CLARIFICATION DOCUMENT

Please note clarifications may be provided in response to queries submitted and/or at the Contracting Authority's own volition and discretion. Submitted queries may have to be modified for publication purposes.	
Contracting Authority:	National Treatment Purchase Fund
Title of competition:	Single Party Framework Agreement for the Provision of Design and Project Management Services for the proposed Office Fit-out for the National Treatment Purchase Fund.
Procedure	Open Procedure
eTenders Ref:	8889484
Closing date and time for Queries:	Thursday, 17th September 2026 @12 noon (Irish time)
Closing date and time for Submissions:	Thursday 1st October 2026 @12 noon (Irish time)
This Clarification relates specifically to Questions 1 to 4. For completeness, it contains answers to all the questions to date.	
Clarification Number:	1
Issue Date:	Tuesday, 15 September 2026

Question #1:

The Tender Documents require Tenderers to submit a Fixed Price Lump Sum, while the assessment methodology references the application of tendered hourly rates to a schedule of notional hours for evaluation purposes.

Could the Contracting Authority please confirm whether:

1. The tender price will be assessed solely by reference to the notional hours and tendered hourly rates set out in the Pricing Resource Schedule, or whether the Fixed Price Lump Sum will form the basis of price evaluation; and
2. In circumstances where the final office accommodation selected results in a material increase in the scope, complexity, design effort, certification obligations, or project management services required, how such changes will be addressed under the Framework Agreement and initial Call-Off Contract arrangements.

Alternatively, if Tenderers are expected to provide a Fixed Price Lump Sum for the full delivery of the initial relocation project irrespective of the accommodation ultimately selected, could the Contracting Authority confirm the anticipated construction value or budget range of the project that should be used by Tenderers as the basis for establishing an appropriate fee proposal.

Answer #1:

1. The tender will be assessed based on the Lump-Sum and the Hourly rate provided in the Form of Tender. Please refer to Section 9.5 (c) of the ITT document which sets out how price will be assessed.

2. Any additional hours, if required, will be calculated using the hourly rates provided in the Form of Tender.

The exact budget for the Fit-Out works is currently unknown due to the uncertainty as to whether a full office refurbishment, CAT B Fit-Out or a Turn Key option will be required.

For evaluation purposes in order to establish the framework, tenderers should assume the budget for the Initial Contract (i.e., Fit-Out works) is based on a Turn Key option with an estimated budget of €400,000.

Question #2:

Can you confirm that the price submission for this tender is purely based on the delivery of the office fit-out for NTPF as set out under Section 3 of the Service Requirements document? The fact that the framework may run for 4 years and may require future works to the initial office fitout project makes it hard to anticipate costs for anything outside the initial construction project - i would appreciate it if you clarify this situation.

Answer #2:

The price submission for this tender is for the Initial Fit-Out office contract. Should any further contracts arise over the 4 year Framework duration, a separate pricing submission will be required.

Question #3:

Under Criterion A on the ITT the last line appears incomplete - can you clarify what this line should be?

Answer #3:

This is a typo – please disregard.

Question #4:

I note in the form of tender that stage 2 is allocated 10 percent of the fee whereas stage 3 is 25percent

we would respectfully suggest that stage 2 is allocated a higher percentage of the fee as there is significant work required at this stage

a more common split would be

stage 2 = 30 percent

stage 3 = 5 percent

Would you consider this?

Answer #4:

The revised percentage fee for all five (5) stages is now as follows:

Stage 1 – 20%

Stage 2 – 20%

Stage 3 – 25%

Stage 4 – 30%

Stage 5 – 5%