

**MULTI-PARTY FRAMEWORK AGREEMENT FOR THE
PROVISION OF INTEGRATED DESIGN TEAM SERVICES FOR
TRINITY COLLEGE DUBLIN**

Memorandum of Information



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1. Glossary

For the purposes of this Memorandum of Information, the following definitions apply. Defined terms may be further described in the procurement documentation issued at later stages of the competition.

“Agreement” - The framework agreement entered into with each successful Framework Participant, including the Framework Rules and appendices.

“Baseline Fee–Resource Schedule” The schedule of lump sum fees, hourly rates and resource allocations established at Framework appointment, as set out in Appendix D.

“Call-Off Contract” A contract for Services awarded to a Framework Participant under the Framework Agreement in accordance with the Framework Rules.

“Contracting Authority” Trinity College Dublin, the University of Dublin.

“Express Tender” The award of a Call-Off Contract in accordance with the Express Tender procedure set out in the Framework Rules detailed in the Framework Agreement.

“Framework” The multi-operator framework for the provision of the Services established by the Framework Agreement.

“Framework Participant” Has the meaning given to it in the Recitals of the Framework Agreement, and “Framework Participants” shall be construed accordingly.

“Lead Consultant” The Principal Service Provider nominated by the Consultant and approved by the Employer to act as the lead body for a Call-Off Contract in accordance with clause 3.5 of the Framework Agreement.

“Mini-Tender” A closed-pool competition among Framework Participants for the award of a Call-Off Contract in accordance with the Mini-Tender procedure set out in the Framework Rules.

“Principal Service Provider or PSP” A provider of one of the core professional disciplines forming part of the Services provided by the Consultant, as identified in Appendix A of the Framework Agreement.

“Specialist Design Services” Specialist professional design services not forming part of the core PSP disciplines, as listed in Appendix D of the Framework Agreement.



2. Introduction

2.1. Purpose of this Memorandum of Information

This Memorandum of Information provides Applicants with an overview of the proposed Multi-Party Integrated Design Team Framework, the intended procurement process, the broad scope of services, the proposed team structure and the principal matters that Applicants should understand before preparing a Stage 1 response.

It is intended to assist Applicants in understanding the nature of the competition and the framework model. It should be read alongside the SAQ documentation, the Agreement, the Framework Rules and all other procurement documents issued through the procurement portal.

Relationship with other documents.

This MOI is issued for information and guidance only. It summarises the proposed Framework model, procurement process and principal bidder-facing matters relevant to Stage 1. It does not amend, qualify or replace the SAQ, ITT, Framework Agreement, Framework Rules, Conditions of Engagement or any other procurement document. Where there is any inconsistency, Applicants must comply with the relevant procurement document containing the applicable instruction, requirement, rule or contractual provision.

2.2. About Trinity College Dublin

Trinity College Dublin, the University of Dublin, founded in 1592, is Ireland's leading university and occupies a diverse estate comprising historic protected structures, academic buildings, research facilities, student accommodation, sports facilities and operational infrastructure across multiple campuses and locations. The University's Capital Programmes Office is responsible for the planning, procurement and delivery of a broad portfolio of capital projects, refurbishment programmes, sustainability initiatives, estate improvements and strategic developments. The Framework is intended to support the efficient delivery of this programme through the appointment of integrated design teams capable of providing multidisciplinary professional services across a wide range of project types, values and complexities.

2.3. Purpose of the Competition

Trinity intends to establish a Multi-Party Integrated Design Team Framework to provide a compliant, efficient and high-quality mechanism for appointing multi-disciplinary design teams across multiple projects over the lifetime of the Framework.

The Framework is intended to support the delivery of capital works and related consultancy commissions, including projects requiring coordinated architectural, engineering, energy efficiency, health and safety, statutory compliance and associated specialist design inputs.

3. Strategic Objectives

The Framework is intended to support the following strategic objectives:

- Provide a compliant route to market for Integrated Design Team services.
- Reduce the time required to appoint design teams for future projects through structured call-off procedures.
- Support value for money, transparent pricing and cost certainty over the lifetime of the Framework.
- Secure high-quality, multi-disciplinary consultant teams with relevant capability and capacity.
- Promote consistency of service delivery, governance, reporting and design coordination across capital projects.
- Support compliance with the Capital Works Management Framework, OGP guidance, EU and Irish procurement requirements and Trinity governance requirements.
- Support Trinity sustainability, decarbonisation, energy efficiency and social value objectives.



4. Framework Overview

4.1. Framework Structure

The Framework is proposed as a single-lot, multi-party Integrated Design Team Framework. The Framework will comprise a number of Framework Participants appointed following completion of the procurement process. The Initial Projects form part of the Framework establishment competition and are not separate lots of the procurement. Each Framework Participant will be capable of providing a coordinated Integrated Design Team response for relevant Call-Off Contracts.

The Framework is intended to operate for an initial term of two years, with options to extend for two further periods of one year each, subject to the terms of the Agreement.

Call-Off Contracts may be awarded through Express Tender or Mini-Tender in accordance with the Agreement and Framework Rules. The order of ranking of Framework Participants will be recorded for framework administration purposes but will not, of itself, determine entitlement to future Call-Off Contracts except where expressly stated in the Agreement or Framework Rules.

Framework Characteristic	Description
Framework type	Multi-party Integrated Design Team Framework
Lot structure	Single lot
Number of Framework Participants	5 Framework Participants
Framework term	Initial 2 years with options to extend in years 3 and 4
Call-off routes	Express Tender and Mini-Tender
Pricing approach	Established through the Initial Projects and Baseline Fee-Resource Schedule

Table 1 – Framework Summary

4.2. Integrated Design Team Model

The Framework adopts a multi-disciplinary IDT model. The core PSPs shall comprise the Architect, PSDP, C&S Engineer, Energy Efficiency Designer (EED) and M&E Engineer and will be supported by project-specific Specialist Design Services where required.

A Framework Representative shall be nominated by each Framework Participant for Framework administration and governance purposes. For each Express Tender or Mini-Tender, one PSP shall be nominated as Lead Consultant and will be responsible for the coordination, integration and delivery of the Integrated Design Team Services, including the management of Specialist Design Services. The relationship between these roles is illustrated in Figure 1 below. The Framework Representative shall ensure that the Participant maintains the resources, capability and organisational arrangements necessary to fulfil its obligations under the Agreement.

The Lead Consultant role is project-specific and may be fulfilled by any PSP, subject to the nature and requirements of the relevant Call-Off Contract and Trinity's approval in accordance with the Agreement and Framework Rules.

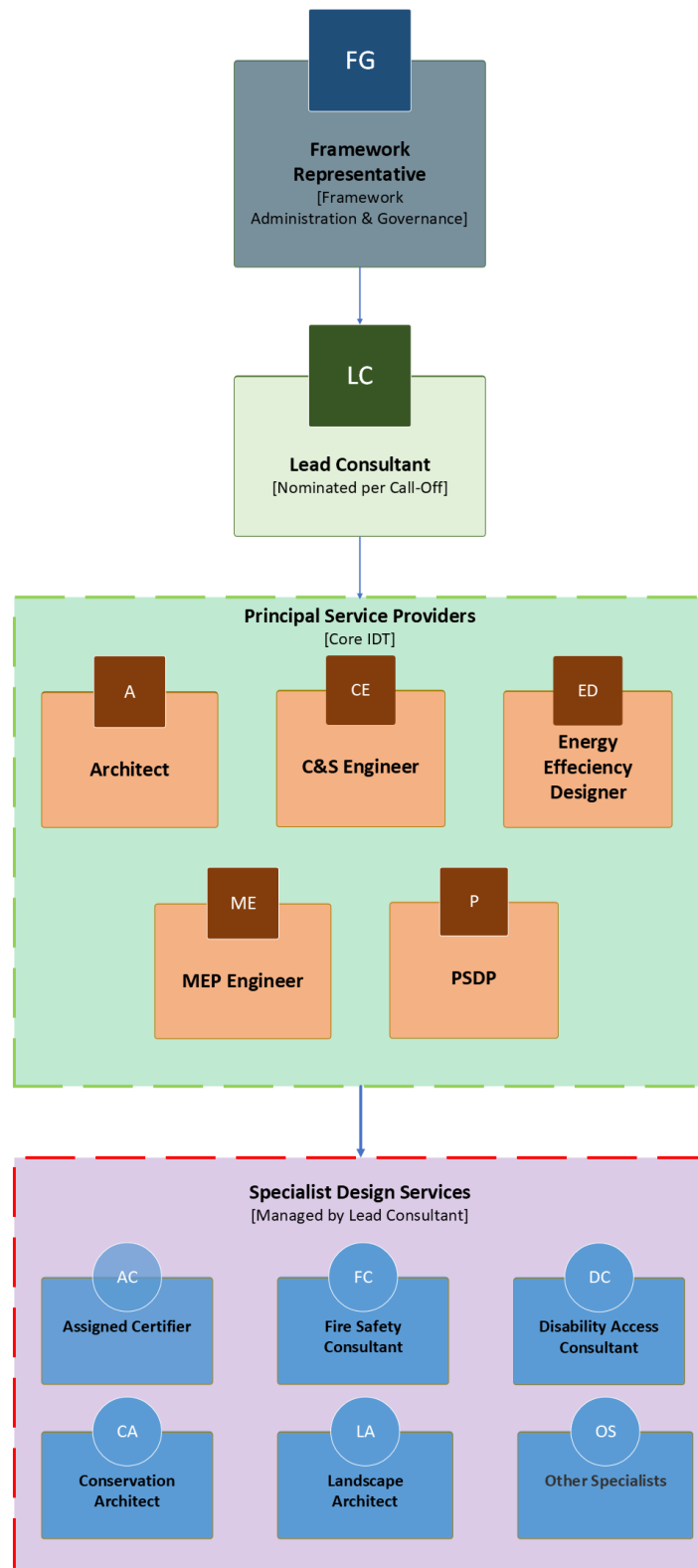


Figure 1 - Integrated Design Team Delivery Model



4.3. Principal Service Providers

The core PSPs comprising the IDT shall include:

- Architect,
- PSDP,
- C&S Engineer,
- EED, and
- M&E Engineer.

The detailed requirements applicable to each PSP, including minimum standards relating to experience, qualifications, capability, capacity and professional standing, are set out in the procurement documents.

4.4. Specialist Design Services

In addition to the PSPs, Call-Off Contracts may require project-specific Specialist Design Services. These may be delivered through in-house resources or sub-consultants, subject to the requirements of the Agreement, Framework Rules and the relevant Call-Off documents.

The Lead Consultant will be responsible for identifying, scoping, procuring, coordinating and managing Specialist Design Services required for a particular Call-Off Contract and for ensuring that specialist inputs, information and deliverables are integrated into the wider Integrated Design Team response.

No Specialist Skills Provider submissions are required at SAQ stage unless an Applicant relies on such entity to satisfy a minimum requirement of the SAQ. Trinity may require details of proposed Specialist Design Services at Invitation to Tender stage for the Initial Project(s) and at future Call-Off stage. Such information may include qualifications, experience, resources, project references, technical capability, insurance cover and other information relevant to the particular commission.

The inclusion of a Specialist Design Service within the procurement documents, pricing schedules or framework documentation does not constitute approval, appointment or pre-qualification of any specialist organisation or individual. Proposed specialist providers may be subject to review by Trinity at Call-Off stage in accordance with the Agreement and Call-Off requirements.

The Project Manager and Cost Manager are expected to be appointed directly by Trinity and do not form part of the Framework Integrated Design Team.

Specialist Design Service
Assigned Certifier
Employer's Representative
Fire Engineering Consultant
Accessibility Consultant
Conservation Architect
Landscape Architect
Acoustic Engineer
Traffic/Transport Engineer
Sustainability Consultant
Façade Consultant
Planning Consultant
BIM (CDE) Management.
Other project-specific specialist services as may be required for a Call-Off Contract

Table 2 – Specialist Design Services

4.5. Indicative Project Characteristics

The Framework is intended to support the delivery of a programme of capital projects across the University's estate. While individual project requirements, scope, complexity and value will vary, the



Contracting Authority currently anticipates that a significant proportion of Call-Off Contracts may relate to projects with construction values in the order of €10 million.

This information is provided for indicative purposes only and does not constitute any commitment, guarantee or representation regarding the number, frequency, value or nature of projects that may be awarded under the Framework.

Economic Operators should satisfy themselves that they have the organisational capacity, experience, resources and capability appropriate to the anticipated scale and complexity of projects likely to be procured through the Framework.

5. Initial Project(s)

The establishment of the Framework is intended to be linked to the procurement of the Initial Projects identified in Appendices A to D of this Memorandum of Information. Tendering for the Initial Projects will also provide the basis for appointing Framework Participants, establishing the Framework Pricing Structure and confirming the Baseline Fee-Resource Schedule, subject to the approach confirmed in the tender documents. The Initial Projects form part of the Framework establishment competition and do not constitute separate lots of the procurement.

Initial Project	Appendix
Trinity Centre Entrance & Student Experience Enhancement, St. James's Hospital	Appendix A
Iveagh Grounds Redevelopment	Appendix B
Anatomy Building Refurbishment & Enhancement	Appendix C
Trinity Hall Decarbonisation	Appendix D

Table 3 – Initial Projects List

Applicants should have regard to the nature, scale and complexity of the Initial Projects when selecting reference projects and presenting relevant experience in their SAQ response.

6. Procurement Process

The procurement is being conducted in accordance with the Restricted Procedure and comprises a two-stage process consisting of an SAQ stage followed by an ITT stage for shortlisted Applicants.

It is currently intended that up to eight (8) Applicants will be invited to tender following completion of the SAQ stage, subject to a sufficient number of suitably qualified Applicants. Following completion of the procurement process, five (5) Framework Participants are proposed to be appointed to the Framework, subject to the outcome of the evaluation process and Trinity's requirements.

Appointment to the Framework and award of the Initial Projects are intended to occur through a single procurement process. The Initial Projects will be used to establish the Framework Pricing Structure, Baseline Fee-Resource Schedule and other commercial arrangements applicable throughout the Framework Term.

The Initial Projects described in this MOI are indicative only and are included to assist Applicants in understanding the anticipated nature, scale and complexity of the services likely to be procured through the Framework. Trinity reserves the right to amend the number, scope, sequencing, value, procurement packaging, delivery strategy or composition of the Initial Projects prior to issue of the Stage 2 tender documentation. Trinity further reserves the right to remove, substitute or introduce Initial Projects where required to reflect programme priorities, project readiness, funding availability or operational requirements.

It is currently anticipated that four Initial Projects will form part of the procurement. However, the final number, scope and composition of the Initial Projects will be confirmed in the Stage 2 tender documentation.

The Initial Projects are intended to be evaluated independently as part of the tender process. Subject to the procurement documents and evaluation methodology, the highest-ranked tenderer for each respective Initial Project is expected to be awarded that Initial Project. The procurement is not intended



to operate on a winner-takes-all basis and different Initial Projects may therefore be awarded to different Framework Participants.

The detailed requirements, submission instructions, evaluation methodology, award criteria, scoring methodology and procurement timetable are set out in the procurement documents. In the event of any inconsistency between this MOI and the procurement documents, the procurement documents shall take precedence.

7. Applicant and Team Requirements

Applicants shall satisfy the eligibility, suitability, financial standing, technical and professional capability requirements set out in the SAQ and associated procurement documents.

Where an Applicant proposes to rely upon the resources, experience, qualifications or capacity of another entity, such arrangements shall be identified and evidenced in accordance with the requirements of the SAQ.

The detailed requirements applicable to Applicants, PSPs, consortium structures, group entities and third-party resources are set out in the procurement documents.

8. Integrated Design Team Requirements

Applicants must demonstrate that the proposed team has the capability, capacity and experience required to deliver coordinated Integrated Design Team services under the Framework.

8.1. Lead Consultant

For each Call-Off, one Principal Service Provider will be nominated as Lead Consultant. The Lead Consultant will be responsible for coordination, integration, performance management and delivery of the Integrated Design Team services, including any Specialist Design Services required for the Call-Off Contract.

The Lead Consultant role is project-specific and will be determined by reference to the nature of the particular Call-Off. This allows the most appropriate discipline to lead where the project is primarily architectural, building services-led, engineering-led, safety-led or otherwise discipline-led, subject to the relevant Call-Off requirements and Trinity approval.

A Principal Service Provider forming part of one Framework Participant's approved Integrated Design Team shall not form part of another Framework Participant's approved Integrated Design Team unless Trinity consents. This restriction applies to the Principal Service Providers comprising the core Integrated Design Team and does not apply to Specialist Design Services.

The proposed Lead Consultant shall be subject to Trinity's review and approval as part of the relevant Express Tender or Mini-Tender process.

8.2. Energy Efficiency Designer

The Energy Efficiency Designer is included as a core Principal Service Provider due to the importance of energy performance, decarbonisation, building compliance and sustainability across the anticipated programme.

The Energy Efficiency Designer must remain independent of the other Principal Service Provider organisations comprising the Framework Participant's approved Integrated Design Team for the duration of the Framework Term and any Call-Off Contract. Any change affecting the independence status of the Energy Efficiency Designer may be treated as a material adverse change in accordance with the Agreement.

The Energy Efficiency Designer will work with the Mechanical and Electrical Engineer and the wider Integrated Design Team to support the development, assessment and verification of energy performance, carbon reduction, retrofit, operational energy and sustainability outcomes required for relevant Call-Off Contracts.

8.3. Substitution and Material Change

Framework Participants will be expected to maintain the team, resources and key personnel relied upon at procurement stage, subject to the replacement and material change provisions in the Agreement.



Any replacement must satisfy the applicable minimum requirements and must not undermine the integrity of the procurement process.

9. Evaluation Methodology

The detailed evaluation methodology will be set out in the SAQ and ITT documents. This MOI should provide only a summary sufficient to help Applicants understand the broad structure of the process.

Criterion type	Purpose	Detailed location
Pass / Fail	Confirm mandatory eligibility, declarations, financial, professional, insurance and minimum capability requirements.	SAQ and associated QC documents.
Qualitative suitability	Assess experience, personnel, technical services, quality measures, resources and environmental management measures.	SAQ and scoring methodology.
Stage 2 quality	Assess tender-specific methodology, team approach, project understanding and delivery proposals.	ITT.
Stage 2 price	Assess commercial submission in accordance with published pricing methodology.	ITT and pricing schedules.

Table 4 – Tender Evaluation

10. Call-Off Arrangements

Once established, the Framework will provide a route to appoint Integrated Design Teams for future projects through the call-off procedures set out in the Agreement and Framework Rules.

Call-Off Contracts may be awarded by Express Tender or Mini-Tender.

Express Tender is the primary call-off method where the relevant conditions are satisfied. It may be used where the requirement is of low complexity and within the defined scope of Framework services, and the commercial terms required to form the Call-Off Contract are already established under the Framework.

Mini-Tender will be used where the requirement is complex or requires additional bespoke evaluation, the scope cannot be priced using Framework rates alone, or Trinity determines that a competitive process is required to achieve value for money.

The Contracting Authority may also utilise the Framework to procure early-stage advisory, feasibility, strategic, investigative or other pre-project services where appropriate.

The detailed rules governing Express Tender and Mini-Tender are set out in the Agreement and Framework Rules. This MOI provides a summary only and does not amend or override those documents.

10.1. Express Tender

Express Tender is a structured call-off process based on objective criteria set out in the Framework Rules. Where Express Tender is used, eligible Framework Participants will be invited to provide a proportionate response addressing the requirements of the specific Call-Off Contract.

The Express Tender evaluation criteria are expected to include Relevant Expertise, Capacity and Availability and Price. Framework performance information may be used to determine eligibility to participate in Express Tender procedures in accordance with the Agreement and Framework Rules. Performance information may be applied as part of the Express Tender evaluation in accordance with the Framework Rules.

Express Tender is not intended to reopen competition or renegotiate the commercial basis established under the Framework. Pricing must be calculated in accordance with the Framework Pricing Structure and Baseline Fee-Resource Schedule, subject only to permitted reductions or adjustments expressly allowed under the Agreement.

10.2. Mini-Tender

A Mini-Tender will be conducted where the relevant conditions in the Framework Rules are satisfied, including where the requirement is complex, additional bespoke evaluation is required, the scope



cannot be priced using Framework rates alone, or Trinity determines that a competitive process is required to achieve value for money.

The Mini-Tender Invitation will set out the scope of services, applicable award criteria and weightings, submission requirements and deadline for receipt of tenders. All eligible Framework Participants will be invited unless one or more Framework Participants are objectively excluded in accordance with the Framework Rules.

10.3. Pricing and Cost Certainty

The Framework is intended to establish pricing mechanisms that support cost certainty over the Framework lifetime.

The Baseline Fee-Resource Schedule will establish the baseline resource assumptions, lump sum fees, hourly rates and applicable pricing rules for the Principal Service Providers and Specialist Design Services. The rates and fee information established at Framework appointment will operate as maximum permissible rates and fee allowances, subject only to any permitted reduction offered by the Framework Participant and any adjustment expressly allowed under the Agreement.

Lump sum fees and hourly rates will remain fixed from execution of the Agreement until the second anniversary of that execution date. Thereafter, Framework rates may be adjusted annually in accordance with the Consumer Price Index where expressly provided for in the Agreement. Any CPI adjustment will apply only to Framework rates for the purpose of pricing future Call-Off Contracts and will not reopen pricing for Call-Off Contracts already awarded.

Hourly rates will be used only in the circumstances permitted by the Agreement, including Employer-initiated changes, additional services not included in the Call-Off Contract scope, or approved variations to deliverables or programme. Hourly rates shall not be used to renegotiate lump sum fees or reprice services already included within the Call-Off Contract.

11. Framework Participant Obligations

Framework Participants will be required to comply with the Agreement, the Framework Rules and each Call-Off Contract awarded to them.

Framework Participants will be expected to:

- maintain required insurances, tax clearance, professional qualifications and eligibility requirements;
- maintain the approved team, key personnel and organisational capacity relied upon during the procurement process;
- notify Trinity of any material change affecting their ability to deliver the services;
- maintain the independence of the Energy Efficiency Designer in accordance with the Agreement;
- cooperate with performance monitoring, KPI reviews, governance reviews and audit requirements;
- provide collateral warranties, reliance documentation and other appointment documentation where required;
- ensure Specialist Design Services are suitably qualified, experienced, insured and available for the relevant project;
- ensure that Specialist Design Services are coordinated and managed as part of the Integrated Design Team; and
- comply with confidentiality, data protection, conflict of interest, sustainability, intellectual property and information verification obligations set out in the Agreement.

12. Sustainability, Decarbonisation and Social Value

Consultants appointed under the Framework will be expected to support Trinity's sustainability objectives and to contribute to energy-efficient, low-carbon and resource-efficient design solutions appropriate to each Call-Off including:

- Energy performance and decarbonisation of the estate.
- Whole-life carbon and embodied carbon considerations.
- Circular economy and sustainable material selection.
- Operational energy efficiency and building performance.
- Climate resilience and environmental performance.
- Social value requirements where relevant and proportionate to the assignment.



Trinity College Dublin

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The University of Dublin

13. Governance and Performance Management

The Framework will be managed through defined governance, usage tracking, performance monitoring and audit arrangements. These arrangements are intended to support transparency, compliance, value for money and the consistent operation of the Framework throughout its duration.

Trinity College Dublin will conduct annual performance reviews of Framework Participants in accordance with the Agreement. The purpose of these reviews is to assess Framework performance, support continuous improvement and maintain an objective record of performance for Framework administration purposes.

Performance information may be used to assess compliance with the Agreement, determine Performance Status and assess eligibility to participate in future Express Tender procedures. The applicable performance measurement regime, KPI table, Performance Status categories and associated Framework consequences are set out in the Agreement and Framework Rules.

14. Queries and Clarifications

All queries concerning the procurement documents must be submitted through the etenders procurement portal in accordance with the procurement documents.



Appendix A

Initial Project Information Sheet

Initial Project 01 – Trinity Centre Entrance & Student Experience Enhancement, St. James's Hospital

1. Project Overview

Item	Description
Project Title:	Trinity Centre Entrance & Student Experience Enhancement, St. James's Hospital
Campus / Location:	Trinity Centre, St. James's Hospital
Nature of Project:	Extension and Internal Reconfiguration
Estimated Construction Value:	€3.5m – €7.0m Ex VAT
Anticipated Construction Procurement Strategy:	Traditional (IDT-Led, Integrated Design Team)
Anticipated Specialist Requirements:	Mechanical & Electrical (M&E) Engineering, Civil & Structural Engineering, Landscape Architecture, Traffic & Transport Engineering, Planning Consultancy, Project Management (Independent/External Service), Fire Engineering, Accessibility, and Exhibition/Interpretive Design Strategy.
Key Considerations:	Live hospital campus operations, complex M&E tie-ins to existing infrastructure, public realm and transport integration (NTA BusConnects), stakeholder alignment (St. James's Hospital, TTMI, School of Medicine, School of Nursing & Midwifery, Dublin City Council), statutory planning approvals, and decanting/phasing to maintain continuous facility use

Table 1: Project Overview

2. Project Description

This project delivers a transformative extension and internal reconfiguration of the Trinity Centre at St. James's Hospital, significantly enhancing Trinity's presence, visibility, and identity within the hospital campus. The scheme will establish an inviting, modern arrival sequence and entrance, complemented by dedicated social and informal learning spaces for students and staff. Additionally, it will introduce upgraded wayfinding signage and flexible exhibition spaces to showcase academic and clinical research.

Executed in a live hospital campus environment, the project requires seamless integration with existing building services, structural connections, and surrounding public realm landscapes. Given its prominent location, the design will align closely



with adjacent transport developments, including the NTA Busconnects scheme. following concept development, the Integrated Design Team (IDT) will progress the project through stage 1 design and secure statutory approvals, delivering an upgraded academic hub that fosters collaboration, community, and campus visibility. Opportunities for decarbonisation or carbon reduction of existing services may also be explored.

3. Indicative Programme

Item	Description
Anticipated Design Commencement:	Q1 2026
Anticipated Planning Permission Application Lodgement:	Q1 2026
Anticipated Tender Issue:	Q4 2026
Anticipated Construction Duration:	18 Months

Table 2: Indicative Programme

4. Important Notice

This Project Information Sheet is provided for tender evaluation and Framework establishment purposes only. The information is indicative and may be amended, supplemented or replaced before execution of the relevant Call-Off Contract. Applicants shall satisfy themselves as to the nature and extent of the Services required and shall not rely upon this summary as a complete description of the project requirements.



Appendix B

Initial Project Information Sheet

Initial Project 02– Iveagh Grounds Redevelopment

1. Project Overview

Item	Description
Project Title:	Iveagh Grounds Redevelopment
Campus / Location:	Iveagh Grounds, Dublin 12
Nature of Project:	Reconfiguration of the existing site, sport pitches and surfaces to accommodate athletics, hockey, rugby, soccer, GAA, and multisport training, provision of floodlighting, drainage and new changing rooms
Estimated Construction Value:	€10m
Anticipated Construction Procurement Strategy:	To be confirmed following feasibility and options analysis
Anticipated Specialist Requirements:	Sports pitch surfacing (3G, All-Weather, Sand-based, Sprint track), Civils & Floodlighting, Engineering, Drainage, Landscape Architecture, Fire Safety & Disability Access Certification
Key Considerations:	Live sports/community environment, 20-year GAU restrictive covenant and pavilion licence obligations, statutory planning permission, public transport/access, decanting/shed relocation, phasing (Phase 1 sports, Phase 2 pavilion)

Table 1: Project Overview

2. Project Description

The Iveagh Grounds Redevelopment project comprises the strategic capital redevelopment of the 17-acre site on Crumlin Road, Dublin 12, into a fit-for-purpose outdoor sports and activity training hub. Trinity acquired the site in 2017/2018 to address a critical deficit in university floodlit, all-weather pitch provision and to serve both Trinity Sport student clubs and local community groups.

Phase 1 focuses primarily on outdoor sporting infrastructure and capacity:

- Construction of full-size floodlit artificial pitches for soccer, GAA, multi-use 3g, and sand-based hockey.
- A floodlit grass rugby pitch, sprint track, and field athletics space.
- Site infrastructure, floodlighting, civil works, site entrance/car parking upgrades, and minor changing/modular support facilities.



3. Indicative Programme

Item	Description
Anticipated Design Commencement:	Q2 2027
Anticipated Planning Permission Application Lodgement:	Q4 2027
Anticipated Tender Issue:	Q2 2028
Anticipated Construction Duration:	12-18 months

Table 2: Indicative Programme

4. Important Notice

This Project Information Sheet is provided for tender evaluation and Framework establishment purposes only. The information is indicative and may be amended, supplemented or replaced before execution of the relevant Call-Off Contract. Applicants shall satisfy themselves as to the nature and extent of the Services required and shall not rely upon this summary as a complete description of the project requirements.



Appendix C

Initial Project Information Sheet

Initial Project 03 – Anatomy Building Refurbishment & Enhancement, Main Campus

1. Project Overview

Item	Description
Project Title:	Anatomy Building Refurbishment
Campus / Location:	Main Campus, Trinity College Dublin
Nature of Project:	Conservation, Refurbishment, Internal Reconfiguration, and Decanting/Relocation
Estimated Construction Value:	€3.0m – €6.0m Ex VAT
Anticipated Construction Procurement Strategy:	Traditional (IDT-Led, Integrated Design Team)
Anticipated Specialist Requirements:	Conservation Architecture / Historic Building Consultancy, Mechanical & Electrical (M&E/MEP) Engineering, Structural Engineering, Fire Engineering, Accessibility / Universal Design, Lab Planning Consultancy, and Project Management (Independent/External Service).
Key Considerations:	Architectural conservation of a historic structure, live historic campus environment, works to historic spaces (Dissection Hall, Anatomy Museum, Lecture Theatre), decanting and relocation of the Centre for the Environment (labs and offices), statutory compliance (fire and accessibility upgrades), non-disruption to adjoining occupants in the Chemistry Building, and masterplan alignment to accommodate potential future large-scale investments.

Table 1: Project Overview

2. Project Description

- This project involves the comprehensive refurbishment, structural conservation, and modern enhancement of the historic anatomy building located on trinity's main campus. the primary goal is to re-establish the School of Medicine within the building, integrating administrative functions, state-of-the-art teaching facilities, and dedicated student spaces. The project encompasses sensitive restoration and upgrades to key heritage assets, including the historic dissection hall, the anatomy museum, the lecture theatre, laboratories, and academic offices. general improvements to the overall building fabric and condition will also be executed.
- In addition to building upgrades, the scope includes the decanting and relocation of



the existing centre for the environment—encompassing both laboratory and office space—to an alternative facility. The project will address critical statutory requirements, including comprehensive MEP modernization, fire safety upgrades, and enhanced universal accessibility. Led by an Integrated Design Team (IDT), all works will be carefully managed within a live campus setting to avoid impacting adjacent occupants in the chemistry building, while establishing spatial and technical foundations that support future campus masterplan developments.

5. Indicative Programme

Item	Description
Anticipated Design Commencement:	Q1 2027 / TBC
Anticipated Planning Permission Application Lodgement:	TBC
Anticipated Tender Issue:	TBC
Anticipated Construction Duration:	TBC

Table 2: Indicative Programme

6. Important Notice

This Project Information Sheet is provided for tender evaluation and Framework establishment purposes only. The information is indicative and may be amended, supplemented or replaced before execution of the relevant Call-Off Contract. Applicants shall satisfy themselves as to the nature and extent of the Services required and shall not rely upon this summary as a complete description of the project requirements.



Appendix D

Initial Project Information Sheet

Initial Project 04 – Trinity Hall Decarbonisation

1. Project Overview

Item	Description
Project Title:	Decarbonisation of Existing Student Residence Buildings at Trinity Hall
Campus / Location:	Trinity Hall, Dartry, Dublin 6
Nature of Project:	Decarbonisation / refurbishment / building services infrastructure, with potential façade remedial works
Estimated Construction Value:	Current capital cost expenditure for this project is estimated to be in the range €7.5m which will be crystalised at following Stage 1 (2a) Feasibility Study and order-of-magnitude cost assessment
Anticipated Construction Procurement Strategy:	To be confirmed following feasibility and options analysis
Anticipated Specialist Requirements:	Building services and energy engineering; electrical infrastructure and ESB connection assessment; architecture and statutory advice; structural engineering; façade condition assessment; value engineering; constructability and phasing in a live residential campus.
Key Considerations:	Live, highly utilised student residential campus operating throughout the year; works and tie-ins to be planned around minimisation of disruption; assessment of centralised and localised decarbonisation options; existing distributed gas boiler systems; site electrical capacity and potential switchroom requirements; carbon savings; façade condition and rainwater ingress; smaller protected structures on the campus.

Table 1: Project Overview



2. Project Description

Trinity Hall comprises three blocks of student residences containing 12 Houses, together with smaller protected structures. The proposed project is to assess and develop options for decarbonising the existing residences, which currently use approximately 3 million kWh of natural gas and 800,000 kWh of electricity annually. Each House has its own duty/standby gas boiler arrangement and there is no campus-wide integrated heating system. The initial commission is to undertake a Stage 1 (2a) Feasibility Study and options analysis comparing centralised and localised plant solutions against capital and operational cost, available space, heat-pump noise, structural and architectural implications, statutory requirements, resident disruption and carbon savings. The study is also to assess site electrical capacity, any required ESB connection upgrade, associated cost and lead-in requirements, and potential switchroom constraints. A façade condition assessment is to establish remaining service life and identify measures to address reported rainwater ingress. Subject to approval, the project may proceed to detailed design and tender documentation. Delivery planning must recognise the live, year-round residential environment and limited changeover windows.

3. Indicative Programme

Item	Description
Anticipated Design Commencement:	To be confirmed
Anticipated Planning Permission Application Lodgement:	To be confirmed, subject to the preferred option and statutory requirements
Anticipated Tender Issue:	To be confirmed following feasibility, project approval and completion of design
Anticipated Construction Duration:	To be confirmed following feasibility and options analysis

Table 2: Indicative Programme

4. Important Notice

This Project Information Sheet is provided for tender evaluation and Framework establishment purposes only. The information is indicative and may be amended, supplemented or replaced before execution of the relevant Call-Off Contract. Applicants shall satisfy themselves as to the nature and extent of the Services required and shall not rely upon this summary as a complete description of the project requirements.



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