

Tender for the Establishment of five (5) Single-Provider Framework Agreements for the provision of Professional Services for Capital and other works at St Vincent's University Hospital (SVUH) - Reference: SVUH-26015

Issue Date: **8-Sep-26**

Version: **V.2**

Query and Response Schedule

Note: Tenderers to note that corrections and amendments to the tender documents as published are issued below in red bold and underlined **text**. SVUH is also issuing an amended Appendix 8 – Tenderers' Response Document, which also serves to summarise the changes. Tenderers that have already used in their submission or will use an older version of Appendix 8 will NOT be deemed non-compliant under 3.1. RFT, however, the use of the latest template is advised for easier completion and evaluation.

Ref.	Query Date	Query	Response	Response Date
1	07/08/2026	As part of the framework are you looking for Disability Access Certificate services - Can we apply for this lot under Fire category if we only provide disability access? [...].	Disability Access Certificate services cannot be covered on their own under the relevant Lot 4, only as part of the Fire Safety Consultancy Services.	25/08/26
2	10/08/2026	Can you kindly provide insight into the likely project(s) size and scale?	Projects will generally cover upgrade and refurbishment works within the SVUH campus, designed by SVUH (the Client) and executed by SVUH and Contractors outside these Framework Agreements. This could include ward refurbishments and equipment upgrades. The same Frameworks may also be utilised to conduct compliance audits during their Term. You can also refer to the answer to question no. 8 below.	25/08/26
3	10/08/2026	Will more documents be released - Appendix 2 is not included currently.	Appendix 2 is not a separate document but is included within the Request for Tenders in MS Word form.	25/08/26

4	13/08/2026	In the document titled "2_SVUH-26015 Framework Agreements for Professional Services for Minor Works at SVUH_final_06.08.2026", under Lot 4: Fire Safety Services, it states that a Public Liability insurance level of €13,000,000 is required. Could you please confirm that this is correct? Additionally, could you please confirm the required Professional Indemnity insurance level for Fire Safety Services?	On Lot 4 - Public Liability insurance level: this level of insurance for this type on any one claim or event basis was selected taking into account public guidance of the State Claims Agency in Ireland, and that included within the Capital Works Management Framework (CWMF), for works-related services of this complexity and estimate value, in an acute live public hospital. <u>Tenderers are welcome to indicate if these levels are not appropriate for a specific market, before the deadline for tenders of the 25th September 2026.</u> <u>Clarification of 08/09/2026 on behalf of SVUH: 2.21 of RFT, Lot 4: Fire Safety Services, where “Public Liability - EUR 13,000,000” please read instead “Public Liability - EUR 6,500,000”.</u> On Professional Indemnity insurance for all Lots: 2.21 of RFT includes the following clarification, copied here verbatim, and links to the CWMF guidance for PII, which is specifically the table included below. In other words, PII will be required for specific call-off contracts under the resulting Frameworks, depending on their specific estimate value. <u>As above, tenderers are encouraged to suggest if this guidance is not applicable for a specific Lot or Lots during the deadline for tenders.</u> The note as in RFT: <i>“PII will be required for call-offs under any Framework Agreement, according to the following guidance: Professional Indemnity Insurance Specification in the Capital Works Management Framework Document Reference 1.1.2 v1.1, 02 October 2023 – Appendix II: Recommended Levels of PII for Contractors and Specialists Available at: GN 1.1.2 Professional Indemnity v1.1 02-10-2023.pdf (table below) (last accessed: 29/07/2026).</i>	25/08/26 and 08/09/26
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			<i>As a general note, the specific contracts under any Framework Agreement resulting from this RFT are expected to fall within the first 3 tiers of Appendix II mentioned above.</i>																											
			Professional indemnity insurance levels on an each and every claim basis with an alternative annual aggregate level where each and every claim cover is not available – maximum permitted level of excess to be 2% of annual turnover or €5,000 whichever is greater. <table><tr><th>Estimated Construction Cost</th><th>Level of Indemnity for Each and Every Claim Cover</th><th>Alternative Level of Indemnity for Annual Aggregate Cover</th></tr><tr><td>€50,000 or less</td><td>Up to €300,000</td><td>Up to €400,000</td></tr><tr><td>€50,001 - €1,000,000</td><td>€300,000 - €600,000</td><td>€400,000 - €700,000</td></tr><tr><td>€1,000,001 - €5,000,000</td><td>€600,000 - €1,250,000</td><td>€700,000 - €1,500,000</td></tr><tr><td>€5,000,001 - €20,000,000</td><td>€1,250,000 - €3,000,000</td><td>€1,500,000 - €3,500,000</td></tr><tr><td>€20,000,001 - €30,000,000</td><td>€3,000,000 - €3,500,000</td><td>€3,500,000 - €4,000,000</td></tr><tr><td>€30,000,001 - €40,000,000</td><td>€3,500,000 - €4,000,000</td><td>€4,000,000 - €4,500,000</td></tr><tr><td>€40,000,001 - €60,000,000</td><td>€4,000,000 - €5,500,000</td><td>€4,500,000 - €6,000,000</td></tr><tr><td>Over €60,000,000</td><td>€6,000,000*</td><td>€6,500,000*</td></tr></table> *As project values exceed €80,000,000 higher levels may be appropriate but should only be sought following pre-market engagement.	Estimated Construction Cost	Level of Indemnity for Each and Every Claim Cover	Alternative Level of Indemnity for Annual Aggregate Cover	€50,000 or less	Up to €300,000	Up to €400,000	€50,001 - €1,000,000	€300,000 - €600,000	€400,000 - €700,000	€1,000,001 - €5,000,000	€600,000 - €1,250,000	€700,000 - €1,500,000	€5,000,001 - €20,000,000	€1,250,000 - €3,000,000	€1,500,000 - €3,500,000	€20,000,001 - €30,000,000	€3,000,000 - €3,500,000	€3,500,000 - €4,000,000	€30,000,001 - €40,000,000	€3,500,000 - €4,000,000	€4,000,000 - €4,500,000	€40,000,001 - €60,000,000	€4,000,000 - €5,500,000	€4,500,000 - €6,000,000	Over €60,000,000	€6,000,000*	€6,500,000*
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5	17/08/2026	Are ISO 9001 and ISO 14001 mandatory?	All Selection criteria in 3.2. of RFT are mandatory as they stand. 3.2.B is worded “1) Certificates by independent bodies about quality assurance standards attesting that the economic operator complies with the standard set-out in ISO 9000 or equivalent. 2) Certificates by independent bodies about environmental management systems or standards attesting that the economic operator complies with the systems and standards set-out in ISO 14000 or equivalent.” Tenderers are welcome to submit any industry-specific standard or scheme attested by a third party which can claim equivalency to the ISO set of standards. <u>Please also refer to the answer to question no. 10 below for some important clarifications and explanations about this equivalency.</u>	25/08/26 and 08/09/2026
6	17/08/2026	Can a consultant tender for 2 or more lots, if so, will they need to complete each set of questions for each lot they are tendering for.	As explained in Section 1 of RFT, tenderers can bid for more than one Lot. Tenderers can fill-in Appendix 8 of RFT a single time, but it is indeed advised that tenderers complete Appendix 8 for each Lot that they maximise the space available to provide all the information needed for each Lot.	25/08/26
7	24/08/2026	Can you provide the ESPD in an editable format please.	We prefer to always include ESPD as extracted in PDF from the eTenders functionality, so that we have the most updated version prepared. Tenderers can complete it manually or on a PDF viewer and submit it, focusing only on YES/NO answers. Appendix 8 includes space specifically for tenderers to supplement their ESPD with any additional info for open-ended questions.	25/08/26

8	25/08/2026	Please confirm if this is a 'Minor Works' FW or describe the scale of project likely to come off it. We note the document supplied previously '2_SVUH-26015 Framework Agreements for Professional Services for Minor Works at SVUH_final_06.08.2026'	See also response to question no. 2 above. This is for Professional Services for minor and for other works at SVUH, not for the execution of these works. For the execution of the works, please refer to our recent advertisement on our e-Tenders space for a “Multi-supplier Framework Agreement with cascade for Minor Estates Works at St Vincent's University Hospital (SVUH)” (SVUH-26004, Contract Notice 347960-2026, OJ S 97/2026 21/05/2026), which is a separate advertisement to this one. For the likely scale of specific works under this Framework, you can refer to 2.21 of RFT, Professional Indemnity insurance guidance, whereby we indicate that <i>“the specific contracts under any Framework Agreement resulting from this RFT are expected to fall within the first 3 tiers of Appendix II mentioned above”</i> – or within EUR 5 million. You can look up question no. 4 above for easier reference to this guidance. Note as well that experience with relevant contracts at EUR 1.5 million is requested at 3.2. of RFT.	08/09/26
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9	28/08/2026	We wish to seek clarification regarding the Economic and Financial Standing requirement applicable to Lot 5 – Services of Assigned Certifier. Appendix 8 – Tenderer’s Response Document states that tenderers must demonstrate an annual general turnover equal to or in excess of €1,000,000 (excluding VAT) for each of the last three financial years. We note that this appears to be a particularly high turnover threshold for the provision of Assigned Certifier consultancy services. By comparison, HSE FW02 and FW03 competitions for Assigned Certifier services would typically require an average minimum turnover in the region of €200,000, with the FW03 Assigned Certifier suitability criteria we have reviewed specifying an average minimum overall turnover of €200,000. Furthermore, the proposed SVUH framework is non-exclusive, provides no guaranteed minimum level of work, and individual commissions will be called off as required through separate Statements of Work. In this context, could the Contracting Authority please: 1. Confirm that the requirement for €1,000,000 annual turnover in each of the previous three financial years is intended to apply to Lot 5 – Assigned Certifier Services; and 2. Confirm whether consideration has been given to applying a lower and more proportionate turnover threshold for Lot 5, having regard to the nature and anticipated value of individual Assigned Certifier appointments and the turnover requirements generally	Firstly, thank you for pointing at an inconsistency between two tender documents. 3.2.A RFT reads <i>“Tenderers must demonstrate an annual general turnover equal to or in excess of €600,000.00 (Ex VAT) for each of the last three financial years or pro-rata if more recently established.”</i> While Appendix 8 – Tenderer’s Response Document reads “Tenderers must demonstrate an annual general turnover equal to or in excess of €1,000,000 (Ex VAT) for each of the last three financial years or pro-rata if more recently established.” 1) Only 3.2. RFT is correct and supersedes. Appendix 8 of RFT, 3.2.A must read <u>instead</u> insofar as it has been applicable to date <i>“Tenderers must demonstrate an annual general turnover equal to or in excess of €600,000.00 (Ex VAT) [not € 1 million] for each of the last three financial years or pro-rata if more recently established.”</i> Secondly, <u>we relay the following amendment to 3.2. of RFT for Lots 4 and 5 only:</u> 2) The above under (1) is applicable for Lots: • Lot 1 - Architectural Services • Lot 2 - Mechanical and Electrical Engineering and Consulting Services • Lot 3 - Quantity Surveying Services However, for Lots 4 and 5: • <u>Lot 4 - Lot 4 - Fire Safety Consulting Services, 3.2.A. RFT</u> • <u>Lot 5 – Services of Assigned Certifier, 3.2.A RFT</u>	08/09/26
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		applied to comparable HSE FW02/FW03 Assigned Certifier frameworks. We would appreciate clarification to assist us in determining our eligibility and preparing our tender submission.	<u>Where “Tenderers must demonstrate an annual general turnover equal to or in excess of €600,000.00 (Ex VAT) for each of the last three financial years or pro-rata if more recently established.”</u> <u>Please read instead:</u> <u>“Tenderers must demonstrate an annual general turnover equal to or in excess of €300,000.00 (Ex VAT) for each of the last three financial years or pro-rata if more recently established.”</u> We hope that this clarifies the criterion under 3.2.A. for Lots 1-3 and that it introduces in a clear manner, an amendment, so that 3.2.A RFT aligns better with the market practices for the services under Lots 4 and 5, especially any percentage fees commonly applicable to these professionals.	
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10	03/09/2026	Section 3.2.B of the RFT and Appendix 8 refer to certificates issued by independent bodies confirming compliance with ISO 9000 (or equivalent) and ISO 14000 (or equivalent). We would appreciate clarification on the following points: 1. Whether copies of these certificates must be submitted with the tender response, or whether tenderers are only required to declare compliance through the ESPD and provide supporting evidence upon request. 2. Whether possession of these certifications is a mandatory pass/fail requirement at the tender submission stage. 3. Whether a tenderer that does not currently hold one or both certifications, but has implemented equivalent quality and/or environmental management systems, may demonstrate compliance through alternative evidence. 4. Whether a tenderer whose ISO certification is currently in progress, pending audit, assessment, or certification body approval, is eligible to participate in the competition. 5. If certification is in progress, whether evidence of the certification process and a commitment to obtain certification within a defined timeframe would be acceptable, or whether the absence of an issued certificate would result in exclusion from the competition.	On the first part of your question, on 3.2.B of RFT - certificates issued by independent bodies confirming compliance with ISO 9000 (or equivalent) and ISO 14000 (or equivalent): The following is practically implied in this criterion, in line with Regulations S.I. No. 284/2016: SVUH is requesting with this criterion, ISO-equivalent Quality Management and Environmental Management standards. These include all equivalent European or international standards and schemes, industry-specific and other, accredited by bodies conforming to Regulation (EC) No 765/2008 (such as by INAB in Ireland, UKAS, or any equivalent national accreditation body signatory to the European co-operation for Accreditation (EA) Multilateral Agreement). Regulation 62 of S.I. No. 284/2016 is applicable in this case: where an economic operator demonstrably has had no access to such certificates, or no possibility of obtaining them within the relevant time limits for reasons not attributable to that operator, the contracting authority will accept other evidence of equivalent quality assurance measures, provided the operator proves that the proposed measures satisfy the required quality assurance standards. With this in mind, on the submitted queries: 1. Correct, tenderers are only required to declare compliance through the ESPD and Appendix 8 and provide supporting evidence upon request as specified in 3.2.B RFT. Any certificate or standard claimed, when provided as evidence if requested, must be existing or dated before the deadline for submissions. 2. Indeed, possession of the appropriate standard before the tender deadline is a mandatory pass/fail requirement at the tender submission stage.	08/09/26
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		We are seeking clarification to ensure full compliance with the Selection Criteria and to understand whether the requirement is assessed based on certification held at the tender submission stage or whether it may be satisfied through equivalent evidence and/or certification in progress. In addition, we would like to respectfully request an extension to the submission deadline for the above tender. Due to a number of key staff members being on annual leave and only recently returning to work, we have experienced delays in finalising our response and addressing the above compliance requirements. An extension would allow us sufficient time to ensure that our submission is complete, accurate, and of the highest quality. We would be grateful if you could consider this request and advise whether an extension may be granted.	3. Yes. In accordance with Regulation 62 of S.I. 284/2016, tenderers who have had no access to such certificates, or no possibility of obtaining them within the relevant time limits for reasons not attributable to them, may submit other evidence of equivalent measures. The burden of proof rests on the economic operator to establish that the proposed measures satisfy the required standards. Please read on below for more details on how such evidence will be requested (in line with 1 above). 4. A status of "in progress" does not constitute an accredited certificate. However, as mentioned under 3 above, such tenderers are eligible to participate if they submit substantive alternative proof of their internal quality/environmental management systems demonstrating equivalence to the specified standards at the tender submission deadline. 5. A commitment to achieve certification at a future date is not acceptable evidence of current compliance and will result in rejection, unless the tenderer provides adequate alternative evidence proving that fully equivalent management systems are actively implemented at the time of submission, in line with 4 and 3 above. If a tenderer falls within the case described above in Regulation 62(3), SVUH will request the alternative evidence in the following general structure. This can be requested at any point during the evaluation period, provided that the tender is eligible for further evaluation up to that stage in line with the terms of the RFT and especially 3.1. and 3.2. This is to assist the evaluation committee in assessing equivalency and to ensure transparency for tenderers and comparability between offers. • Part A: Justification of non-attributable lack of access supported by factual evidence (e.g., date of company incorporation, formal correspondence from certification body confirming audit timetable). • Part B: Primary Quality / Environmental Manual & Core Procedures such as corporate policies, and core SOPs.	
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			Part C: Documentary evidence of operational implementation: stage 1 audit reports (if applicable); completed internal audit reports (minimum 1 recent sample); sample non-conformance logs and closed-out corrective actions; and competency matrices, training records, and management review minutes. This is so tenderers who fall within this category can prepare to provide their evidence when requested. On deadline extension: this competition was published on 6th August and will remain open for submissions until 25th September 2026. As mentioned in the CfT core area on eTenders under “Description”, this was done having specifically in mind the summer holiday period. SVUH is not in a position to extend the deadline for submissions further at this moment.	
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11	03/09/2026	1 - The tender documents list St Vincent's University Hospital as Employer, can you please confirm the framework competition is specific to SVUH, and the proposed framework agreement is not related to the frameworks currently being / recently established by the HSE. 2 - The Technical and Professional Ability requirement listed states: <i>"Experience in the last five (5) years as Quantity Surveyor on at least two (2) works in an acute hospital with a construction capital value (excluding equipment) of not less than €1,500,000.00 (exclusive of VAT)."</i> Section B1 of the award criteria, "B.1 Specialised experience of the Client Relationship Manager (CRM)" includes a request for <i>Healthcare sector experience - particularly in large (greater than 300 beds) acute hospital minor and capital works.</i> As most acute hospital construction projects within the past five years were procured through existing / previous framework agreements, we would kindly request that projects delivered within a longer timeframe would be considered acceptable as the five-year threshold reduces the market accessibility for tenderers. A threshold of ten years would be representative of c. two framework cycles for many acute hospitals while retaining the nature, scale and complexity of the public works contracts used to deliver the construction projects.	1. That is correct, there is no relation to a Framework Agreement currently or recently being established by the HSE (Health Service Executive in Ireland) or another contracting entity and any resulting Agreement will be specific to SVUH only. 2. <u>3.2.C of RFT for all Lots currently reads as:</u> <u>"Experience in the last five (5) years as [Services as specified per Lot] on at least two (2) works in an acute hospital with a construction capital value (excluding equipment) of not less than €1,500,000.00 (exclusive of VAT)."</u> <u>Please read instead:</u> <u>"Experience in the last ten (10) years as [Services as specified per Lot] on at least two (2) works in an acute hospital with a construction capital value (excluding equipment) of not less than €1,500,000.00 (exclusive of VAT)."</u> i.e. SVUH can consider evidence of experience of up to ten (10) years.	08/09/26
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