

Portlaoise Cultural Quarter Regeneration

The Fort Museum and Event Centre



Brief for Appointment of Full Design Team Services



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage



Comhairle Contae
Laoise | Laois
County Council

October 2026

Portlaoise Cultural Quarter Regeneration

The Fort Museum and Event Centre

Project

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Introduction

A Report named “Portlaoise 2040 – A Vision for Portlaoise – A Strategy for a Better Town Centre” was commissioned by Laois County Council and included extensive stakeholder consultation during Autumn/Winter 2016 and into Spring 2017. When the final strategy was published, it identified a shared vision for Portlaoise Town Centre.

The vision identified is the creation of a Cultural Quarter around the original historic settlement core of Maryborough (now Portlaoise) at the Fort Protector along with several related core objectives, including the refurbishment of the Old Granary Building, as intended by this tender.

This tender relates to a competition for the appointment of a suitably qualified and experienced architectural led design team for this heritage led urban regeneration project. The design team’s brief will entail the development of a detailed design to convert the existing building, for use as a museum/audio visual space telling the story of:

- The History of the Fort Protector,
- The Seven Septs of Laois,
- Contribution to Medicine (Bartholomew Mosse),
- History of Aviation in the County (Aldritt Portlaoise Plane & Col. James Fitzmaurice),
- Industrial heritage (Odlums),
- Place in development of modern Agriculture and,
- Early pioneers of energy production.

The intention of the refurbishment and renovation is to deliver a sustainable building that will document and celebrate the history of Laois and recognize those from the county who have made significant contributions to their respective professions and wider society.

The building is required to generate an energy dividend in line with Laois County Council’s Portlaoise Low Carbon Town Initiative and deliver an asset for expanding the tourism and cultural offering within this emerging Cultural Quarter for the town of Portlaoise and the wider County of Laois.

The design is to be informed and guided by both the Interpretation Plan for the Fort Protector, Portlaoise October 2018 & the Fort Protector Conservation Plan, Part 8 & submissions (attached in Appendices).

In addition, the design the team will need to include with respect to the existing “An Dun Event Centre” the existing items e.g. such as, lighting, fire alarm, fire detection, exit signage, public address system, improved access and egress, electrical upgrade (for the whole project), wind protection (sides), firefighting access & provision e.g. hydrants, that need to be addressed.

All available drawings have been uploaded to E-Tenders, for the existing building and the extent of the proposed works.

Aim of Project

The aim of the project is to appoint an Architecturally led design team to progress through all the required stages (design, tender, supervise, certify, handover) of the refurbishment and

repurposing of the Granary, Event Centre and Old Barracks, to enhance both its use by the community and Laois County Council and its setting at the core of Cultural Quarter of Portlaoise. Laois County Council are looking for a Conservation Architect lead construction design team or an Architect with a Conservation Architect brought in as a specialist. We would be open to accepting either set-up, but a Conservation Architect must be included in the team.

Objective of Project

Conserve, refurbish and repurpose the old Granary Building, Event Centre and Old Barracks to a useful space for the public that will interact positively with the surrounding public space and be the stimulus for the regeneration of the Area enhancing its contribution to the Cultural Quarter of the town of Portlaoise.

The works for consideration relate to the Part 8 granted during the Summer of 2026 as discussed on page 6 below.

These include proposals to provide a visitor centre for the Republic of Ireland's first airplane which was built and took flight in the immediate vicinity. The visitor centre will also showcase the county's unique aviation history including a recognition of the achievements of Col. James Fitzmaurice, the Portlaoise man known as "The Father of Irish Aviation". Proposals for the Fort will boost Portlaoise and Laois as a tourist attraction and bringing many visitors to the town into the future.

The conservation and refurbishment will most likely include careful examination of existing original fabric, both evident and what may have been covered by later insertions, including original joinery, paving etc, full mechanical and electrical retrofit, energy efficiency upgrades in keeping with the status of the building and in line with conservation best practice, accessibility improvements, conservation, repair and if absolutely necessary replacement of windows and doors, general upgrading of finishes and the redecoration of the building inside and out.

The roof of the building requires assessment of its condition and suitability and shall form part of the appointed consultants work to inform the decision as to its retention or otherwise. A bat survey from an Ecologist has shown no evidence of bats.

Laois County Council intends to appoint a full design team for the purpose of comprehensively examining the existing building before the preparation and certification of a functional and purposeful design to meet conservation standard, the employers' requirements and to manage and maintain the implementation and construction of the preferred solution as an agent to the Employer. A condition of the appointment is that a Conservation Architect is appointed as Employer's Representative for the duration of the development, with the express objective of procuring, arranging and managing a full design team and to complete, administer and implement the design during construction to final approved certification.

The Design Team shall incorporate Green Public Procurement (GPP), circular economy principles, climate action and sustainable design principles throughout the delivery of the project. The Design Team shall have regard to the current EPA Green Public Procurement Guidance for the Public Sector and applicable GPP criteria, together with relevant Government policy, legislation and guidance applicable to the refurbishment and future operation of the Museum and Event Centre.

The Design Team shall identify the environmental objectives applicable to the project and demonstrate how these objectives have been incorporated into the design, specification, procurement and construction of the works.

The suitability assessment and tender submission will be run simultaneously with the same tender submission date.

Contract Profile

Laois County Council will act as Contracting Authority. All official appointments will be channelled through and executed by the Contracting Authority. Funding has been allocated. This may offer easement on the limitations of the procurement process with reference to framework or drawdown provisions identified under 2004/18/EC. The Employer's Representative will be required to conform to all requirements of these directives and their amendments.

Laois County Council will be the Principal Contractor, if considered appropriate by the Employer's Representative, in so far as it will execute all relevant contracts and monitor the overall project for the duration. The funding will eventually be drawn down and held in trust by Laois County Council and will be disseminated on foot of relevant certification by the commissioned Employer's Representative (Lead Architect) under various design team contracts and contractor contract(s).

The Design Team will provide all relevant design and cost information to the Principal Contractor in a timely manner for the facilitation of drawdown/recoupment of funds. The Design Team will be required to arrange and submit periodic progress reports, interim reports, final reports, follow-up budget documentation, financial declarations, payment requests, financial reports and application for budget or contract clause alterations as is required by the Principal Contractor and any other legal or statutorily relevant certifications.

The Employer's Representative will exhaust the merits and methods of how to best procure the works (as one contract or separately etc.). This will be clearly presented to the Employer for their informed decision. This submission is addressed as part of the award criteria. The design team will be required to enter into a collateral agreement.

Project Title	Funding	Est. Works Value (Excl VAT)
Design preparation, tender, supervision, administration of the conservation and refurbishment contract, certification and handover	Towns and Cities Regeneration Investment Fund and Laois County Council	€10,000,000 to €11,000,000

Table 1a – Project Sections

The Architect will be required to communicate and identify all client work requirements with the proposed design team, local authority and all other relevant statutory authorities. The specific client requirements and obligations will be ultimately directed by Laois County Council as Contracting Authority. The Design Team will, from time to time, be required to liaise with the Laois County Council Planning Authority, Laois County Council Heritage Department, Management Team & elected members and other public/private interest groups, in the establishment of clear and defined works requirements.

The client's approval is required prior to the publication of any tenders.

Tender Objectives

Applications are invited from suitably qualified design team, led by an Architect, who will provide complete design project administration services for the project. The project is the delivery of the items approved in the Part 8 consent (and submissions received) that was obtained mid 2026 (for Barracks, Toilets, Granary) and their integration with the existing Outdoor Performance and Event Space. Included in the brief is the provision and / or management of:

1. Project Administration
2. Conservation Architect Assessment and Design
3. Architectural Design
4. Assigned Certifier Certification
5. Civil Engineering / Structural Engineering Design and Certification
6. Mechanical & Electrical Design and Certification
7. Archaeological services, supervision and reporting as required
8. Landscape Architectural Design
9. Ecologist
10. Cost Control and Cost Management relative to targets
11. Periodic Interim project reporting and grant claim support
12. Procurement and tendering in line with European requirements
13. Contract execution and administration
14. Specialist Design and Certification
15. Project Supervisor Design Process
16. Incorporate Green Public Procurement into all proceedings.

Interested candidates are advised that the award of the contract will be on the basis of the criteria as set out in the Instructions to Tender

Candidates should note that the Conditions of Engagement provide for a **fixed price lump sum** for a defined scope of work. Table 1 shows the relevant sectional works that make up the defined scope of work. Each relevant section, as noted in Table 1a, must be priced individually and to include all related costs and charges for the relevant section as a standalone proposal.

Laois County Council retains the right to remove a particular section of the work and thereby its representative fee allocation for that section, based on the submitted schedule. The overall presented lump sum fee will be the accumulation of fees for all sections. The tender submission must complete the general summary pricing schedule attached as Appendix 1 attached, extended to the Form of Tender and Schedule.

The Contract maybe broken into stages as indicated or paused at the end of a Stage. For example, Stage 1 and Stage 2 may proceed initially with Stage 3 commencing later, if at all, subject to Client's and Departments (funding providers) approval.

Part 8

There were three specific elements to the Part 8:

- Refurbishment of the Granary Building (1,800 m2) as a Museum, Exhibition, Indoor Performance Space and permanent home for the Portlaoise Plane,

- Redevelopment of the Old Barracks Site (500m²) as a Flexi-Use Arts, Culture and Community Space,
- Provision of Toilet Facilities to support the Outdoor Performance and Event Space (standing capacity 2,000, seated capacity 500).

The Proposal compliments and expands Round 1 and Round 2 Urban Regeneration and Development Funding which is targeted towards the development of the Portlaoise Cultural Quarter, to support a vibrant town centre and expand visitor attraction, cultural offering and presentation of heritage in the northern part of Portlaoise Town Centre.

General Description of Works to be Undertaken:

- The development of a Museum, Exhibition, Performance and Community Spaces in a refurbished Granary Building accessed from Tower Hill,
- The creation of a suitable display place in the Granary Building for the Portlaoise Plane, a key heritage artefact for County Laois,
- The redevelopment of the Old Barracks site as a Flexi-Use Arts, Culture and Community Space,
- The provision of facilities and services that support the adjoining Outdoor Performance and Event Space and the Laois Music Centre,
- All proposed works to compliment and have regard to the Conservation Plan for the Fort Protector,
- Restructuring and servicing of the Granary Building.
- The current plan is that the building will be operated by Laois County Council, but this is subject to change.

Sequencing and Phasing of the Project

Plans are taking shape for marking the centenary in 2028 of the flight of the Bremen in April 1928, the first east-west transatlantic on which Col Fitzmaurice was co-captain and navigator. The flight, which took-off from Baldonnell Aerodrome, where Col. Fitzmaurice was officer-in-charge, at 5.30am on 12 April 1928 and landed in Greenly Island, off Canada, over 36 hours later is one of the milestones of aviation history. The Portlaoise aviator was accompanied by two Germans, Capt. Hermann Koehl, and Baron von Huenfeld.

The centenary will be celebrated in 2028 with events at national and international level and Portlaoise and Laois will play a central role in such events. It is imperative that a temporary display module is constructed in the Granary for the Plane Q1 2027. Therefore, the temporary structure for the plane needs to be delivered by March 2027, details and design of which, will be for the agreement of LCC and Laois Heritage Society.

Following this, the main works to the Granary Building should only commence after April 2028 under another or the “Second” construction contract.

In the interim works on the other buildings / section of the project such as the Toilet Block, Event Space and Barracks could commence under a “First” construction contract. Works need to be commenced on site by September 2027 as per Laois County Councils Grant Agreement.

Therefore, the Toilets would need to be started by September 2027 with the Barracks, and the Outdoor Section of Event Centre, either starting at the same time or shortly thereafter. Key thing is to be on site in August 2027 at the latest. The design team will need to take this into consideration when pricing for the works, including an Advance works contract in the Granary for the Temporary Structure to house the Plane.

Timeline Milestones

Key dates of milestones are as follows:

Date	Description
Jan 2027	Temporary Structure and Display Area for Plane must be designed and tendered for its installation into the Granary Building
Feb 2027	Tender for Toilet Block Issued
Mar 2027	Temporary Structure and Display Area for Plane must be competed in Granary Building
May 2027	Tender for Barracks Issued
April 2027	Tender for Toilet Block assessed and awarded
June 2027	Tender for Barracks assessed and awarded
Aug 2027	Construction must have commenced on site with e.g. the toilet block or barracks
Dec 2027	Tender for Granary Building Issued
Feb 2028	Tender for Granary Building assessed and awarded (to commence construction in May 2028)
May 2028	Main Works to commence on Granary Building

Pricing Document

The Pricing document attached may be used to establish the tender “Lump Sum” and should give an indication of the expected breakdown in fees anticipated for the different phases of the projects. This Pricing document will also be used for “Rate Charges”, if required, going forward.

Extent of Appointment

The Appointment of the Project Team is for the full scope of services associated with Stages (1) to (5) of the project of the Standard Schedule of Stage Services for Construction Consultants, amended Revision 3, January 2015. Each discipline will be appointed as subconsultants to the Lead Architect (Employer’s Representative) with separate consultant collateral warranties executed in favour of Laois County Council, the Contracting Authority.

Selection Criteria

The tenders have been procured under a sanctioning authority’s single requirement profile, where various design disciplines will be procured as a team but appointed, individually, directly or indirectly to design for a specific purpose.

Award Criteria

The award criteria are set out in the attached Form of Tender for Consultants. Responses to be limited to – 20No. x A4 pages for Criteria A, 6No. x A4 pages for Criteria B, 6No. x A4 pages for Criteria C and 2No. x A4 pages for Criteria D. Please limit CVs to 2 pages. Methodology has been uploaded with tender documents.

Other items of note are:

- CVs to be provided in Section 3.4a should be a Lead Architect and a Conservation Architect RIAI Grade 1
- Regarding section 3.4a the SAQ with respect to Educational and Professional Qualifications, documentary evidence will be requested from tenderer during tender assessment if required. The CV suffice for now.
- For Technical services over past 5 years, three Examples of projects can be used, from the last five years, whether completed or at approved design stages.
- Cost of surveys required do not need to be included as part of design team submission.

Consultant Engagement under Lead Architect's Contract

The following offers a non-exhaustive list of suitable consultants (as governed by the Building Control Act Professional Register) and specialist firms to be commissioned and employed as part fulfilment of the design stage process and construction application. These commissions will be executed by the Lead Architect (Employer's Representative) and suitable collateral agreements executed in favour of the Employer. All sub-consultants must note the subrogated interest of Laois County Council on all their relevant indemnity cover policies:

1. Conservation Architect RIAI Grade I or equivalent (Only the Lead (Conservation Architect) needs to submit B3 forms.),
2. Chartered Project Civil/Structural Engineer with experience in conservation and development of historic buildings,
3. Chartered Quantity Surveyors,
4. Electrical Engineer –Detailed design of electrical, lighting, fire, security, communications and services generally, may require consultation with a qualified Electrical Engineer to ensure performance and compliance, environmental consideration and consultation with the Local Authority Lighting Engineer (if required). This consultation (support) cost must be assimilated into the overall lead designer's costs rather than a consultant engagement,
5. Mechanical Engineer – Detailed design of heating, plumbing, ventilation and related services in consultation with conservation specialist to allow for best practice in an eighteenth-century building,
6. Landscaping Architect - Detailed design and sympathetic interpretation of environmental requirements for realm works may require consultation from a qualified Landscaping Architect. This support consultation cost must be assimilated into the overall lead designer's costs rather than a consultant engagement,
7. Archaeologist (eligible to hold an archaeological excavation licence granted by National Monuments Service),
8. Ecologist to provide input to Appropriate Assessment of the project and provide for the possibility of bat roost in the building.
9. An assigned certifier, fire safety consultant and accessibility consultant should be provided as part of the team as BCMS, fire safety certificate and disability access certificate submissions will be required.

Design team will be expected to carry out workshops with relevant stakeholders (both internal and external) in preparation of design and their requirements at the different design stages.

Archaeology Investigations

Laois County Council is required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and commented on by this office. This is part of a larger submission received from the Department of Housing Local Government and Heritage. The conditions therein this letter as included with tender documents needs to be taken into consideration during pricing and design of the project.

Terms of Appointment

The appointment shall be for the service described in this brief only and the Contracting Authority reserves the right to engage other Consultants for additional services in connection with the Project if it so wishes.

Site Visit

A site visit will be organised during the tendering process. Interested parties will be notified when arranged.

General Items

1.1 Conflict of Interest

Any conflict of interest or potential conflict of interest must be fully disclosed to the Contracting Authority in making the submission.

1.2 Tax Clearance Certificate

It is a condition for the award of this contract that the firm selected, and all proposed sub-Consultants, must be able to produce a valid Tax Clearance Certificate. The firm to which the contract is awarded and all sub—consultants shall continue to hold valid certificates for the duration of the contract. Tenderers are directed to the *circular 43/2006 “Tax Clearance Procedures – Public Sector Contracts”*

1.3 Withholding Tax

Under the Finance Act, 1987 Professional Service Withholding Tax (PSWT) must be deducted from payments for professional services. This tax will be deducted at the current rate from payments made to the firm awarded the contract and will be remitted to The Revenue Commissioners. For further guidance on PSWT please review “A Revenue Guide to Professional Services Withholding Tax for Accountable and Specified Persons” available on www.revenue.ie

1.4 Legal

Laois County Council shall not be responsible, individually or collectively, for any costs, charges or expenses incurred by parties arising out of the tender submission.

Participants are advised that Laois County Council is subject to the Freedom of Information Act 2014 and the Data Protection Acts 1988 to 2003 and as amended.

If a Participant considers that any of the information supplied with its response should not be disclosed because of its commercial sensitivity, confidentiality or otherwise, they must, when providing this information, clearly identify the specific information they do not wish to be disclosed and clearly specify the reasons for its sensitivity. Laois County Council shall take such statements into consideration in the event they receive a request pursuant to the Acts which relates to the

information provided. It is not sufficient for a Participant to include a statement of confidentiality encompassing all the information provided.

1.5 Contracting Authority Supplied Information

Schedules A & B of the Conditions of Engagement partially completed.

1.6 Submission of Proposals

The Tender process is an “Open Procedure” and your tender submission should comprise of:

- (1) The completed and signed **Tender and Schedule, Appendix 1 Summary (below) and the submission for Criterion C** (Project Specific Issues) attached,
- (2) A signed copy of **Suitability Assessment Questionnaire** with the appropriate attachments.

No other information should be submitted with Tender. It is not necessary to submit Schedule A & B of the Conditions of Engagement (the standard format on the web at www.constructionprocurement.ie applies), or evidence of compliance with the Conditions for participation.

1.9 Format of submission

Applicants should submit their tender online through the e-tenders portal, as a pdf presentation for Section B, Section C and SAQ Declaration, delivered not later than the closing date (as advised through the e-tender’s portal). Proposals which are received after this time will not be considered and will be discarded.

1.10 Green Public Procurement (GPP)

Applicants must consider and build ‘Green/Sustainable Principles’ into their tender to provide more Sustainable Services. Details of any green or sustainable initiatives or procedures that are or will be in place to reduce the environmental impact of its operations in general and specifically for this project should be provided. The Design Team shall prepare a GPP and Sustainability Report at appropriate design stage.

The report shall identify, as appropriate, in relation to:

1. *Existing building / retention and reuse* - Prioritise the retention, refurbishment, repair and adaptive reuse of existing building fabric and materials, where technically, functionally, and economically appropriate, in preference to unnecessary demolition and replacement.
2. *Energy performance* - Develop an Energy Efficiency / Energy Strategy addressing building fabric; insulation; airtightness; heating; cooling; ventilation; heat recovery; controls/BMS; LED lighting; renewable energy; hot water; energy monitoring. The EPA guidance specifically promotes Energy Efficient Design and identifies EXEED as an approach.
3. *Embodied carbon* - Minimise embodied carbon through the retention and reuse of existing building fabric, avoidance of over-specification, efficient structural and material design, and selection of lower-carbon materials where technically appropriate.

For example, concrete should have a minimum 30% clinker replacement, with technical justification where this cannot be achieved; high-carbon CEM I (OPC) should not be procured without such justification. Environmental Product Declarations (EPDs) to EN 15804 or equivalent should also be sought.

4. *Circular economy* – Conduct Materials Reuse and Circular Economy Assessment covering: materials retained; materials suitable for reuse; materials to be salvaged; recycled-content opportunities; design for durability and repair; opportunities for disassembly; avoidance of unnecessary single-use materials; construction and demolition waste.

5. Strip-out and demolition - Prior to commencement of strip-out works, the Design Team shall identify materials and building components with potential for reuse, recycling or recovery and shall incorporate appropriate requirements into the Works Contract.

6. Sustainable materials - Consider recycled/reused materials; responsibly sourced timber; low-VOC finishes; durable finishes; products with EPDs; locally available materials where appropriate; repairable/replacement components; avoidance of unnecessary hazardous substances.

7. Lighting - Require consideration of - high-efficiency LED; occupancy/daylight controls; zoning; dimming; programmable event lighting; exhibition lighting; reduced heat load from lighting; controls integrated with BMS; energy monitoring.

8. Climate resilience – Assess - overheating; extreme rainfall; flooding; storm events; water management; material deterioration; resilience of mechanical/electrical systems; future climate conditions.

9. Biodiversity / external works to include - Sustainable drainage; permeable surfaces where appropriate; rainwater management.

The Design Team shall prepare a GPP and Sustainability Report at appropriate design stage. The report shall identify:

- applicable GPP criteria,
- project sustainability objectives,
- measures incorporated into the design,
- proposed energy and carbon reduction measures,
- materials reuse and circular economy measures,
- proposed low-carbon materials,
- waste prevention and recovery measures,
- climate adaptation measures,
- biodiversity measures, where applicable,
- proposed environmental requirements for the Works Contract; and
- any GPP criteria not adopted, together with the reasons.

1.11 Covid-19

Tenderers must ensure their compliance with all Covid-19 Government Protocol Measures that are in place at the time of delivery for works, supplies or services under this competition. The tendered sum shall include for all such measures including remote working as required. No additional cost or delay claims will apply under this contract for Covid-19.

1.12 Insurance

The Tenderers' Insurers must be listed as an Authorised Insurer for the Republic of Ireland by the Central Bank of Ireland (CBI).

1.13 GDPR

An Information Note on GDPR in Public Works Contracts & Conditions of Engagement is attached.

1.14 Freedom of Information Acts

Tenderers should be aware that, under the Freedom of Information Act 2014 and the European Communities (Access to Information on the Environment) Regulations 2007 to 2014, information provided by them during this Competition may be liable to disclosure.

Tenderers must consider that if any of the information supplied by them in their Tender should not be disclosed due to its confidentiality or commercial sensitivity, Tenderers must, when providing such information, clearly identify the specific sections of their Tender containing such information and specify the reasons for its confidentiality or commercial sensitivity.

For the avoidance of doubt Tenderers may not assert confidentiality or commercial sensitivity over the entire Tender but must clearly identify the specific section containing such information. If Tenderers do not identify information as confidential or commercially sensitive, it is liable to be released in response to a request under the above legislation without further notice to or consultation with the Tenderer.

The Contracting Authority will, where possible, consult with Tenderers about confidential or commercially sensitive information so identified before making its decision on a request received.

The Contracting Authority accepts no liability whatsoever in respect of any information provided which is subsequently released (irrespective of notification) or in respect of any consequential damage suffered because of such obligations.

1.15 Data Protection

“Data Protection Laws” means all applicable National and EU data protection laws, regulations and guidelines including but not limited to Regulation (EU) 2016/679 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, and repealing Directive 95/46/EC (the “General Data Protection Regulation”), the Data Protection Act, 2018 and any guidelines and codes of practice issued by the Data Protection Commission or other supervisory authority for data protection in Ireland from time to time.

The Contracting Authority will be a Controller (where Controller has the meaning given under the Data Protection Laws) in respect of any Personal Data (where Personal Data has the meaning given under the Data Protection Laws) required to be provided by the Tenderer in response to this Request for Tender.

The Tenderer, as Controller in respect of any Personal Data provided by it in its Tender, is required to confirm by way of statement in the “Declarations” section of the accompanying Tender Response Document that all Data Subjects (where Data Subject has the meaning given under the Data Protection Laws) whose Personal Data is provided by the Tenderer have consented to the processing of such Personal Data by the Tenderer, the Contracting Authority, the Evaluation Team and the supplier of the etenders.gov.ie website, for the purposes of the participation of the Tenderer in this Competition or that the Tenderer otherwise has a legal basis for providing such Personal Data to the Contracting Authority for the purposes of its participation in this Competition.

1.16 Applicant’s Personal Declaration as per Article 57 of Directive 2014/24/EU

Any candidate or tenderer who has been the subject of a conviction by final judgment of which the contracting authority is aware for one or more of the reasons listed below shall be excluded from participation in a public contract:

- (a) participation in a criminal organisation, as defined in Article 2 of Council Framework Decision 2008/841/JHA
- (b) corruption, as defined in Article 3 of the Convention on the fight against corruption involving officials of the European Communities or officials of Member States of the

European Union (2) and Article 2(1) of Council Framework Decision 2003/568/JHA (3) as well as corruption as defined in the national law of the contracting authority or the economic operator -

(c) fraud within the meaning of Article 1 of the Convention on the protection of the European Communities' financial interests (4),

(d) terrorist offences or offences linked to terrorist activities, as defined in Articles 1 and 3 of Council Framework Decision 2002/475/JHA (5) respectively, inciting, aiding, abetting, or attempting to commit an offence, as referred to in Article 4 of that Framework Decision

(e) money laundering or terrorist financing, as defined in Article 1 of Directive 2005/60/EC of the European Parliament and of the Council,

(f) child labour and other forms of trafficking in human beings as defined in Article 2 of Directive 2011/36/EU of the European Parliament and of the Council,

The obligation to exclude an economic operator shall also apply where the person convicted by final judgment is a member of the administrative, management or supervisory body of that economic operator or has powers of representation, decision, or control therein.

An economic operator shall be excluded from participation in a procurement procedure where the contracting authority is aware that the economic operator is in breach of its obligations relating to the payment of taxes or social security contributions and where this has been established by a judicial or administrative decision having final and binding effect in accordance with the legal provisions of the country in which it is established or with those of the Member State of the contracting authority.

Furthermore, contracting authorities may exclude or may be required by Member States to exclude from participation in a procurement procedure an economic operator where the contracting authority can demonstrate by any appropriate means that the economic operator is in breach of its obligations relating to the payment of taxes or social security contributions.

1.10 Other Information

- The Contract for the service is to be governed by the laws of Ireland.
- All prices must be denominated in Euro only
- There has been structural or condition survey of the old granary building previously been undertaken Other than what is included in Appendix 5 in 2_2.0-Schedule-B- The Fort Museum and Event Centre.
- Part of the scope of the project is to include fitout the interior of the building for the proposed use of museum/audio visual space, including the initial conservation and refurbishment of the existing buildings.
- The extent of the site boundary as shown on tender drawing, The Fort Museum and Event Centre.
- The Fort Museum and Event Centre - Existing Site Plan, is the finite boundary for this project.
- MF2.6 document (H&S Compliance Declaration by PSCS) from the Safety and Health Declarations has not been provided as this is not required for this Design Team.
- Please note that there is a measured survey currently available.
- Please note that the services of a landscape architect are not required.
- There is no need to complete Schedule A or B of the Form of Tender at this stage.

- A spreadsheet of the pricing schedule table has been uploaded and included herewith. This is to be used instead of the table provided in "Tender and Schedule" and needs to be submitted with any Tender Submissions.
- The Pricing Schedule can be used, by changing the hours to suit, if one so wishes, to establish their Design Team Cost. This amount is then entered in Section 1 of the "GENERAL SUMMARY OF LUMP SUM SUBMISSION" Table. In Section 2 of this table, you can add any "Ancillary Associated Costs (Preliminaries, Expenses, Insurances etc.)" that you may anticipate, giving you a "Total Lump Sum Costs" for Section 3 and this figure is carried forward to Form of Tender and entered as the "the fixed price lump sum fee". Pricing Schedule Table MUST be submitted with Tender.
- Attached European Single Procurement Document (ESPD) to be completed and returned with Tender Documents

1.11 Schedule of Appendices

Reference	Document Title
Appendix 1	Pricing Schedule (Attached)
Appendix 2	Interpretation Plan for the Fort Protector, Portlaoise October 2018
Appendix 3	The Fort Protector Conservation Plan
Appendix 4	Site Location
Appendix 5	Structure Notes & Photos
Appendix 6	Part 8 and Submissions

Appendix 1

General Summary

GENERAL SUMMARY OF LUMP SUM SUBMISSION

Reference	Project Section		Unit Price
Section 1	The Fort Museum and Event Centre	Item	€
	Design Team		
	Ancillary Associated Costs		
Section 2	(Preliminaries, Expenses, Insurances etc.)	Item	€
Section 3	Total Lump Sum Costs <i>(Excluding Value Added Tax)</i> Forward to Form of Tender	Item	€
Section 4	Value Added Tax	Item	€
Section 5	Total Lump Sum Costs <i>(Including Value Added Tax)</i>	Item	€

Appendix 2

Interpretation Plan for the Fort Protector, Portlaoise October 2018

Appendix 3

The Fort Protector Conservation Plan

Appendix 4

Site Location

Site Layout

Appendix 5

Structure Notes & Photos



The old Granary building is comprised of an A-frame structure with a lean-to section to the eastern side of the building. It is constructed of mass concrete walls as evidenced from the shutter lines that are visible throughout the structure with walls having an average width of 600mm. Details of or the presence of steel reinforcing within the wall are not evidenced from visual inspection and therefore additional investigations are required to determine this aspect.



The roof is constructed using steel lattice frame sections that are bound with rivets and stiffener plates. The main A-Frame building has timber purlins with box cladding. The lean-to section of the building looks to have been recently re-roofed using metal purlins and green drip proof box cladding.

The floor level of the Granary is in the region of 1.5 – 2.0m below the surrounding ground level of the adjacent Scoil Mhuire grounds and therefore water seepage will need to be considered and assessed.



The lean-to section of the building looks to have been recently re-roofed using metal purlins and green drip proof box cladding.



Evidence of vertical stress cracks within the building structure.



Building Exterior – Scoil Mhuire side



Access point linking both buildings



Access point to the Fort Bastion

Appendix 6

Part 8 and Submissions