



Date: 08/09/2026

Re: Redevelopment of Crawford Art Gallery, 1 Emmet Place, Co. Cork
- Provision of Mechanical and Electrical Resident Engineering Services

Dear Sir / Madam,

The Commissioners of Public Works are currently seeking Mechanical & Electrical Resident Engineering Services to ensure the successful delivery of the above project. The service will involve the provision of an experienced Resident Engineer with experience in both Mechanical & Electrical Engineering for mechanical & electrical engineering construction. The services to be provided on the project will be in the capacity of a monitoring role with direct reporting to OPW.

You are invited to make a submission that includes setting out your fee proposal, your understanding of the role and the approach you would adopt, as well as giving details of resources to be assigned, including details of the relevant previous experience of the personnel who would be assigned to the project, in the event of your practice being successful in this competition. Please refer to accompanying tender documentation and the Basis of Assessment section in the Instruction to Tenderers document for details.

Construction works commenced on site on 12th January 2026.

The Resident Engineer will need to be available from approximately the start of November 2026 until substantial completion of the project and for the handover period of the project. The handover period is expected to be in Q2 or Q3 of 2028.

The expected total performance period for the M&E Resident Monitoring Engineer role is as follows:

Total Expected Project Performance Period for M&E Resident Monitoring Engineer	
Stage IV Construction:	75 weeks
Stage V Handover Period:	9 weeks
Contingency for Project Overrun:	8 weeks
TOTAL	92 Weeks



For evaluation purposes, your fee proposal should be based on 1 M&E Resident Monitoring Engineer for **3,045 hours, over 406 days in a 92-week contract**.

The appointment is based on a gradual ramp up of a resident engineer's time allotted to the project from an initial 3 days per week to 5 days per week as installation work progresses on site.

Actual time allocated on site can be determined on a pro rata basis.

Refer to Clause 2.7 Details and Timelines of Service and Clause 2.8 Timeline Table contained within the M&E Resident Monitoring Engineer Scope of Works Summary Document for further details of performance periods and time to be allocated to delivery of the service.

The job specification and project description etc. are set out in the Tender and Schedule, Definitive Project Brief and in the M&E Resident Monitoring Engineer Scope of Works Summary Document in the accompanying tender documentation.

Please ensure the SAQ documentation is completed and returned with your tender submission.

A site visit can be arranged on request.

Please disclose if you have any other contractual involvement with the main contractor, PJ Hegarty, that would cause a conflict of interest in this role.

Please note that all submissions will be treated in the strictest confidence.

The closing date for receipt of submissions is **Friday 02/10/2026 at 6pm**.

It is important to note that OPW would not be contracting an individual person but the resources of the successful consultancy for the provision of the resident engineering services, with all the attendant safeguards and guarantees that such an arrangement offers.

Kevin Baker
OPW Mechanical and Electrical Engineering