

PROJECT INFORMATION MEMORANDUM

Georgian Buildings Redevelopment Project, Project Opera, Limerick

Open Procedure for Appointment of Architect-Led Integrated Design
Team (AIDT)

October 2026

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1.0 Disclaimer

All information contained in this Project Information Memorandum (PIM) document is provided in the strictest confidence and has been made available solely for facilitating the production and submission of Tenders. No party may disclose the contents of this document without the express permission of Limerick Twenty Thirty DAC (hereinafter 'the Contracting Authority').

Candidates are recommended to read the tender documents thoroughly. While all reasonable steps have been taken to ensure that the information set out in this document is factually correct, no representation or warranty, express or implied, is or will be made or given in relation to the accuracy or the completeness of any information contained in these documents or otherwise provided by or on behalf of the Contracting Authority, in writing or otherwise, to any interested party or its advisers. No responsibility or liability for any loss or damage arising as a result of reliance on these documents, or for the information contained in these documents, or for any omission, is or will be accepted by the Contracting Authority or by any of its officers, employees, agents or professional advisers. No officer, employee, agent, or professional adviser of the Contracting Authority has any authority to give or make any representation or warranty, express or implied, in relation to such information. The Contracting Authority's officers, employees, agents and professional advisers expressly disclaim any and all liability arising out of such documentation or information and any errors or omissions in or from the documents and information.

The Contracting Authority reserves the right to discontinue the procurement process at any time. **Without prejudice to the principle of equal treatment, the Contracting Authority is not obliged to engage in a clarification process in respect of tender submissions with missing or incomplete information. Therefore, candidates are advised to ensure that they return comprehensive submissions in order to avoid the risk of elimination from the competition.**

The distribution of this PIM and associated tender documents is solely for the purpose of tendering the Architect Led Integrated Design Team services for the Project Opera – Georgian Buildings Redevelopment Project. The distribution of this document does not grant permission or licence to use the documents for any other purpose. Tenderers are required to treat all documentation provided in connection with this competition as private and confidential.

2.0 Purpose, Status and Document Hierarchy

This Project Information Memorandum (PIM) describes the Georgian Buildings Project and the project-specific requirements for the Architect Led Integrated Design Team (AIDT).

It is intended to provide tenderers with a clear understanding of the project, the Employer's objectives, required services, interfaces, deliverables and expected standards of performance.

The PIM is to be read with the current Capital Works Management Framework (CWMF) procurement and consultancy documents identified in the Instructions to Tenderers, including the applicable suitability/qualification documentation, Form of Tender, Schedules and Conditions of Engagement. Where an evaluation, qualification or contractual requirement is stated in those documents, that requirement prevails over this PIM.

Tenderers shall satisfy themselves as to the completeness and adequacy of all information made available and shall identify any clarification required through the formal procurement query process. Information provided on existing buildings, surveys, planning or previous designs does not relieve the appointed AIDT of its professional duties to verify, coordinate and develop the design.

3.0 Employer and Project Context

3.1 Limerick Twenty Thirty Strategic Development DAC

LTT is a wholly owned subsidiary of Limerick City and County Council established to plan and develop strategic sites that support investment, regeneration and economic development in Limerick and the wider Mid-West.

3.2 Project Opera

Opera Square is LTT's flagship city-centre regeneration project, comprising a coordinated mix of new-build development, adaptive reuse of existing buildings and significant new public realm. The Georgian Buildings Project forms part of this wider programme and must be designed and delivered with appropriate regard to adjoining projects and the overall campus programme.

The development occupies approximately 3.7 acres within Limerick City Centre, bounded principally by Rutland Street, Patrick Street, Ellen Street, Michael Street and Bank Place. The principal elements of the wider development and their current status are summarised below.

Development Element	Description	Current Project Status	Indicative Programme
One Opera Square	Six-storey Grade A office development at Michael Street / Ellen Street with ground-floor commercial uses.	Completed in October 2025.	Complete
Basement Carpark	Underground carpark serving One Opera Sq, the Landmark Building, Four Opera Square and the Basement	Completed in October 2025.	Complete
Landmark Building	14-storey office building fronting Bank Place, being delivered by LTT for the OPW, together with associated works.	Under construction as part of Contract D.	2026 – Q2 2028
The Granary	Refurbishment and adaptive reuse of the historic Granary Building, integrated with the Government Office Building works.	Under construction as part of Contract D.	2026 – Q2 2028
Bank Place / Granary Courtyard	Public realm and external works associated with the Government Office Building and Granary.	Under construction as part of Contract D.	2026 – Q2 2028
Central Library	Proposed new city-centre library incorporating the historic Town Hall and adjoining buildings together with new-build accommodation.	Main works tender completed. Delivery remains subject to funding and contract award.	Subject to funding and contract award
Four Opera Square	Proposed commercial building adjoining the Central Library and forming an edge to the Central Plaza.	Main works tender completed as part of Contract C. Awaiting contract award.	2027 to Q4 2028
Central Plaza / Public Realm	Principal civic space at the centre of Opera Square, providing pedestrian connections between the development parcels and surrounding streets.	Main works tender completed as part of Contract C. Awaiting contract award.	2027 to Q4 2028
Hotel Development	156-bedroom Premier Inn proposed at the Patrick Street / Ellen Street corner.	Private development by Third Party.	Programme to be confirmed by the developer. Likely to be 2027 to 2029
Georgian Buildings	Redevelopment of 9 No. Georgian properties at 4 & 5 Rutland Street, 1–5 Patrick Street and 7 & 8 Ellen Street, principally for residential use.	AIDT procurement / pre-construction stage.	AIDT appointment 2026; design and procurement followed by construction; current working completion target Q4 2028
Quins Bar – Optional Scope	Limited works to permanently secure, structurally stabilise and weatherproof the building, address dry rot and return the interior to an appropriate shell condition.	Optional scope forming part of the AIDT procurement and to be progressed only if expressly instructed by LTT.	If instructed, to be coordinated with the Georgian Buildings programme

Note: The above status and programme information reflects LTT's current working position at the date of issue of this PIM. It is indicative only and does not constitute a contractual programme for the AIDT or any adjoining Opera Square project. The AIDT shall confirm relevant interfaces and programme dependencies with LTT during the appointment.

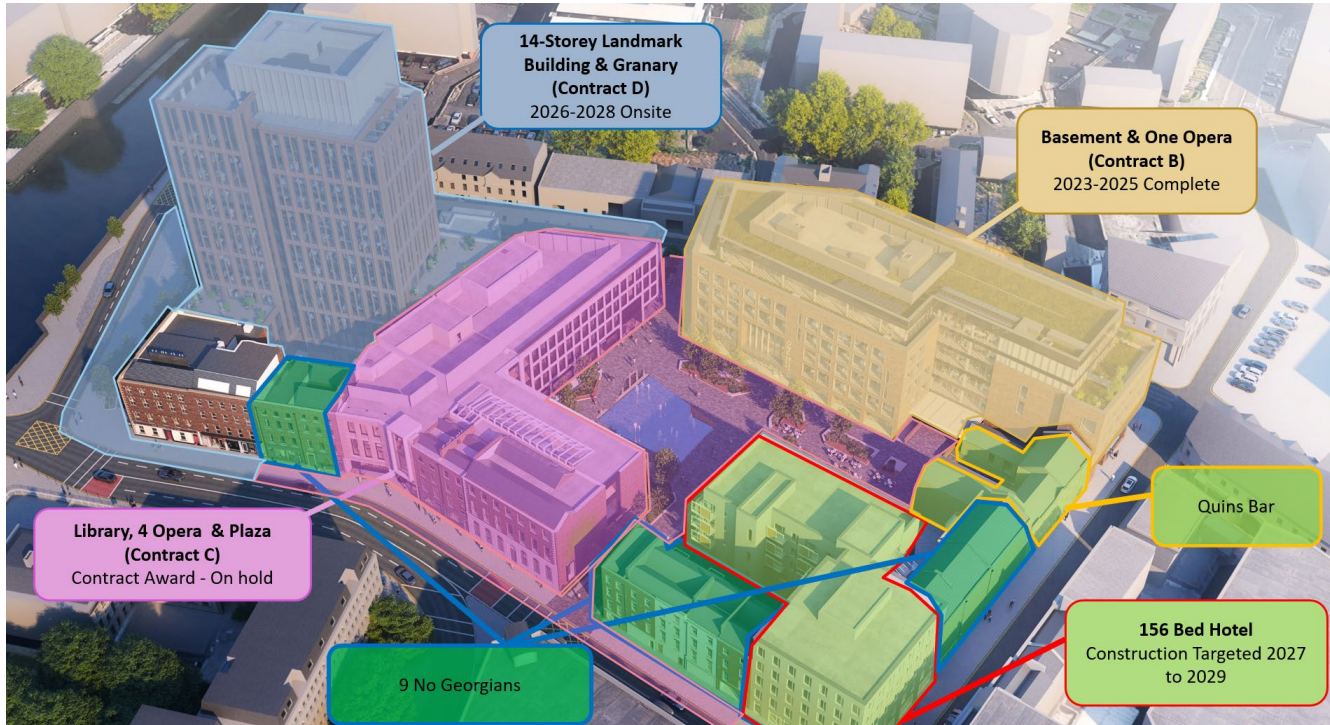


Figure 1: Opera Square Development

3.3 Georgian Buildings Redevelopment Project

The Georgian Buildings Redevelopment Project comprises the design, tender, construction-stage services and completion of the 9 No. Georgian Buildings for residential use.

The 9 No. Georgian buildings are as follows (Refer to Figure 2):

- 4 Rutland Street & 5 Rutland Street
- 1 Patrick Street, 2 Patrick Street, 3 Patrick Street, 4 Patrick Street and 5 Patrick Street
- 7 Ellen Street and 8 Ellen Street.

The Project may be extended to include Quins Bar & Restaurant at 9 Ellen Street.

The context of the buildings with respect to the overall Opera Square Development is shown in Figure 2.



Figure 2: Georgian Buildings Redevelopment Scope

The scope of the Georgians shall include the common rear ground floor courtyards associated with the buildings to be used for bike, bin storage and common amenity space.

4.0 Project Scope and Accommodation

4.1 Approved Planning Scheme

Planning permission for the Opera Square Development including the Georgian Buildings and Quins Bar was obtained from An Bord Pleanála in February 2020. The Approved Scheme comprises a mix of townhouses and apartments as set out below.

Building(s)	Current / Permitted Use	Units / Area
2 & 3 Patrick Street; 7 Ellen Street	2-bedroom apartments	9 units
4 Patrick Street	4-bedroom townhouse	1 unit
5 Patrick Street	3-bedroom townhouse	1 unit
8 Ellen Street	2-bedroom townhouse	1 unit
4 & 5 Rutland Street	1-bedroom apartments	6 units
9 Ellen Street – Quins Bar & Restaurant	Optional limited restoration scope	Approx. 1,000 m ²

The buildings are included on the National Inventory of Architectural Heritage (NIAH) and their architectural and heritage significance has been assessed on an individual building basis. This is addressed in detail in the reports and supporting documentation prepared as part of the original planning application and included in the Background Information to this tender.

The AIDT shall review and verify the permitted scheme, planning documentation, baseline information and associated background information as part of the development of the design.

The AIDT shall review the accommodation strategy with LTT, including the potential conversion of townhouses to apartments where appropriate and permissible. The objective shall be to maximise residential yield and rental return, while achieving statutory compliance, appropriate protection of significant historic fabric, good residential amenity and practical construction delivery.

4.2 General Scope of Works

The AIDT shall provide an integrated service through design development, main works tender and procurement, construction, practical completion, certification, handover and post-handover defects close-out. This shall include all necessary surveys and investigations, multidisciplinary design coordination, statutory approvals, tender documentation and construction-stage services required to deliver a complete, coordinated and buildable project.

In developing the design, the AIDT shall have proportionate regard to the identified architectural and heritage significance of each building, balanced against the Project objectives for residential use, value for money, buildability, durability and long-term maintainability.

Refer to the Scope of Services provided in the Appendices.

4.3 Optional Scope – 9 Ellen Street / Quins Bar

Quins Bar & Restaurant at 9 Ellen Street does not form part of the core 9 No. Georgian Buildings scope. A limited restoration scope to Quins Bar is included as a separately identifiable option only and shall be undertaken only where expressly instructed by LTT. The objective of the optional scope is to secure, stabilise and weatherproof the building on a permanent basis and return the interior to a safe shell condition.

The scope shall include:

- (i) permanent design solutions to the external building fabric, including external walls, windows, roofs and roof drainage, to provide a durable and weatherproof envelope;
- (ii) permanent structural solutions necessary to secure and stabilise the building; demolition, strip-out and removal works as necessary to return the building to an appropriate shell condition; and
- (iii) identification, treatment and remediation of dry rot and associated affected fabric.

Its inclusion or omission shall not affect the completeness, programme or delivery of the core appointment for the 9 No. Georgian Buildings.

5.0 Project Objectives and Success Criteria

- Develop practical and proportionate design solutions that deliver value for money and cost-effective construction while appropriately protecting, repairing and retaining architectural or historic fabric having identified significance.
- Establish the actual condition of the buildings through structured due diligence, surveys, opening-up, investigation and review of existing information before design decisions are fixed.
- Review the permitted scheme and advise LTT on changes that improve functionality, residential yield, rental performance, quality, value for money and construction deliverability.

- Design and deliver the 9 No. Georgian Buildings through design development, main works procurement, construction and completion, including a fully coordinated, construction-ready Employer design suitable for procurement of the main works, currently anticipated under PW-CF1.
- Produce complete, coordinated and unambiguous tender documentation that reduces contractor qualifications, design gaps, claims, avoidable compensation events and post-contract change.
- Deliver an affordable-rental standard that balances capital cost, durability, lifecycle cost, energy performance, maintainability and resident amenity.
- Maintain robust control of programme, cost, risk, quality, statutory compliance, design change and information release throughout the appointment.
- Provide the full AIDT services required for the core 9 No. Georgian Buildings through contractor procurement, construction, practical completion, certification, BCAR, defects close-out and handover. The optional Quins Bar scope shall apply only if separately instructed by LTT.

6.0 Works Procurement and Delivery Strategy

The current delivery strategy is an Employer-designed public works procurement for the design, construction and completion of the core 9 No. Georgian Buildings. The main works are currently anticipated to be procured under PW-CF1 – Public Works Contract for Building Works Designed by the Employer.

The AIDT is to remain engaged by LTT through procurement, construction and completion; no novation to a Design & Build contractor is currently envisaged. The optional limited restoration scope to Quins Bar shall be incorporated only if instructed by LTT.

The procurement is for a single coordinated AIDT Tender. Following award, LTT will enter into individual appointments under the Standard Conditions of Engagement (COE 1) and associated schedules with each of the core Principal Service Providers comprising the AIDT. The Architect shall act as AIDT Lead / Team Leader and lead designer. A Quantity Surveyor and Planning Consultant (if required) will be appointed separately by LTT and do not form part of the AIDT.

7.0 AIDT Composition, Governance and Interfaces

7.1 AIDT Disciplines

The AIDT shall submit a single coordinated Tender comprising the following core disciplines.

- Architect / AIDT Lead and lead designer including Conservation Architect, PSDP, Assigned Certifier and any other specialist deemed necessary to deliver the defined scope and a complete coordinated design
- Civil & Structural Engineer
- Mechanical / Plant Engineer
- Electrical Engineer
- Fire Safety / Disability Access Engineer

Whilst tendered together, the Employer will appoint the individual disciplines above separately unless provided as a multidisciplinary offering.

The AIDT excludes appointment of a QS or Planning Consultant (if required), who will be procured separately by the Employer.

7.2 AIDT Lead Responsibilities

The Architect shall act as AIDT Lead / Team Leader and lead designer for the duration of the Services, with responsibility for multidisciplinary design management and coordination of the combined AIDT output. Each Principal Service Provider remains independently responsible to LTT for the proper performance of the Services and deliverables under its individual appointment. The detailed Architect / AIDT Lead Scope of Services is included at Appendix A.

- Act as LTT's principal design-team point of contact and coordinate all AIDT disciplines and subconsultants.
- Maintain the overall design responsibility matrix, deliverables register, information release schedule and decision/action tracker.
- Chair and minute design coordination meetings where required and ensure actions are closed within agreed timescales.
- Coordinate interfaces with the Quantity Surveyor, planning adviser, surveys, utilities, statutory bodies, adjoining Opera workstreams and the future works contractor.
- Escalate matters affecting scope, programme, budget, quality, statutory compliance or procurement to LTT promptly and with clear recommended actions.

8.0 Existing Information, Due Diligence and Surveys

Existing drawings, planning information, surveys, reports and previous design material will be made available to the extent held by LTT. The AIDT shall review and verify this information and identify material information gaps, surveys, investigations and opening-up required to support development of the design.

The detailed due-diligence, survey and investigation responsibilities of each discipline are set out in the relevant Scope of Services appendices. Investigations shall be proportionate to the design risk, condition and significance of the existing fabric and shall be coordinated by the Architect / AIDT Lead. Findings shall be incorporated into the design and, where relevant, the project risk, cost and programme controls.

9.0 Design Development Requirements

The detailed design responsibilities of the Architect / AIDT Lead, Civil & Structural Engineer, Mechanical / Plant & Electrical Engineer and Fire Safety / Disability Access Engineer are set out in the respective Scope of Services appendices. The following project-level requirements apply to the coordinated AIDT design:

- Develop practical, coordinated and buildable solutions appropriate to the existing buildings and their intended residential use, with proportionate regard to identified architectural and heritage significance.
- Resolve multidisciplinary interfaces, statutory requirements and material design risks before tender so far as reasonably practicable, avoiding unresolved design gaps being transferred to the Works Contractor.
- Develop the design having regard to value for money, durability, maintainability, energy performance, resident amenity and lifecycle performance.

9.1 4 & 5 Rutland Street

The AIDT shall undertake a specific review of the existing detailed design for 4 & 5 Rutland Street and identify opportunities to improve value for money, buildability, coordination, durability and lifecycle performance while maintaining the required quality and statutory compliance.

10.0 Information Management, Coordination and Design Quality

The AIDT shall operate a disciplined and auditable approach to information management, multidisciplinary coordination and design quality in accordance with the tender documents and the General Provisions contained in the Scope of Services appendices.

Project information shall be managed through the Employer-provided Common Data Environment or other system agreed with LTT. Information issued to LTT, statutory bodies or for tender/construction shall be appropriately checked, coordinated, revision-controlled and fit for its stated purpose. A full BIM process is not assumed by this PIM unless specifically required elsewhere in the procurement documents.

11.0 Cost, Value, Risk and Change Control

The AIDT shall manage cost, value, design risk and change in accordance with the General Provisions and discipline-specific requirements contained in the Scope of Services appendices. The AIDT shall support the Quantity Surveyor and Project Manager by providing timely coordinated design information and by identifying material cost, risk, programme and change implications as the design develops.

No material change to the approved brief, planning strategy, scope, specification or design shall be implemented without LTT approval. Known design and existing-building risks shall, so far as reasonably practicable, be resolved or clearly defined before the main works tender.

12.0 Stage Deliverables and Tender Readiness

The following is a minimum project-specific deliverables framework. It supplements, and does not replace, the formal Schedule of Services and tender documents.

Stage	Minimum Deliverables / Evidence
1. Brief & Due Diligence	Validated brief; accommodation options review; information-gap report; survey/opening-up plan; conservation baseline; initial structural/fire/services strategies; statutory approvals plan; design responsibility matrix; risk register; programme.
2. Surveys & Options	Survey outputs; condition records; opening-up findings; options appraisal; preferred design recommendation; updated cost/risk/programme; planning-change advice; confirmed statutory route.
3. Detailed Design & Tender	Fully coordinated drawings; specifications; schedules; calculations/reports; conservation details; MEP/structural information; statutory submissions/approvals status; Works Requirements inputs; tender queries support; design risk and residual risk information; tender-readiness review.
4. Construction	Site inspections; design clarifications; RFI responses; review of contractor submittals/shop drawings where required; design change records; BCAR inspection/certification inputs; quality observations; progress/design reports.
5. Completion & Handover	Snagging and close-out; certification; BCAR completion inputs; record/as-built information review; O&M/manual inputs; defects support; final design records and lessons learned.

12.1 Tender Readiness Gateway

Before issue of the main works tender, the AIDT Lead shall provide LTT with a written tender-readiness confirmation. This shall confirm that the design disciplines have been coordinated; known survey findings have been incorporated; statutory strategy is sufficiently resolved; specifications and schedules align with drawings;

design responsibilities and interfaces are clear; the risk register has been reviewed; and unresolved items are expressly identified with an agreed treatment in the tender documents.

13.0 Construction Stage, BCAR and Handover

- Provide timely responses to contractor RFIs and technical submissions in accordance with the agreed construction programme.
- Inspect the works at appropriate stages and maintain auditable inspection records relevant to each discipline and certification role.
- Review proposed substitutions and contractor design elements for compliance with the Works Requirements and Employer objectives, without transferring the AIDT's own design responsibilities.
- Support the Employer's Representative / contract administration function with technical advice on quality, compliance, change and completion matters as required by the appointment.
- Plan for completion from an early stage, including BCAR, certification, testing/commissioning, record information, O&M information, snagging, defects and handover requirements.

14.0 Programme

The Architect / AIDT Lead shall prepare, maintain and actively manage the single integrated project design and procurement programme for the Services on behalf of the AIDT. It shall cover all AIDT disciplines and identify surveys/investigations, design development, Employer decisions, statutory approvals, information releases, tender preparation, procurement, construction-stage services, certification and handover. The AIDT programme and deliverable schedules shall be incorporated into the overall development programme to be finalized on completion of the brief.

Milestone / Stage	Target Completion Date
AIDT Appointment	17 November 2026
Stage 1 - Due Diligence / Brief Confirmation	January 2027
Stage 2A / 2B - Developed Design & Statutory Consents	April 2027
Stage 2C - Detailed / Technical Design	August 2027
Stage 3 - Main Works Tender / Award	Oct 2027
Stage 4 / 5 – Construction / Handover	Q1 2029

Note: The above is an indicative working framework and does not replace the programme requirements in the ITT or Contract. Tenderers shall identify in their Quality Submission how they will establish, control and influence the programme, including critical dependencies, information release, decision dates, statutory approvals and recovery measures.

15.0 Relationship to Tender Documents

This PIM provides project-specific information, objectives, scope context and service expectations for the Georgian Buildings Redevelopment Project appointment. Tender procedure, communications, submission requirements, suitability, pricing, insurance, tax clearance, tenderer status, conflicts of interest, evaluation, award criteria, thresholds, weightings and contract-award requirements are governed by the ITT, SAQ, Form of Tender, Schedules A and B, Conditions of Engagement and any supplemental information issued through eTenders. Nothing in this PIM creates an additional tender requirement, suitability criterion or award criterion.

16.0 Key Interfaces and Employer Decisions Required

Interface / Decision	AIDT Requirement
Accommodation strategy	Present options and recommendation on townhouse/apartment mix, planning implications and value.
Planning / statutory strategy	Identify whether proposed changes require amendment/new consent and programme accordingly.
Surveys and opening-up	Agree scope, priorities, access and procurement with LTT before intrusive work.
4 & 5 Rutland Street	Complete value-for-money / buildability review and agree design direction.
Quins Bar option	Maintain separate scope, programme and cost visibility.
Quantity Surveyor	Provide coordinated design information to support cost planning, value management and tender pricing.
Wider Opera programme	Coordinate access, logistics, utilities, boundaries, sequencing and information interfaces.
Main works tender	Achieve formal tender-readiness gateway before publication.

17.0 Summary of Employer Requirements

The central requirement is for the Architect-led AIDT to take full responsibility for converting the current planning / project information into a verified, coordinated and construction-ready Employer design for a complex portfolio of existing historic buildings. The design approach must be practical, cost-effective and focused on value for money, with conservation and heritage interventions applied proportionately to the significance and condition of the relevant fabric. The appointment is not limited to producing drawings: it requires disciplined due diligence, sound professional judgement, statutory coordination, cost and programme control, complete tender information, construction support and effective close-out.

The AIDT shall actively identify and resolve uncertainty rather than transfer it to the works contractor. The quality of the tender documentation and the completeness of design coordination will be treated by LTT as critical project outcomes.

18.0 Tender Requirements

This section summarises key tender requirements. It is provided to assist Tenderers in understanding the procurement structure. The ITT, SAQ, Form of Tender and Schedules and Conditions of Engagement remain the governing procurement and contract documents where any inconsistency arises.

18.1 Submission of Proposals

All submissions must be via the e-tenders post box facility.

The Tender stage documentation should be collated into three separate zip files or pdf documents, as follows:

- Suitability Assessment Questionnaire
 - QC2 Part 1 – SAQ Open Procedure
 - QC2 Part 2 – Applicant Details and Declaration
 - Completed ESPD

- Appendix B1 – List of Previous Projects
- Appendix B3 – Certificate of Satisfactory Delivery of services
- Price Submission:
 - Form of Tender & Schedule
 - Completed Price (& Resource) Schedule document (in native .xlsx format also).
- Quality Submission;
 - Tenderers Proposals as set out within the Particulars of the ITT.

Tenderers must familiarise themselves with the e-tender post box facility, including the upload process, the timeframe to complete the up-load and file size restrictions to ensure information is submitted by the defined deadline.

The MEAT criteria for selection are detailed in the Instructions to Tenderers. Please ensure responses to all criteria are returned as per the requirements detailed.

18.2 Suitability Assessment Questionnaire

A single coordinated Suitability Assessment Submission is required with the Tender for the AIDT. The Architect shall be identified as the AIDT Lead / Team Leader. The core disciplines forming the AIDT shall be identified as Principal Service Providers and, where provided by separate economic operators, will be individually appointed by LTT under separate COE 1 appointments following award. Any specialist skills or sub-consultants supporting a Principal Service Provider shall be identified in accordance with the requirements of the SAQ and ITT.

The relevant suitability criterion is on a pass/fail basis and is as set out below.

No.	Requirement / Criterion	Response	Fail
3.2	Professional or Trade Register	Declaration Required	No declaration provided
3.3	Financial & Economic Standing		
3.3a	Annual Turnover (Service)	Declaration Required	No declaration provided, not meeting minimum turnover standards
3.3b	Balance Sheets	Declaration Required	No declaration provided
3.3c	Bankers Letter	Declaration Required	No declaration provided
3.3d	Other Financial	Declaration Required	No declaration provided
3.3e	Prof. Indemnity	Declaration Required	No declaration provided, not meeting minimum insurance levels
3.3f	Public Liability	Declaration Required	No declaration provided, not meeting minimum insurance levels
3.3g	Employer's Liability	Declaration Required	No declaration provided, not meeting minimum insurance levels
3.4	Technical Capability		
3.4c	Services over the Past 7 years	Evidence Required	Not meeting minimum standards as outlined in SAQ
3.4d	Measures for ensuring Quality	Evidence Required	Not meeting minimum standards as outlined in SAQ

Please note the Technical Capability of Managerial and Personnel will be qualitatively assessed as part of the ITT Quality Submission and is not duplicated as a separate scored SAQ criterion. Tenderers should ensure that

the proposed AIDT structure, key personnel, availability and relevant experience are fully addressed in the Quality Submission.

18.3 Pricing

The pricing basis is a Fixed Price Lump Sum Fee for the defined Services together with tendered hourly rates for additional / time-charge services where applicable. The detailed fee build-up shall be provided in the Fee and Resource Pricing Schedule and shall reconcile to the Fixed Price Lump Sum Fee in the Form of Tender.

The optional Quins Bar & Restaurant scope shall remain separately identifiable in the fee submission and shall only proceed where expressly instructed by LTT.

Tenderers are responsible for verifying the accuracy and completeness of the Fee and Resource Pricing Schedule and all information entered therein. The Employer accepts no responsibility for errors or omissions in the Tenderer's completed Pricing Schedule.

18.4 Canvassing

Tenderers shall not canvass any member or employee of LTT. Failure to comply with this requirement will result in disqualification from this process.

18.5 Confidentiality

The distribution of this PIM is for the sole purpose of pre-qualifying candidates for tendering for the aforementioned services. The distribution of this document does not grant permission or licence to use the documents for any other purpose. Applicants are required to treat the details of all documentation provided in connection with this competition as private and confidential. Similarly, the Contracting Authority undertakes to use all reasonable endeavours to ensure that any confidential information received from Applicants is not disclosed to third parties, subject always to its obligations under law and the applicable provisions of the Freedom of Information Act, 2014.

In this regard, Applicants are asked to consider if any of the information supplied by them in response to this Contract Notice should not be disclosed because of its sensitivity. Applicants must specify the precise information that is sensitive and the reasons for its sensitivity. Applicants are advised that it is not sufficient to merely include a statement of confidentiality encompassing all information contained in a submission. The Contracting Authority cannot guarantee that any information provided by Applicants, either in response to this Contract Notice or in the course of any this agreement awarded as a result thereof, will not be released pursuant to the Contracting Authority's obligations under law, including the Freedom of Information Act, 2014, European Procurement Directives and all Irish procurement legislation and guidance. The Contracting Authority accepts no liability whatsoever in respect of any information provided that is subsequently released or in respect of any consequential damage suffered as a result of such obligations.

18.6 Conflict of Interest

Any conflict of interest or potential conflict of interest must be fully disclosed to LTT as soon as the conflict or potential conflict becomes apparent. In the event of any such conflict or potential conflict LTT may at its absolute discretion decide on the appropriate course of the tender.

18.7 Applications from Joint Venture / Consortium

In accordance with the CWMF, and to facilitate participation by the SME sector in public procurement, applications will be accepted from groups of economic operators who combine their resources in order to satisfy the minimum requirements of the SAQ.

Where a Tender is submitted by a Joint Venture / Consortium, the Architect shall act as Lead Applicant / AIDT Team Leader for the purposes of the competition. The submission shall identify the members of the group, the core Principal Service Providers and any sub-consultants, and shall clearly identify the legal entity responsible for each discipline and service.

The legal form of any Joint Venture / Consortium shall be addressed in accordance with the ITT, SAQ and Conditions of Engagement. The AIDT Team Leader is responsible for leadership and coordination of the integrated team; this does not transfer to the Architect responsibility for the professional performance of another Principal Service Provider under that Principal Service Provider's individual appointment.

19.0 ITT Quality Submission and Evaluation

The Quality Submission shall be project-specific and shall demonstrate how the proposed AIDT will deliver the Services for the Georgian Buildings Project. Generic material that does not demonstrate a clear understanding of this Project should be avoided.

19.1 Quality / Price Ratio

The overall evaluation will be based on Quality and Price, weighted as set out below.

Element	Marks / Weighting
Quality	600 marks / 60%
Price	400 marks / 40%
Overall	1,000 marks / 100%

19.2 Scoring Methodology

Each Quality Criterion will be evaluated in accordance with the methodology stated in the ITT. The highest technical merit response for each criterion will receive the maximum marks available for that criterion, with other eligible responses scored relative to the highest technical merit response in accordance with the ITT. The published ITT methodology shall govern the evaluation.

19.2.1 Quality Criteria and Maximum Scores

The quality criterion and maximum scores are set out below. Refer to the ITT for the subsection scoring.

Criterion	Marks	Submission / Assessment Focus
A – Understanding of the Project, Heritage Context and Key Challenges	100	Understanding of the Georgian Buildings residential redevelopment, architectural and heritage context, existing-building constraints, permitted scheme, statutory requirements, key interfaces and project-specific challenges and risks. Maximum 2 A4 pages.
B – Proposed Team, Resources and Relevant Experience	180	Suitability, relevant experience, availability and integration of the proposed AIDT; team structure, roles and responsibilities; experience of key personnel; and adequacy of the proposed resource commitment to deliver the Services. Maximum 3 A4 pages plus organisation chart, excluding CVs.
C – Methodology and Design Approach	140	Methodology for due diligence, surveys and investigations; design development; proportionate response to architectural and heritage significance; multidisciplinary coordination; statutory compliance; buildability, sustainability, cost effectiveness and development of complete and coordinated tender information. Maximum 3 A4 pages.
D – Project Management, Programme, Risk and Quality Management	100	Approach to project governance, reporting, stakeholder management, programme and delivery management, project-specific risk management, quality assurance, design reviews, document control and change management. Maximum 3 A4 pages plus project programme.
E – Construction Stage, BCAR, Completion and Handover Approach	80	Approach to construction-stage services, inspections, design queries and changes, multidisciplinary coordination, BCAR and certification responsibilities, commissioning, defects, Practical Completion, handover and close-out. Maximum 2 A4 pages.
Total	600	

19.3 Evaluation Thresholds

Tenders will be evaluated against the Quality Criteria and thresholds stated in the ITT. A Tender will be excluded from further consideration where it:

- i) **Not passing on a PASS / FAIL SAQ Criterion**
- ii) **Achieving less than 40% of the maximum marks of an individual ‘Quality’ Criterion**
- iii) **Achieving less than 50% of the total quality marks**

Only tenders remaining eligible after compliance, suitability and quality assessment proceed to the price assessment.

20.0 Anticipated Schedule for Selection

The procurement timetable, including the latest date for queries, issue of supplemental information, Tender submission deadline and anticipated award date, shall be as stated in the ITT, eTenders Contract Notice and any supplemental information issued through eTenders.

21.0 Appendices - Scope of Services

The discipline Scope of Services documents form appendices to this PIM and collectively define the minimum AIDT services. The AIDT submits a single coordinated Tender, with the Architect acting as AIDT Lead / Team Leader. Following award, each core Principal Service Provider will be appointed individually by LTT under the applicable COE 1 appointment. The Architect / AIDT Lead is responsible for coordinating the combined design-team output and interfaces, while each Principal Service Provider remains responsible for its own professional Services and deliverables. The Quantity Surveyor and any Planning Consultant are separately appointed by LTT and are not part of the AIDT. The appendices shall be read with the ITT, Conditions of Engagement, Form of Tender and Schedules; the final procurement / contract document hierarchy shall apply where any inconsistency arises.

Appendix A - Architect / AIDT Lead Scope of Services

PROJECT OPERA

Georgian Buildings Redevelopment Project

Architect / AIDT Lead

(including Conservation Architect, Assigned Certifier and PSDP)

Scope of Services

Tender Issue | September 2026

A1 General

Limerick Twenty Thirty Strategic Development DAC ("LTT" or the "Employer") intends to appoint an Architect-led Integrated Design Team ("AIDT") for the Georgian Buildings Redevelopment Project, forming part of the wider Opera Square Regeneration Project in Limerick City Centre. This document defines the minimum Architectural, conservation, Assigned Certifier and PSDP services required as part of that AIDT.

The commission relates to the redevelopment of 9 No. Georgian buildings and associated areas, together with an optional limited restoration scope at 9 Ellen Street (Quins Bar & Restaurant). The buildings are existing historic structures which have been vacant for a prolonged period and are in varying condition. The design team shall therefore adopt an investigation-led, conservation-conscious and coordinated approach to design and delivery.

The Works are intended to be procured as an Employer-Designed Public Works Contract for Building Works (PW-CF1 or the applicable current equivalent). The AIDT shall develop the design and Works Requirements to a level appropriate for an Employer-designed tender and shall remain engaged through construction, completion and post-handover services. No novation of the AIDT to the Works Contractor is envisaged.

A2 General Description of Stages

Stage	Description
Stage 1	Due diligence, surveys, brief confirmation and review of existing/planning information
Stage 2A	Developed design and coordinated scheme development
Stage 2B	Statutory consents and Building Regulations / BCAR coordination
Stage 2C	Detailed and technical design; coordinated Works Requirements
Stage 3	Tender action, clarification, evaluation and award support
Stage 4	Construction-stage design, inspection, certification and contract support
Stage 5	Handover, completion, defects close-out and post-completion services

A3 Project-Specific Risk and Interface Requirements

- Existing and historic buildings: investigate construction, condition, previous interventions and concealed conditions and minimise unknowns through proportionate surveys and opening-up.
- Structural vulnerability and temporary works: coordinate with the C&S Engineer in relation to temporary support installed during the previous site-wide basement contract and the future retention, adaptation or removal of such measures.
- Phasing and enabling works: assess the potential for an advance external-envelope package, including roofs, external walls and windows, to secure the buildings and facilitate drying-out before full redevelopment and fit-out.
- Drainage and services: investigate and resolve foul and rainwater drainage and service interfaces with the wider Opera Square infrastructure.

- Public interfaces: account for buildings fronting active public streets, including access, scaffolding, deliveries, pedestrian safety and traffic management.
- Operational neighbours and concurrent works: coordinate with One Opera Square, neighbouring businesses/residents and potentially the Landmark Building, hotel site, Internal Plaza and Library works, including logistics, noise, vibration, dust, access, fire safety and sequencing.
- Conservation: ensure interventions to historic fabric are evidence-based, proportionate and coordinated with the Conservation Architect and statutory conservation requirements.

A4 General Provisions and Services Applicable to All Stages

A4.1 General

- Provide all professional services reasonably necessary and incidental to the stated scope for a project of this nature, scale and complexity, in accordance with the Conditions of Engagement, the PIM, Employer's Requirements, applicable legislation, standards and good professional practice.
- Review all available information relevant to the discipline and identify information gaps, surveys, investigations, opening-up works and specialist advice required to reduce uncertainty and support completion of the design.
- Allocate sufficient suitably qualified and competent resources throughout the commission and maintain continuity of key personnel.
- Respond promptly to instructions, queries and requests for information and provide the advice, reports, approvals, certificates and other information required within the Consultant's scope to avoid delay to the Project.

A4.2 Employer's Instructions and Approvals

- Take instructions from LTT and the Project Manager and obtain required Employer approvals and stage sign-off before progressing material changes or proceeding to subsequent stages.
- Obtain LTT approval before formally engaging with third parties on behalf of the Employer, except where such engagement is expressly included within the agreed Services.
- Identify promptly any departure from the approved brief, scope or design and obtain approval before proceeding with the change.

A4.3 AIDT Leadership, Design and Coordination

- Act as Architect / AIDT Lead and design lead consultant throughout the Project, establishing and managing the multidisciplinary design-management and coordination process.
- Coordinate the outputs of all AIDT members and Employer-appointed consultants and maintain the design responsibility matrix, deliverables schedule and design actions.
- Chair design coordination meetings and workshops, lead interdisciplinary design reviews and ensure that gaps, clashes and inconsistencies are identified and closed out.
- Ensure that the combined Works Requirements are complete, consistent, coordinated, buildable and appropriate to the relevant stage of the Project.
- Coordinate interfaces with the Quantity Surveyor, Project Manager, statutory authorities, utilities, Employer-appointed consultants and other Opera Square workstreams as required.

A4.4 Meetings, Communication and Reporting

- Attend project, design, risk, cost, programme, statutory, tender, construction and close-out meetings as reasonably required to deliver the Services, including in-person meetings in Limerick where required by LTT.

- Allow for regular project and design coordination meetings, with frequency adjusted by LTT to suit project activity. The Project Director shall attend Principals / Steering Group meetings where required.
- Report promptly on progress and on matters affecting scope, cost, programme, risk, quality, safety, statutory compliance or decisions required from LTT.
- Attend stakeholder and statutory consultations relevant to the Consultant's Services and prepare supporting technical information as required.

A4.5 Information Management and Deliverables

- Comply with the information-management, Common Data Environment and Employer's Information Requirements stated in the tender documents, including applicable CWMF BIM / ISO 19650 requirements.
- Operate appropriate document control, checking, peer review and quality-assurance procedures. Information issued shall be coordinated, checked and fit for its stated purpose.
- Provide drawings, models, reports, specifications, schedules, certificates, records and other deliverables required by the Contract in the agreed formats, including final electronic and any expressly requested hard-copy records.

A4.6 Cost, Value and Change Control

- Develop the design having regard to the approved Project budget and promptly advise LTT, the Project Manager and Quantity Surveyor of any matter likely to materially affect cost.
- Provide timely technical information required for cost planning, estimates, value management, life-cycle assessment and evaluation of proposed changes.
- Comply with the Project change-control procedures and obtain Employer approval before implementing material changes.

A4.7 Programme

- Prepare, maintain and manage the integrated design and procurement programme required by the PIM on behalf of the AIDT. Coordinate all discipline activities and deliverables as inputs to that programme and promptly identify actual or anticipated delay.
- Review progress against the approved programme, advise on critical dependencies and opportunities for improvement or recovery, and provide information within the Consultant's control in sufficient time to avoid delay.
- During construction, review and comment, within the scope of the Services, on relevant aspects of programmes submitted by the Works Contractor.

A4.8 Risk, Health & Safety and Quality

- Identify, assess and manage design and technical risks within the Consultant's scope and provide information required for the Project risk register.
- Identify design and residual risks and provide all information required by the PSDP in accordance with applicable health and safety legislation.
- Operate appropriate quality-management and checking procedures for all Services and deliverables and provide design / ancillary certification, inspection records and supporting evidence appropriate to the Consultant's role and BCAR responsibilities.

A4.9 Sustainability, Green Public Procurement and Carbon

- Incorporate applicable Green Public Procurement and sustainability requirements throughout the design and procurement of the Project in accordance with the tender documents and applicable CWMF requirements.

- Support applicable CWMF Cost Control and Carbon Reporting requirements, including provision of discipline-specific information necessary to measure and report embodied carbon and consideration of opportunities to reduce whole-life carbon through design, specification, reuse and material selection.

A5 Included Specialist Roles

A5.1 Conservation Architect

- Lead the conservation philosophy, significance assessment and intervention strategy.
- Advise on repair versus replacement, compatible materials, historic fabric, moisture/drying-out, masonry, lime, timber, windows, roofs and traditional details.
- Engage with the local authority Conservation Officer and other heritage stakeholders as authorised by LTT.
- Prepare/review conservation specifications, method requirements, samples, trials and mock-ups and inspect conservation works during construction.
- Maintain a conservation record of significant interventions and contribute to handover information.

A5.2 Assigned Certifier / Design Certifier

- Undertake the Assigned Certifier and, where applicable, Design Certifier functions in accordance with the Building Control Regulations, BCAR and the applicable Code of Practice.
- Establish the compliance / certification responsibility matrix and Preliminary Inspection Plan / Inspection Notification Framework in coordination with the AIDT and Builder.
- Coordinate ancillary design certificates, inspection plans, inspection records, test certificates and supporting compliance evidence.
- Manage BCMS submissions within the appointed role, including commencement and completion documentation, and coordinate the Certificate of Compliance on Completion process.
- Chair or coordinate certification/inspection review meetings as required and track close-out of compliance items.

A5.3 Project Supervisor Design Process (PSDP)

- Perform the statutory duties of PSDP for the Project for the duration of the appointment.
- Coordinate the identification, elimination and reduction of design-stage safety and health risks and ensure cooperation between designers.
- Maintain the design risk management process and records and advise LTT on designer competence / cooperation matters within the PSDP remit.
- Prepare and update the Safety File in accordance with statutory requirements and coordinate information required from designers and the Works Contractor.
- Coordinate with the Project Supervisor Construction Stage and provide required pre-construction and construction-stage safety information.

A5.4 Other Specialists

Any other discipline deemed necessary to perform the scope of services.

A6 Detailed Scope of Service by Stage

A6.1 Stage 1 - Due Diligence, Brief and Preliminary Design

- Review the existing planning permission, architectural information, surveys, heritage information and previous Contract B interventions and confirm the status, constraints and information gaps for each building.

- Undertake and coordinate architectural condition surveys and, with the Conservation Architect and other AIDT members, prepare the strategy for opening-up, measured surveys, fabric investigations and specialist surveys.
- Prepare a proportionate conservation assessment of significance and intervention strategy for the Georgian buildings, including roofs, external walls, windows, floors, joinery, plasterwork and other significant fabric.
- Review the permitted residential layouts and brief with LTT, including opportunities to optimise residential yield, apartment layouts, accessibility, amenity, durability, maintainability and rental performance.
- Review 4 & 5 Rutland Street in particular for design quality, buildability, conservation response and value-for-money opportunities.
- Assess and advise on the potential phasing / enabling works strategy to secure the external envelope and permit drying-out before full fit-out.
- Prepare and maintain the overall design programme, design responsibility matrix, deliverables schedule and AIDT coordination strategy.

A6.2 Stage 2A/2B - Developed Design and Statutory Consents

- Develop the coordinated architectural and conservation design and lead multidisciplinary design workshops.
- Confirm planning compliance and identify any amendment, Section 5 / planning compliance, new application or other planning action required; prepare and coordinate architectural information for such submissions.
- Coordinate with the Fire/DAC Engineer on Fire Safety Certificate and Disability Access Certificate strategy and provide all architectural information required.
- Integrate structural, MEP, fire, accessibility, acoustic and other specialist requirements while protecting significant historic fabric.
- Develop materials, finishes, window/door, roof, façade, internal fit-out and conservation repair strategies appropriate to residential use and the Employer's quality objectives.
- Coordinate with the Quantity Surveyor on cost planning and value management and obtain LTT approval before material scope/design changes.

A6.3 Stage 2C - Detailed / Technical Design

- Prepare complete coordinated architectural drawings, details, room/finish schedules, door/window schedules, specifications and other production information necessary for an Employer-designed PW-CF1 tender.
- Prepare detailed conservation specifications, repair details, schedules of historic fabric interventions and requirements for samples, trials, mock-ups and specialist workmanship.
- Lead formal interdisciplinary design reviews and close out clashes, gaps and inconsistencies before tender issue.
- Coordinate all AIDT tender deliverables and confirm that the combined Works Requirements are complete, coordinated, buildable and consistent with the approved brief and statutory requirements.
- Prepare the architectural elements of the BCAR compliance documentation and coordinate design certification inputs.

A6.4 Stage 3 - Tender Action

- Lead assembly and technical coordination of the Works Requirements and tender design information in conjunction with the Project Manager and Quantity Surveyor.
- Respond to tender queries, coordinate technical clarifications and maintain an auditable record of tender-stage design information.
- Participate in tender interviews/clarifications and provide technical input to tender assessment and recommendation.
- Assess proposed alternatives, qualifications and substitutions affecting architecture, conservation, quality or coordination and advise LTT on acceptability and consequences.

- Complete agreed tender-stage amendments and issue final / For Construction information following award.

A6.5 Stage 4 - Construction

- Act as architectural design lead throughout construction and coordinate AIDT responses, submittals, samples, mock-ups and design changes.
- Inspect the Works at appropriate intervals, with particular attention to conservation works, existing fabric interfaces, envelope works, internal fit-out and architectural quality.
- Review contractor shop drawings, technical submittals, RFIs, materials and samples for compliance with the Works Requirements.
- Manage architectural snagging and contribute to multidisciplinary quality reviews, change control and completion planning.
- Coordinate with the Employer's Representative / contract administrator as required by the final contract administration arrangements.

A7 Deliverables

- Discipline-specific due diligence / design review report for Architectural / conservation / certification / PSDP services.
- Survey and investigation recommendations and scopes, where applicable.
- Design calculations, drawings, specifications, schedules and reports appropriate to each project stage.
- Inputs to planning, FSC/DAC, BCAR and other statutory submissions as applicable.
- Coordinated tender and Works Requirements information suitable for PW-CF1 procurement.
- Tender clarification responses and technical tender assessment input.
- For-construction information, inspection records, certificates and construction-stage reports.
- Snagging / defects records, as-built review, completion certification and handover information.
- Final design record and lessons-learned / close-out information reasonably required by LTT.

A8 Additional / Optional Services

The Consultant shall separately identify any service which it considers outside the defined Services. No additional service shall be undertaken without prior written instruction from LTT in accordance with the Conditions of Engagement. The optional Quins Bar scope shall only proceed if instructed by LTT.

A9 Scope Interpretation

This Scope of Services describes the minimum services required. It shall be read with the tender documents, Conditions of Engagement, Form of Tender and Schedule, Project Information Memorandum and other contract documents. Where a service is reasonably necessary to complete the Consultant's stated professional role and deliver a complete, coordinated and compliant Employer-designed tender and construction package, it is deemed included unless expressly identified as an exclusion in the Contract.

Appendix B - Civil and Structural Engineer Scope of Services

PROJECT OPERA

Georgian Buildings Redevelopment Project

Civil and Structural Engineer

Scope of Services

Tender Issue | September 2026

B1 General

Limerick Twenty Thirty Strategic Development DAC ("LTT" or the "Employer") intends to appoint an Architect-led Integrated Design Team ("AIDT") for the Georgian Buildings Redevelopment Project, forming part of the wider Opera Square Regeneration Project in Limerick City Centre. This document defines the minimum Civil and Structural Engineering services required as part of that AIDT.

The commission relates to the redevelopment of 9 No. Georgian buildings and associated areas, together with an optional limited restoration scope at 9 Ellen Street (Quins Bar & Restaurant). The buildings are existing historic structures which have been vacant for a prolonged period and are in varying condition. The design team shall therefore adopt an investigation-led, conservation-conscious and coordinated approach to design and delivery.

The Works are intended to be procured as an Employer-Designed Public Works Contract for Building Works (PW-CF1 or the applicable current equivalent). The AIDT shall develop the design and Works Requirements to a level appropriate for an Employer-designed tender and shall remain engaged through construction, completion and post-handover services. No novation of the AIDT to the Works Contractor is envisaged.

B2 General Description of Stages

Stage	Description
Stage 1	Due diligence, surveys, brief confirmation and review of existing/planning information
Stage 2A	Developed design and coordinated scheme development
Stage 2B	Statutory consents and Building Regulations / BCAR coordination
Stage 2C	Detailed and technical design; coordinated Works Requirements
Stage 3	Tender action, clarification, evaluation and award support
Stage 4	Construction-stage design, inspection, certification and contract support
Stage 5	Handover, completion, defects close-out and post-completion services

B3 Project-Specific Risk and Interface Requirements

- Existing and historic buildings: investigate construction, condition, previous interventions and concealed conditions and minimise unknowns through proportionate surveys and opening-up.
- Structural vulnerability and temporary works: coordinate with the C&S Engineer in relation to temporary support installed during the previous site-wide basement contract and the future retention, adaptation or removal of such measures.
- Phasing and enabling works: assess the potential for an advance external-envelope package, including roofs, external walls and windows, to secure the buildings and facilitate drying-out before full redevelopment and fit-out.
- Drainage and services: investigate and resolve foul and rainwater drainage and service interfaces with the wider Opera Square infrastructure.

- Public interfaces: account for buildings fronting active public streets, including access, scaffolding, deliveries, pedestrian safety and traffic management.
- Operational neighbours and concurrent works: coordinate with One Opera Square, neighbouring businesses/residents and potentially the Landmark Building, hotel site, Internal Plaza and Library works, including logistics, noise, vibration, dust, access, fire safety and sequencing.
- Conservation: ensure interventions to historic fabric are evidence-based, proportionate and coordinated with the Conservation Architect and statutory conservation requirements.

B4 General Provisions and Services Applicable to All Stages

B4.1 General

- Provide all professional services reasonably necessary and incidental to the stated scope for a project of this nature, scale and complexity, in accordance with the Conditions of Engagement, the PIM, Employer's Requirements, applicable legislation, standards and good professional practice.
- Review all available information relevant to the discipline and identify information gaps, surveys, investigations, opening-up works and specialist advice required to reduce uncertainty and support completion of the design.
- Allocate sufficient suitably qualified and competent resources throughout the commission and maintain continuity of key personnel.
- Respond promptly to instructions, queries and requests for information and provide the advice, reports, approvals, certificates and other information required within the Consultant's scope to avoid delay to the Project.

B4.2 Employer's Instructions and Approvals

- Take instructions from LTT and the Project Manager and obtain required Employer approvals and stage sign-off before progressing material changes or proceeding to subsequent stages.
- Obtain LTT approval before formally engaging with third parties on behalf of the Employer, except where such engagement is expressly included within the agreed Services.
- Identify promptly any departure from the approved brief, scope or design and obtain approval before proceeding with the change.

B4.3 Design and AIDT Coordination

- Coordinate the Civil and Structural Engineering services with the Architect / AIDT Lead and all other AIDT disciplines and provide timely information required for the integrated design.
- Review relevant interfaces with other disciplines and promptly identify gaps, clashes, inconsistencies or matters affecting scope, cost, programme, quality, safety or statutory compliance.
- Support the AIDT Lead in multidisciplinary design reviews and ensure that discipline information is complete, coordinated, checked and appropriate to the relevant stage of the Project.

B4.4 Meetings, Communication and Reporting

- Attend project, design, risk, cost, programme, statutory, tender, construction and close-out meetings as reasonably required to deliver the Services, including in-person meetings in Limerick where required by LTT.
- Allow for regular project and design coordination meetings, with frequency adjusted by LTT to suit project activity. The Project Director shall attend Principals / Steering Group meetings where required.
- Report promptly on progress and on matters affecting scope, cost, programme, risk, quality, safety, statutory compliance or decisions required from LTT.

- Attend stakeholder and statutory consultations relevant to the Consultant's Services and prepare supporting technical information as required.

B4.5 Information Management and Deliverables

- Comply with the information-management, Common Data Environment and Employer's Information Requirements stated in the tender documents, including applicable CWMF BIM / ISO 19650 requirements.
- Operate appropriate document control, checking, peer review and quality-assurance procedures. Information issued shall be coordinated, checked and fit for its stated purpose.
- Provide drawings, models, reports, specifications, schedules, certificates, records and other deliverables required by the Contract in the agreed formats, including final electronic and any expressly requested hard-copy records.

B4.6 Cost, Value and Change Control

- Develop the design having regard to the approved Project budget and promptly advise LTT, the Project Manager and Quantity Surveyor of any matter likely to materially affect cost.
- Provide timely technical information required for cost planning, estimates, value management, life-cycle assessment and evaluation of proposed changes.
- Comply with the Project change-control procedures and obtain Employer approval before implementing material changes.

B4.7 Programme

- Prepare and maintain the discipline programme and deliverable schedule as an input to the single integrated AIDT programme managed by the Architect / AIDT Lead, and promptly identify actual or anticipated delay.
- Review progress against the approved programme, advise on critical dependencies and opportunities for improvement or recovery, and provide information within the Consultant's control in sufficient time to avoid delay.
- During construction, review and comment, within the scope of the Services, on relevant aspects of programmes submitted by the Works Contractor.

B4.8 Risk, Health & Safety and Quality

- Identify, assess and manage design and technical risks within the Consultant's scope and provide information required for the Project risk register.
- Identify design and residual risks and provide all information required by the PSDP in accordance with applicable health and safety legislation.
- Operate appropriate quality-management and checking procedures for all Services and deliverables and provide design / ancillary certification, inspection records and supporting evidence appropriate to the Consultant's role and BCAR responsibilities.

B4.9 Sustainability, Green Public Procurement and Carbon

- Incorporate applicable Green Public Procurement and sustainability requirements throughout the design and procurement of the Project in accordance with the tender documents and applicable CWMF requirements.
- Support applicable CWMF Cost Control and Carbon Reporting requirements, including provision of discipline-specific information necessary to measure and report embodied carbon and consideration of opportunities to reduce whole-life carbon through design, specification, reuse and material selection.

B5 Detailed Scope of Service by Stage

B5.1 Stage 1 - Due Diligence and Preliminary Design

- Undertake a detailed review of the existing Georgian structures, available surveys, previous temporary works and interfaces with the completed site-wide basement.
- Define and coordinate structural surveys, opening-up, material testing, monitoring and other investigations required to establish condition, load paths and structural capacity.
- Assess the existing temporary works / stabilisation measures and advise on their adequacy, monitoring and the strategy for retention, modification or removal during redevelopment.
- Develop the structural conservation and intervention strategy in close coordination with the Architect and Conservation Architect, prioritising retention and repair of historic fabric where appropriate.
- Assess structural implications of proposed apartment layouts, openings, stairs, floors, roofs, service routes and fire/acoustic upgrades.
- Investigate and develop the civil engineering strategy, including foul and surface-water drainage, external levels and interfaces with site-wide infrastructure.
- Provide structural input to the proposed phasing/enabling works strategy and any advance external-envelope package.

B5.2 Stage 2A/2B - Developed Design and Statutory Consents

- Develop coordinated structural and civil designs, calculations and outline details for the approved scheme.
- Provide information required for planning, FSC/DAC, Building Regulations, BCAR and third-party approvals.
- Coordinate structural openings, penetrations, builders work and service routes with the Architect and MEP Engineer.
- Develop temporary stability and sequencing requirements that must be reflected in the Works Requirements, while distinguishing Contractor-designed temporary works from permanent works design.
- Coordinate drainage design and connection strategy with existing/site-wide systems and relevant authorities/utilities.

B5.3 Stage 2C - Detailed / Technical Design

- Prepare complete structural and civil Employer design drawings, calculations, details, schedules and specifications suitable for PW-CF1 tender.
- Detail repairs, strengthening, alterations, foundations, floors, roofs, masonry/timber/steel interventions and drainage works within the Consultant's design responsibility.
- Prepare requirements for temporary stability, sequencing, monitoring, propping interfaces and protection of retained fabric to be included in the Works Requirements.
- Coordinate with specialist suppliers/contractors where performance or specialist design elements are anticipated and clearly define design responsibilities.
- Prepare C&S inputs to BCAR documentation, inspection planning and ancillary design certification.
- Participate in interdisciplinary QA reviews and confirm structural/civil tender information is complete and coordinated.

B5.4 Stage 3 - Tender Action

- Review the complete tender documents to ensure all civil and structural requirements are incorporated.
- Respond to tender queries and assess alternatives, qualifications, proposed materials/products and specialist structural proposals.
- Assist the PM/QS with technical tender assessment and recommendation and with any enabling works procurement required before the principal contract.

- Complete tender-stage amendments and issue agreed For Construction design information following award.

B5.5 Stage 4 - Construction

- Provide further permanent-works design information reasonably required to construct the Works within the Consultant's design responsibility.
- Review structural shop drawings, specialist design submissions, connection details, builders-work information and method-related submissions for interface with the permanent design.
- Inspect civil and structural works at appropriate intervals, including opening-up findings and concealed existing conditions, and advise promptly where design adaptation is required.
- Review the Contractor's proposals for temporary works interfaces, sequencing and monitoring insofar as they affect the permanent works or retained historic structures, without assuming the Contractor's temporary works design responsibility unless expressly instructed.
- Provide ancillary certification, inspection records and completion evidence required for BCAR.

B5.6 Stage 5 - Handover and Post-Completion

- Prepare/coordinate structural and civil snagging and defects records.
- Review as-built structural/civil information, drainage records, test results, specialist certificates and warranties.
- Provide final ancillary certificates and supporting completion documentation.
- Support close-out of defects and latent existing-condition issues arising within the Consultant's scope during the defects period.

B6 Deliverables

- Discipline-specific due diligence / design review report for Civil and Structural Engineering services.
- Survey and investigation recommendations and scopes, where applicable.
- Design calculations, drawings, specifications, schedules and reports appropriate to each project stage.
- Inputs to planning, FSC/DAC, BCAR and other statutory submissions as applicable.
- Coordinated tender and Works Requirements information suitable for PW-CF1 procurement.
- Tender clarification responses and technical tender assessment input.
- For-construction information, inspection records, certificates and construction-stage reports.
- Snagging / defects records, as-built review, completion certification and handover information.
- Final design record and lessons-learned / close-out information reasonably required by LTT.

B7 Additional / Optional Services

The Consultant shall separately identify any service which it considers outside the defined Services. No additional service shall be undertaken without prior written instruction from LTT in accordance with the Conditions of Engagement. The optional Quins Bar scope shall only proceed if instructed by LTT.

B8 Scope Interpretation

This Scope of Services describes the minimum services required. It shall be read with the tender documents, Conditions of Engagement, Form of Tender and Schedule, Project Information Memorandum and other contract documents. Where a service is reasonably necessary to complete the Consultant's stated professional role and deliver a complete, coordinated and compliant Employer-designed tender and construction package, it is deemed included unless expressly identified as an exclusion in the Contract.

Appendix C - Mechanical / Plant and Electrical Engineer Scope of Services

PROJECT OPERA

Georgian Buildings Redevelopment Project

Mechanical / Plant and Electrical Engineer

Scope of Services

Tender Issue | September 2026

C1 General

Limerick Twenty Thirty Strategic Development DAC ("LTT" or the "Employer") intends to appoint an Architect-led Integrated Design Team ("AIDT") for the Georgian Buildings Redevelopment Project, forming part of the wider Opera Square Regeneration Project in Limerick City Centre. This document defines the minimum Mechanical, plant and electrical engineering services required as part of that AIDT.

The commission relates to the redevelopment of 9 No. Georgian buildings and associated areas, together with an optional limited restoration scope at 9 Ellen Street (Quins Bar & Restaurant). The buildings are existing historic structures which have been vacant for a prolonged period and are in varying condition. The design team shall therefore adopt an investigation-led, conservation-conscious and coordinated approach to design and delivery.

The Works are intended to be procured as an Employer-Designed Public Works Contract for Building Works (PW-CF1 or the applicable current equivalent). The AIDT shall develop the design and Works Requirements to a level appropriate for an Employer-designed tender and shall remain engaged through construction, completion and post-handover services. No novation of the AIDT to the Works Contractor is envisaged.

C2 General Description of Stages

Stage	Description
Stage 1	Due diligence, surveys, brief confirmation and review of existing/planning information
Stage 2A	Developed design and coordinated scheme development
Stage 2B	Statutory consents and Building Regulations / BCAR coordination
Stage 2C	Detailed and technical design; coordinated Works Requirements
Stage 3	Tender action, clarification, evaluation and award support
Stage 4	Construction-stage design, inspection, certification and contract support
Stage 5	Handover, completion, defects close-out and post-completion services

C3 Project-Specific Risk and Interface Requirements

- Existing and historic buildings: investigate construction, condition, previous interventions and concealed conditions and minimise unknowns through proportionate surveys and opening-up.
- Structural vulnerability and temporary works: coordinate with the C&S Engineer in relation to temporary support installed during the previous site-wide basement contract and the future retention, adaptation or removal of such measures.
- Phasing and enabling works: assess the potential for an advance external-envelope package, including roofs, external walls and windows, to secure the buildings and facilitate drying-out before full redevelopment and fit-out.
- Drainage and services: investigate and resolve foul and rainwater drainage and service interfaces with the wider Opera Square infrastructure.

- Public interfaces: account for buildings fronting active public streets, including access, scaffolding, deliveries, pedestrian safety and traffic management.
- Operational neighbours and concurrent works: coordinate with One Opera Square, neighbouring businesses/residents and potentially the Landmark Building, hotel site, Internal Plaza and Library works, including logistics, noise, vibration, dust, access, fire safety and sequencing.
- Conservation: ensure interventions to historic fabric are evidence-based, proportionate and coordinated with the Conservation Architect and statutory conservation requirements.

C4 General Provisions and Services Applicable to All Stages

C4.1 General

- Provide all professional services reasonably necessary and incidental to the stated scope for a project of this nature, scale and complexity, in accordance with the Conditions of Engagement, the PIM, Employer's Requirements, applicable legislation, standards and good professional practice.
- Review all available information relevant to the discipline and identify information gaps, surveys, investigations, opening-up works and specialist advice required to reduce uncertainty and support completion of the design.
- Allocate sufficient suitably qualified and competent resources throughout the commission and maintain continuity of key personnel.
- Respond promptly to instructions, queries and requests for information and provide the advice, reports, approvals, certificates and other information required within the Consultant's scope to avoid delay to the Project.

C4.2 Employer's Instructions and Approvals

- Take instructions from LTT and the Project Manager and obtain required Employer approvals and stage sign-off before progressing material changes or proceeding to subsequent stages.
- Obtain LTT approval before formally engaging with third parties on behalf of the Employer, except where such engagement is expressly included within the agreed Services.
- Identify promptly any departure from the approved brief, scope or design and obtain approval before proceeding with the change.

C4.3 Design and AIDT Coordination

- Coordinate the Mechanical / Plant and Electrical Engineering services with the Architect / AIDT Lead and all other AIDT disciplines and provide timely information required for the integrated design.
- Review relevant interfaces with other disciplines and promptly identify gaps, clashes, inconsistencies or matters affecting scope, cost, programme, quality, safety or statutory compliance.
- Support the AIDT Lead in multidisciplinary design reviews and ensure that discipline information is complete, coordinated, checked and appropriate to the relevant stage of the Project.

C4.4 Meetings, Communication and Reporting

- Attend project, design, risk, cost, programme, statutory, tender, construction and close-out meetings as reasonably required to deliver the Services, including in-person meetings in Limerick where required by LTT.
- Allow for regular project and design coordination meetings, with frequency adjusted by LTT to suit project activity. The Project Director shall attend Principals / Steering Group meetings where required.
- Report promptly on progress and on matters affecting scope, cost, programme, risk, quality, safety, statutory compliance or decisions required from LTT.

- Attend stakeholder and statutory consultations relevant to the Consultant's Services and prepare supporting technical information as required.

C4.5 Information Management and Deliverables

- Comply with the information-management, Common Data Environment and Employer's Information Requirements stated in the tender documents, including applicable CWMF BIM / ISO 19650 requirements.
- Operate appropriate document control, checking, peer review and quality-assurance procedures. Information issued shall be coordinated, checked and fit for its stated purpose.
- Provide drawings, models, reports, specifications, schedules, certificates, records and other deliverables required by the Contract in the agreed formats, including final electronic and any expressly requested hard-copy records.

C4.6 Cost, Value and Change Control

- Develop the design having regard to the approved Project budget and promptly advise LTT, the Project Manager and Quantity Surveyor of any matter likely to materially affect cost.
- Provide timely technical information required for cost planning, estimates, value management, life-cycle assessment and evaluation of proposed changes.
- Comply with the Project change-control procedures and obtain Employer approval before implementing material changes.

C4.7 Programme

- Prepare and maintain the discipline programme and deliverable schedule as an input to the single integrated AIDT programme managed by the Architect / AIDT Lead, and promptly identify actual or anticipated delay.
- Review progress against the approved programme, advise on critical dependencies and opportunities for improvement or recovery, and provide information within the Consultant's control in sufficient time to avoid delay.
- During construction, review and comment, within the scope of the Services, on relevant aspects of programmes submitted by the Works Contractor.

C4.8 Risk, Health & Safety and Quality

- Identify, assess and manage design and technical risks within the Consultant's scope and provide information required for the Project risk register.
- Identify design and residual risks and provide all information required by the PSDP in accordance with applicable health and safety legislation.
- Operate appropriate quality-management and checking procedures for all Services and deliverables and provide design / ancillary certification, inspection records and supporting evidence appropriate to the Consultant's role and BCAR responsibilities.

C4.9 Sustainability, Green Public Procurement and Carbon

- Incorporate applicable Green Public Procurement and sustainability requirements throughout the design and procurement of the Project in accordance with the tender documents and applicable CWMF requirements.
- Support applicable CWMF Cost Control and Carbon Reporting requirements, including provision of discipline-specific information necessary to measure and report embodied carbon and consideration of opportunities to reduce whole-life carbon through design, specification, reuse and material selection.

C5 Detailed Scope of Service by Stage

C5.1 Stage 1 - Due Diligence and Preliminary Design

- Review existing MEP information, utility records, planning requirements and interfaces with the site-wide basement and Opera Square infrastructure.
- Survey existing services and identify intrusive investigations, utility confirmations and condition surveys required.
- Develop the servicing strategy for the residential buildings, including heating, hot water, ventilation, water services, drainage interfaces, electrical supply/distribution, lighting, life-safety systems, communications, controls and metering.
- Assess plant locations, routes, risers, penetrations and access/maintenance requirements with particular regard to constrained historic fabric.
- Advise on energy performance, Part L, BER, low-carbon systems and practical retrofit measures compatible with conservation and residential use.
- Coordinate early with the Architect, C&S and Fire/DAC Engineer to minimise structural intervention and visual impact.

C5.2 Stage 2A/2B - Developed Design and Statutory Consents

- Develop coordinated mechanical, plant and electrical systems and establish design criteria, loads, capacities and utility requirements.
- Prepare all MEP information required for planning, FSC/DAC, Building Regulations and utility applications/agreements.
- Coordinate builders-work openings, fire stopping, compartment penetrations, plant access, acoustic requirements and interfaces with historic fabric.
- Confirm metering, landlord/common services, apartment services and controls strategy appropriate to the proposed residential operation.
- Coordinate foul and rainwater drainage interfaces with the C&S Engineer and wider site infrastructure.

C5.3 Stage 2C - Detailed / Technical Design

- Prepare complete Employer design drawings, schematics, calculations, specifications, schedules, plant selections/performance requirements and controls descriptions for tender.
- Fully coordinate service routes, plant spaces, access zones, builders work and penetrations with architectural and structural information.
- Prepare detailed requirements for testing, commissioning, witnessing, balancing, seasonal commissioning where applicable, O&M manuals, training and handover.
- Prepare MEP inputs to BCAR compliance documentation and ancillary design certification.
- Participate in interdisciplinary QA reviews and confirm the MEP tender information is complete and coordinated.

C5.4 Stage 3 - Tender Action

- Provide MEP tender information and technical schedules for incorporation into the Works Requirements.
- Respond to technical tender queries and assess proposed alternatives, substitutions and specialist contractor proposals.
- Assist the PM/QS with technical evaluation of tenders and clarification of MEP scope, qualifications and exclusions.
- Complete tender-stage amendments and issue agreed For Construction design information following award.

C5.5 Stage 4 - Construction

- Review MEP shop drawings, coordination drawings, product data, technical submittals, builders-work information, controls submissions and commissioning proposals.
- Inspect installations at appropriate intervals and maintain discipline inspection records in accordance with the agreed inspection plan.
- Respond to RFIs and proposed changes promptly and advise on cost, programme, performance, statutory and coordination implications.
- Witness tests and commissioning as appropriate, review commissioning results and track defects/non-conformances to close-out.
- Provide ancillary certification and supporting evidence required for BCAR and completion.

C5.6 Stage 5 - Handover and Post-Completion

- Coordinate MEP snagging, testing, commissioning and handover requirements.
- Review O&M manuals, as-built drawings, asset information, warranties, test certificates and training records.
- Confirm satisfactory completion of commissioning and outstanding defects within the Consultant's remit.
- Support seasonal / post-occupancy tuning where expressly required and instructed.

C6 Deliverables

- Discipline-specific due diligence / design review report for Mechanical, plant and electrical engineering services.
- Survey and investigation recommendations and scopes, where applicable.
- Design calculations, drawings, specifications, schedules and reports appropriate to each project stage.
- Inputs to planning, FSC/DAC, BCAR and other statutory submissions as applicable.
- Coordinated tender and Works Requirements information suitable for PW-CF1 procurement.
- Tender clarification responses and technical tender assessment input.
- For-construction information, inspection records, certificates and construction-stage reports.
- Snagging / defects records, as-built review, completion certification and handover information.
- Final design record and lessons-learned / close-out information reasonably required by LTT.

C7 Additional / Optional Services

The Consultant shall separately identify any service which it considers outside the defined Services. No additional service shall be undertaken without prior written instruction from LTT in accordance with the Conditions of Engagement. The optional Quins Bar scope shall only proceed if instructed by LTT.

C8 Scope Interpretation

This Scope of Services describes the minimum services required. It shall be read with the tender documents, Conditions of Engagement, Form of Tender and Schedule, Project Information Memorandum and other contract documents. Where a service is reasonably necessary to complete the Consultant's stated professional role and deliver a complete, coordinated and compliant Employer-designed tender and construction package, it is deemed included unless expressly identified as an exclusion in the Contract.

Appendix D - Fire Safety and Disability Access Engineer Scope of Services

PROJECT OPERA

Georgian Buildings Redevelopment Project

Fire Safety and Disability Access Engineer

Scope of Services

Tender Issue | September 2026

D1 General

Limerick Twenty Thirty Strategic Development DAC ("LTT" or the "Employer") intends to appoint an Architect-led Integrated Design Team ("AIDT") for the Georgian Buildings Redevelopment Project, forming part of the wider Opera Square Regeneration Project in Limerick City Centre. This document defines the minimum Fire Safety and Disability Access engineering services required as part of that AIDT.

The commission relates to the redevelopment of 9 No. Georgian buildings and associated areas, together with an optional limited restoration scope at 9 Ellen Street (Quins Bar & Restaurant). The buildings are existing historic structures which have been vacant for a prolonged period and are in varying condition. The design team shall therefore adopt an investigation-led, conservation-conscious and coordinated approach to design and delivery.

The Works are intended to be procured as an Employer-Designed Public Works Contract for Building Works (PW-CF1 or the applicable current equivalent). The AIDT shall develop the design and Works Requirements to a level appropriate for an Employer-designed tender and shall remain engaged through construction, completion and post-handover services. No novation of the AIDT to the Works Contractor is envisaged.

D2 General Description of Stages

Stage	Description
Stage 1	Due diligence, surveys, brief confirmation and review of existing/planning information
Stage 2A	Developed design and coordinated scheme development
Stage 2B	Statutory consents and Building Regulations / BCAR coordination
Stage 2C	Detailed and technical design; coordinated Works Requirements
Stage 3	Tender action, clarification, evaluation and award support
Stage 4	Construction-stage design, inspection, certification and contract support
Stage 5	Handover, completion, defects close-out and post-completion services

D3 Project-Specific Risk and Interface Requirements

- Existing and historic buildings: investigate construction, condition, previous interventions and concealed conditions and minimise unknowns through proportionate surveys and opening-up.
- Structural vulnerability and temporary works: coordinate with the C&S Engineer in relation to temporary support installed during the previous site-wide basement contract and the future retention, adaptation or removal of such measures.
- Phasing and enabling works: assess the potential for an advance external-envelope package, including roofs, external walls and windows, to secure the buildings and facilitate drying-out before full redevelopment and fit-out.
- Drainage and services: investigate and resolve foul and rainwater drainage and service interfaces with the wider Opera Square infrastructure.

- Public interfaces: account for buildings fronting active public streets, including access, scaffolding, deliveries, pedestrian safety and traffic management.
- Operational neighbours and concurrent works: coordinate with One Opera Square, neighbouring businesses/residents and potentially the Landmark Building, hotel site, Internal Plaza and Library works, including logistics, noise, vibration, dust, access, fire safety and sequencing.
- Conservation: ensure interventions to historic fabric are evidence-based, proportionate and coordinated with the Conservation Architect and statutory conservation requirements.

D4 General Provisions and Services Applicable to All Stages

D4.1 General

- Provide all professional services reasonably necessary and incidental to the stated scope for a project of this nature, scale and complexity, in accordance with the Conditions of Engagement, the PIM, Employer's Requirements, applicable legislation, standards and good professional practice.
- Review all available information relevant to the discipline and identify information gaps, surveys, investigations, opening-up works and specialist advice required to reduce uncertainty and support completion of the design.
- Allocate sufficient suitably qualified and competent resources throughout the commission and maintain continuity of key personnel.
- Respond promptly to instructions, queries and requests for information and provide the advice, reports, approvals, certificates and other information required within the Consultant's scope to avoid delay to the Project.

D4.2 Employer's Instructions and Approvals

- Take instructions from LTT and the Project Manager and obtain required Employer approvals and stage sign-off before progressing material changes or proceeding to subsequent stages.
- Obtain LTT approval before formally engaging with third parties on behalf of the Employer, except where such engagement is expressly included within the agreed Services.
- Identify promptly any departure from the approved brief, scope or design and obtain approval before proceeding with the change.

D4.3 Design and AIDT Coordination

- Coordinate the Fire Safety and Disability Access Engineering services with the Architect / AIDT Lead and all other AIDT disciplines and provide timely information required for the integrated design.
- Review relevant interfaces with other disciplines and promptly identify gaps, clashes, inconsistencies or matters affecting scope, cost, programme, quality, safety or statutory compliance.
- Support the AIDT Lead in multidisciplinary design reviews and ensure that discipline information is complete, coordinated, checked and appropriate to the relevant stage of the Project.

D4.4 Meetings, Communication and Reporting

- Attend project, design, risk, cost, programme, statutory, tender, construction and close-out meetings as reasonably required to deliver the Services, including in-person meetings in Limerick where required by LTT.
- Allow for regular project and design coordination meetings, with frequency adjusted by LTT to suit project activity. The Project Director shall attend Principals / Steering Group meetings where required.
- Report promptly on progress and on matters affecting scope, cost, programme, risk, quality, safety, statutory compliance or decisions required from LTT.

- Attend stakeholder and statutory consultations relevant to the Consultant's Services and prepare supporting technical information as required.

D4.5 Information Management and Deliverables

- Comply with the information-management, Common Data Environment and Employer's Information Requirements stated in the tender documents, including applicable CWMF BIM / ISO 19650 requirements.
- Operate appropriate document control, checking, peer review and quality-assurance procedures. Information issued shall be coordinated, checked and fit for its stated purpose.
- Provide drawings, models, reports, specifications, schedules, certificates, records and other deliverables required by the Contract in the agreed formats, including final electronic and any expressly requested hard-copy records.

D4.6 Cost, Value and Change Control

- Develop the design having regard to the approved Project budget and promptly advise LTT, the Project Manager and Quantity Surveyor of any matter likely to materially affect cost.
- Provide timely technical information required for cost planning, estimates, value management, life-cycle assessment and evaluation of proposed changes.
- Comply with the Project change-control procedures and obtain Employer approval before implementing material changes.

D4.7 Programme

- Prepare and maintain the discipline programme and deliverable schedule as an input to the single integrated AIDT programme managed by the Architect / AIDT Lead, and promptly identify actual or anticipated delay.
- Review progress against the approved programme, advise on critical dependencies and opportunities for improvement or recovery, and provide information within the Consultant's control in sufficient time to avoid delay.
- During construction, review and comment, within the scope of the Services, on relevant aspects of programmes submitted by the Works Contractor.

D4.8 Risk, Health & Safety and Quality

- Identify, assess and manage design and technical risks within the Consultant's scope and provide information required for the Project risk register.
- Identify design and residual risks and provide all information required by the PSDP in accordance with applicable health and safety legislation.
- Operate appropriate quality-management and checking procedures for all Services and deliverables and provide design / ancillary certification, inspection records and supporting evidence appropriate to the Consultant's role and BCAR responsibilities.

D4.9 Sustainability, Green Public Procurement and Carbon

- Incorporate applicable Green Public Procurement and sustainability requirements throughout the design and procurement of the Project in accordance with the tender documents and applicable CWMF requirements.
- Support applicable CWMF Cost Control and Carbon Reporting requirements, including provision of discipline-specific information necessary to measure and report embodied carbon and consideration of opportunities to reduce whole-life carbon through design, specification, reuse and material selection.

D5 Detailed Scope of Service by Stage

D5.1 Stage 1 - Due Diligence and Strategy

- Review the existing planning/design information, existing building configuration, proposed residential use and available fire/DAC information for each building.
- Identify existing-building constraints affecting fire safety, means of escape, compartmentation, fire resistance, fire service access, detection/alarm, smoke control, firefighting facilities and accessibility.
- Develop a project-specific fire safety strategy and disability access strategy which respond to the historic fabric and proposed apartment layouts while meeting statutory requirements.
- Advise the Architect/AIDT on design options, compensatory measures or specialist analysis required where standard prescriptive solutions would materially affect significant historic fabric.
- Identify the statutory application pathway and programme for Fire Safety Certificate, Disability Access Certificate and any revised / regularisation / amendment applications that may be required.

D5.2 Stage 2A/2B - Developed Design and Statutory Consents

- Develop the fire safety and disability access design in coordination with the Architect, Conservation Architect, C&S and MEP Engineers.
- Prepare, coordinate, lodge and manage Fire Safety Certificate and Disability Access Certificate applications and associated drawings, reports, calculations and supporting information.
- Engage with Building Control / Fire Authority and other statutory bodies as authorised by LTT and respond to requests for information.
- Advise on fire compartmentation, doors, linings, structural fire resistance, penetrations/fire stopping, detection/alarm, emergency lighting, smoke control, firefighting systems, fire service access and accessibility requirements.
- Coordinate any material changes required by statutory authorities with the AIDT and LTT before incorporation.

D5.3 Stage 2C - Detailed / Technical Design

- Prepare detailed fire and DAC drawings, schedules, specifications and compliance requirements for incorporation into the Employer-designed Works Requirements.
- Coordinate all fire and accessibility requirements with architectural, structural and MEP tender information and identify interfaces requiring specialist contractor design or certification.
- Prepare a clear fire-stopping / penetration strategy and requirements for evidence, testing, certification, labelling and inspection.
- Provide fire/DAC inputs to the BCAR compliance matrix, inspection plan and ancillary certification strategy.
- Participate in interdisciplinary QA reviews and confirm consistency between FSC/DAC approvals and the tender design.

D5.4 Stage 3 - Tender Action

- Respond to fire/DAC technical tender queries and assess proposed alternatives or substitutions affecting statutory compliance.
- Assist with technical tender evaluation, including review of qualifications relating to fire safety, accessibility, specialist systems and certification.
- Update the fire/DAC design and statutory documentation where tender-stage changes require amendment, subject to LTT instruction and statutory requirements.

D5.5 Stage 4 - Construction

- Review contractor and specialist submittals affecting fire safety and disability access compliance, including fire doors, fire stopping, alarm, emergency lighting, smoke control and other relevant systems.
- Undertake site inspections at appropriate stages to verify implementation of the approved fire/DAC strategy and maintain inspection records.
- Advise on proposed construction-stage changes and whether revised statutory approval or further consultation with Building Control / Fire Authority is required.
- Coordinate with the Assigned Certifier and other Ancillary Certifiers and provide ancillary design/inspection certification within the Consultant's remit.
- Witness or review relevant testing and commissioning evidence required to demonstrate compliance.

D5.6 Stage 5 - Handover and Post-Completion

- Review final fire safety and accessibility records, as-built information, certificates and test documentation.
- Complete final inspections and provide ancillary certificates / compliance statements within the Consultant's remit.
- Assist the Assigned Certifier with close-out of fire/DAC compliance matters for the Certificate of Compliance on Completion.
- Support resolution of defects or compliance issues arising during the defects period within the Consultant's scope.

D6 Deliverables

- Discipline-specific due diligence / design review report for Fire Safety and Disability Access Engineering services.
- Survey and investigation recommendations and scopes, where applicable.
- Design calculations, drawings, specifications, schedules and reports appropriate to each project stage.
- Inputs to planning, FSC/DAC, BCAR and other statutory submissions as applicable.
- Coordinated tender and Works Requirements information suitable for PW-CF1 procurement.
- Tender clarification responses and technical tender assessment input.
- For-construction information, inspection records, certificates and construction-stage reports.
- Snagging / defects records, as-built review, completion certification and handover information.
- Final design record and lessons-learned / close-out information reasonably required by LTT.

D7 Additional / Optional Services

The Consultant shall separately identify any service which it considers outside the defined Services. No additional service shall be undertaken without prior written instruction from LTT in accordance with the Conditions of Engagement. The optional Quins Bar scope shall only proceed if instructed by LTT.

D8 Scope Interpretation

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