval and twenty (20) paper copies plus consolidated PDF for public display.	€
A9	Public display support: exhibition material including a minimum of four (4) photomontages of the works as seen from College View, Rahan Bridge and the monastic site; attendance at one (1) public information evening and one (1) Municipal District / Council meeting.	€
A10	Consideration of submissions received, submissions report, draft responses to assist the Client in preparing the Chief Executive's Report under Section 179, briefing note for the Chief Executive, and amendment of the scheme documentation arising from submissions. The base scope is up to twenty submissions or observations, and amendment not amounting to a material change to the design, scale or nature of the Scheme. Work beyond that base scope is an additional service under Section 7.3.4 of Volume A, instructed in writing and paid at the Tendered Time Charges. No contingency is to be included in this Item for it.	€

Item	Description	Lump Sum € (excl. VAT)
A11	Section 50 application under the Arterial Drainage Acts in respect of works to or affecting Rahan Bridge and the channel, managed to determination.	Not Used
A12	Land matters: identification of all landowners, occupiers and holders of interests, title research, landowner maps and schedules, and support to the Client in securing wayleaves and agreements. CPO services excluded — see Table D, Item PS3.	€
A13	Detailed civil and structural design of the flood wall (W1 and W2), the embankment tie-in sections, and all ancillary works including tie-ins to the Rahan Bridge parapet and to high ground, access points and pedestrian access, land drainage, outfalls and non-return arrangements, fencing and reinstatement.	€
A14	Geotechnical interpretation and design, specifically addressing underseepage and stability given the granular soils recorded in Trial Holes A–C and the variable clay cover in Trial Holes D–F, including any cut-off, keying-in or foundation measures required.	€
A15	Hydraulic verification of design levels, freeboard, and the residual and overtopping risk case; confirmation of climate adaptation allowances in line with current OPW guidance.	€
A16	Design of temporary works interfaces, construction sequencing and phasing to comply with fisheries windows, bird nesting season constraints on tree felling, the environmental commitments made in the consent documentation, and continuity of operation of the Rahan WWTP.	€
A17	Preparation of all drawings, specifications, works requirements, schedules of quantities and a pre-tender cost estimate, delivery-route neutral and of a standard of completeness sufficient both to permit pricing by a competent contractor without further design and to permit construction by an OPW direct labour unit, including direct labour works package schedules, materials take-offs and method statements. This is a standard of completeness only and does not extend to any service relating to the procurement of a works contractor.	€
A18	Condition (dilapidation) surveys with photographic record of any property within ten (10) metres of the works, including the WWTP boundary structures, Rahan Bridge and College View boundaries. Allow for three (3) formal condition reports.	€
A19	Project Supervisor for the Design Process duties under S.I. No. 291 of 2013, design risk assessments and the Preliminary Safety and Health Plan.	€
A20	Update of the cost-benefit analysis in light of the detailed design.	€
A21	Attendance at and servicing of Steering Group Meetings at four-weekly intervals during Stage (ii), including agendas, progress reports and minutes.	€
	ITEM A TOTAL — Stage (ii)	€

Table B — Item B: Stage (iv) — Construction (OPW Direct Labour Delivery)

Performance period: 9 months. The construction works are delivered by OPW direct labour and the construction programme is under the control of the Office of Public Works. The Items in this Table are the Tenderer's supporting breakdown. The Stage Fee is the Schedule B percentage applied to the Contract Sum (see clauses 1.7 and 1.7.1).

Item	Description	Lump Sum € (excl. VAT)
B1	Technical support to the OPW direct labour unit, including release of works packages, response to design queries, and design development required to suit direct labour methods.	€
B2	Site attendance and design compliance inspection and reporting. The base scope comprises: (i) attendance at the four core hold points, being formation of the wall foundations, the first reinforced concrete pour to the wall stem, the tie-in to the Rahan Bridge parapet and the tie-in east of the wastewater treatment plant; and (ii) attendance at five (5) technical meetings with the Client and the OPW over the construction period. All other hold points identified in the Consultant's Brief are released remotely on review of records, test results and photographic evidence submitted by the direct labour unit, within two working days of receipt. Additional site attendance beyond the base scope is a Provisional Service — see Table D, Item PS6.	€
B3	Continued Project Supervisor for the Design Process duties and interface with the OPW as Project Supervisor for the Construction Stage.	€
B4	Environmental compliance monitoring, including interface with the licensed archaeological monitoring provided and funded by the OPW, fisheries protection measures, and monitoring of compliance with all consent conditions and environmental commitments. The Consultant does not instruct, supervise or pay the licensed archaeologist, and shall include no allowance for archaeological supervision on site.	€
B5	Attendance at and servicing of Steering Group Meetings at four-weekly intervals during Stage (iv), and progress reporting to the Client and the OPW.	€
B6	Records, progress reporting and close-out documentation to OPW requirements. There is no works contract to administer, no interim payment certification and no final account.	€
	ITEM B TOTAL — Stage (iv), OPW Direct Labour Delivery	€

Table C — Item C: Stage (v) — Handover of Works

Performance period: Sub-Stage (v a) 3 months from substantial completion; Sub-Stage (v b) Defects Period of 12 months. The Items in this Table are the Tenderer's supporting breakdown. The Stage Fee is the Schedule B percentage applied to the Contract Sum (see clauses 1.7 and 1.7.1).

Item	Description	Lump Sum € (excl. VAT)
C1	Commissioning, snagging, inspection and substantial completion procedures, including the defects list and its close-out.	€
C2	As-built drawings, records and survey; updated flood mapping and as-built hydraulic model deliverables to the Client and the OPW.	€
C3	Safety File (PSDP) and the Operation and Maintenance Protocol Document for the completed defences, including the inspection and maintenance regime for the wall, tie-ins and drainage.	€
C4	Close-out report and Scheme Completion Report to OPW requirements, including cost out-turn against approval and confirmation of compliance with all consent conditions.	€
C5	Sub-Stage (v b): Defects Period services over twelve (12) months, comprising periodic inspections at not less than three-monthly intervals and following any flood event exceeding the agreed threshold, instruction and monitoring of remedial works, and certification at the end of the Defects Period.	€
C6	Attendance at and servicing of Steering Group Meetings at four-weekly intervals during Sub-Stage (v a) and at quarterly intervals during Sub-Stage (v b).	€
	ITEM C TOTAL — Stage (v)	€

Table D — Provisional and Contingent Services

These services are NOT included in Items A to C. Each must be separately priced below. The Table D total IS carried into the Evaluated Tender Price at Table F and will form part of the price assessed under the award criteria. Notwithstanding that, no amount at Table D is payable unless and until the corresponding service is instructed in writing by the Contracting Authority, and no claim for loss of profit, overhead contribution or otherwise shall arise where a service is not instructed. Sums tendered shall be held for the duration of the Contract. The Contracting Authority may reject a tender where, in its opinion, the breakdown does not reflect a fair allocation of the tendered sum.

Item	Description	Lump Sum € (excl. VAT)
PS1	Updated EIA Screening Report and/or updated Appropriate Assessment Screening Report, required only in the event of a material change to the design, scale or nature of the Scheme that displaces the Client-supplied screening reports dated 08-06-2026.	€
PS2	Natura Impact Statement and Stage 2 Appropriate Assessment, required only in the event that the Appropriate Assessment Screening conclusion of 08-06-2026 is displaced by a material design change or by a direction of the competent authority.	€
PS3	Compulsory acquisition services, should acquisition by agreement fail: deposit maps at 1:2500, orders, schedules, notices, Engineer's Report and attendance at any oral hearing.	€

Item	Description	Lump Sum € (excl. VAT)
PS4	Ecological survey management and licensing beyond the base scope, comprising any of the following as instructed: specification, procurement, management and interpretation of a bat roost assessment of the trees identified for removal and of the Rahan Bridge structure, including emergence and re-entry surveys within the April to September window; preparation and management of a derogation licence application to the National Parks and Wildlife Service, including supporting mitigation design; and specification and interpretation of a pre-construction ecological update survey within three (3) months before commencement of the construction works. The survey contractors are paid directly by the Client. Price as a single lump sum for the whole of this Item and state the basis of the price in the Note below.	€
PS5	Specification, procurement and supervision of supplementary ground investigation beyond that allowed under Item A2, including interpretative reporting. The investigation contractor is paid directly by the Client.	€
PS6	Additional site attendance during Stage (iv) beyond the base scope defined at Item B2. Price as a rate per attendance day inclusive of travel, reporting and all expenses. Allow provisionally for twenty (20) attendance days and state the day rate in the Note below.	€
PS7	Application under Section 50 of the Arterial Drainage Act 1945, required only where the developed design involves works over, in or on the watercourse, alteration to the bridge structure or its waterway opening, or works below the top of the bank. Preparation, submission and management to determination, including any supporting structural and hydraulic assessment beyond that required by Section 3.4 of the Consultant's Brief.	€
TABLE D TOTAL — Provisional and Contingent Services (carried to Table F)		€

Note to Table D. State below the day rate tendered for Item PS6 (additional Stage (iv) site attendance), and the basis of the price for Item PS4 (ecological survey management and licensing):

Table E — Not Used

The table of hourly rates that previously appeared at Table E is deleted. The rates for Tendered Time Charges are given in the Form of Tender (Volume B) and are the only hourly rates for the Contract. Where hydrological or hydraulic modelling work is instructed as an additional service, it is charged at the Senior Engineer (Civil / Structural) rate.

Table F — Summary, Contract Sum and Evaluated Tender Price

Item	Description	Lump Sum € (excl. VAT)
A	Stage (ii) — Statutory Consent Process and Detailed Design	€
B	Stage (iv) — Construction (OPW Direct Labour Delivery)	€
C	Stage (v) — Handover of Works, including the Defects Period	€
D	Provisional and Contingent Services (Table D total) — payable only if instructed	€
	CONTRACT SUM = A + B + C (this is the figure to be stated in the Form of Tender)	€
	EVALUATED TENDER PRICE = A + B + C + D	€

The Contract Sum stated above must be carried to and stated in the Form of Tender. The Evaluated Tender Price is used for the assessment of tenders under section 9.5 of the Instructions to Tenderers and is not the Contract Sum. In the event of a discrepancy between this Pricing Document and the Form of Tender, the Form of Tender shall prevail and the Contracting Authority may adjust the amounts in this Pricing Document pro rata in accordance with the Instructions to Tenderers.

Declaration

We confirm that this Pricing Document has been completed in full; that we understand the construction works are to be delivered by OPW direct labour and that Stage (iii), Construction Works Procurement, forms no part of this Commission; that no allowance has been included in Items A to C for the preparation of an EIAR, a Natura Impact Statement, or a new EIA or Appropriate Assessment Screening Report; that we have priced Item A on the basis of the screened design described at Section 2.5, including the assumption that no in-stream works are carried out; that we have not priced for reconstructing, re-deriving or converting the hydraulic model; that we accept that the services at Table D are payable only if instructed in writing notwithstanding their inclusion in the Evaluated Tender Price; and that no claim shall arise from any such omission.

Signed	
Name (print)	
Position	
For and on behalf of	
Address	
Date	