

Type/Doc Reference	Query No.	Query	Response
EOT	1	Considering the volume of information issued, the scale of RFIs outstanding, and the time required to compile a well considered bid, we respectfully request a 2 week extension to the tender return deadline.	An extension of time has been given until the 22nd of October, see etenders for further details.
Pricing Schedule	2	There was no pricing document provided within tender documents, please provide a copy for review and completion as part of the tender return.	A pricing schedule has now been uploaded.
Scope of Services	3	Please give an indication of the anticipated resource levels for the programme.	This is up to the tenderer to determine based on the scope of services and their other work commitments.
ITT	4	There is a contradiction in the Quality/Price ratio in the ITT whereby it is stated as both 60/40 ratio and 40/60 ratio. Please confirm that the Quality/Price ratio is 60/40.	The quality price ratio is 60% quality, 40% price.
Scope of Services	5	How many MEP Led Design Teams tenders is it anticipated to be procured concurrently per month and throughout the period February 2027 and 2028. This is required to understand the resources requirement at any one time.	There are 22 separate design team bundles envisaged which may require up to 22 design teams over the two programmes.
Scope of Services	6	How many School Project tenders is it anticipated to be procured concurrently per month and throughout the period July 2027 and 2028. This is required to understand the resources requirement at any one time.	There are 69 schools to be tendered per year, in bundles, of different sizes, it is envisaged these will be staggered as to not overwhelm the market and help promote a competitive tender return. For pricing purposes allow for 30 bundles.
Scope of Services	7	How many Contractor appointment is it anticipated to be procured concurrently per month and throughout the period November 2027 and 2028. This is required to understand the resources requirement at any one time.	For pricing purposes allow for 28 contractor bundles, see pricing schedule for breakdown.
Scope of Services	8	Is there a separate MEP Led Design Team for each school bundle or for each school. Please confirm the anticipated number of MEP Led Design Team procurement exercises required. Please clarify the procurement model and the Programme Manager's and Quantity Surveyor's responsibilities.	There will be a separate design team appointment for each of the 20 bundles, which will be tendered for using an open tender procedure. It may be the case that the same design team wins multiple bundles if they have the resources to do so with the rules of the design team tender. The programme managers role will be to tender, manage, produce a tender report and appoint the design teams. The quality evaluation element only will be completed by the TA team.
Scope of Services	9	Is there a separate Contractor or each school bundle or for each school. Please confirm the anticipated number of Contractor procurement exercises including any two-stage procurement strategies required. Please clarify the procurement model and the Programme Manager's and Quantity Surveyor's responsibilities.	It is envisaged there will be a separate contractor appoint for each of the 30 bundles, contractors may win multiple bundles based on the rules of that tender competition. The tender of contractors will be a single stage open procurement.
Scope of Services	10	Is it envisaged that any other consultants will be appointed by DEY directly to support the MEP Led Design Team (DT assumed to include - MEP Engineer, Architect, Conservation Architect, CS Engineer, Quantity Surveyor, Fire Consultant, DAC and PSDP) such as a specialist Sustainability/Energy Efficient Design (EED) Consultant and Measurement and Verification (MV) Consultant.	The TA team and M&V specialist will be appointed by the DEY separately. See Information Note page 3 and Scope of Services Page 8.
Scope of Services	11	Please confirm whether the Programme Manager is expected to commission asbestos surveys and other specialist surveys, or merely manage appointments made directly by DEY or SEAI.	The programme manager will procure, appoint, manage, arrange access arrangements, complete a high level review of reports prior to payment of surveyors and incorporation of findings into the design-team briefs for each of the 138 schools. The cost of the asbestos surveyors will be paid by the DEY. The programme manager will be required to procure, manage survey delivery, access arrangements, review of reports and incorporation of findings into the design-team briefs.
Information Note	12	Does the programme include for any decarbonisation solutions other than the noted Biomass and Heat Pump Installations such as electrical installations (controls/lights/PV) or architectural building fabric elements (insulation to roofs and walls, windows).	No the works to be heat pump and biomass boiler installations with the associated back up LPG boilers and associated electrical and builders works as per the information note.
BIM	13	Noting that the design information is expected to be 2D, what is the extent of BIM input in the scope of services for the Programme Manager/Quantity Surveyor and the MEP Led Design Team/Contractors.	The role of the programme manager is to informed only (personnel that need to be kept updated on progress or decisions) on DEY information management requirements, which will be provided by DEY, such as drawing/information/asset registers naming convention/file formats, (design and as built) and advise design teams to adhere to same.
Scope of Services	14	Aside from the MEP Led Design Team procurement and the Contractor procurement for the new heating system (Biomass and Heat Pump), how many other packages need to be procured for each school for the following systems: Heating enabling package. Heating fuel package. Any other packages. Heating controls package.	Each school/bundle of schools will require asbestos surveys, design team appointment and tendering of contractors by the programme manager. Please note the biomass package is split into two tender competitions, the heating enabling works and the biomass works including LESC.
Scope of Services	15	Please provide the anticipated breakdown across the projects between Biomass and Heat Pump Installation solutions.	It is envisaged that there will be 62 biomass schools and 76 heat pump schools.
Scope of Services	16	Please confirm who sits on the MEP Led Design Team tender evaluation panel, and who is responsible for preparing the report on tenders, making procurement recommendations, and formally approving the appointments.	The TA team will evaluate the MEAT quality criterion only and provide feedback for the letters of regret. The review of all other elements of the tender is the responsibility of the programme manager including production of a tender report, letters of intent/regret and letter of acceptance etc.
Scope of Services	17	Please confirm who sits on the Contractor tender evaluation panel, and who is responsible for preparing the report on tenders, making procurement recommendations, and formally approving the appointments.	The design team will be responsible for the full review, evaluation and preparation of tender reports for the contractor appointments. The programme manager will produce template tender reports for all design teams to use and have to liaise with teams regarding any bundling rules used if any. The programme manager will also report to the steering group on a programme level.
Scope of Services	18	Please provide a list of the schools and / or details of the geographical spread of the works.	The indicative locations of the schools are given on page 2 of the Information Note.
Scope of Services	19	Please confirm the responsibilities of the Programme Manager and Quantity Surveyor during the construction phase, particularly in terms of managing contractor performance, contract administration, and reporting.	It will be the design teams responsibility to manage the contractor during construction phase. The programme manager will manage and report on costs and change orders on a programme level to the steering group, coordinating the review of change orders by the TA.
Scope of Services	20	Please confirm the responsibilities of the Programme Manager and Quantity Surveyor during the post occupancy monitoring phase, particularly in terms of reporting on project deliverables and data.	It is the responsibility of the programme managers to liaise with the design teams, TA, M&V specialist, schools, ETB's and steering group to close out snags, change orders and manage the M&V process. The M&V specialist will produce quarterly M&V reports which are to be reviewed by the TA team. See Scope of Services document for further details.
Scope of Services	21	Please confirm if the tendered hourly rates are fixed for the four-year period or if they are subject to an indexation mechanism.	Tendered costs are fixed as per the tender and schedule and conditions of engagement for four years.
Fees	22	Please confirm the invoicing frequency, that is to be invoicing at the end of each stage or monthly noting that many projects will be progressing at different stages of the CWMF (Stage 1-5).	Invoicing is envisaged to be per stage or interim stage with agreement and as per the pricing schedule.
Scope of Services	23	The Programme Manager (PrM) is required to establish KPIs with stakeholders. Please confirm the authorities' initial KPI expectations and who approved the final KPI framework.	Initial expectations are given in the scope of services and information note and are to be developed and agreed with the steering group.
Scope of Services	24	Is the MEP Led Design Team's Quantity Surveyor responsible for full cost control and cost management for all the projects throughout Stage 1 – 5 in accordance with the CWMF.	Yes
Scope of Services	25	Does the Programme Manager's / Quantity Surveyor's role/responsibilities include for the preparation of cost estimates and cost plans during Stage 1 and Stage 2 or is the role/responsibilities limited to the review and validation of consultant's cost estimates and cost plans.	The Programme Manager's / Quantity Surveyor's role/responsibilities do not include for the preparation of cost estimates and cost plans during Stage 1 and Stage 2. The role/responsibilities are limited to the high level review and validation of consultant's cost estimates, tender reports and cost plans. The PrM will be required to give procurement advice, at a programme level, at all stages of the programme. The PrM will also be required to manage costs at a programme level throughout all stages, with the DT managing their own costs at project level.
Scope of Services	26	Does the Programme Manager's / Quantity Surveyor's role/responsibilities include for the preparation of bills of quantities or pricing documents during Stage 2 or is the role/responsibilities limited to the review and validation of consultant's bills of quantities or pricing documents.	The Programme Manager's / Quantity Surveyor's role/responsibilities does not include for the preparation or review of bills of quantities/pricing documents during stage 2. This will be the responsibility of the DT. The programme manager should advise on the requirements/type of pricing documents required at a high level for consistency across the programme.
Scope of Services	27	Does the Programme Manager's / Quantity Surveyor's role/responsibilities include for the review and tender evaluation of Contractor's proposals during Stage 3 or is the role/responsibilities limited to tender evaluation support and the review and validation of consultant's report on tenders.	The Programme Manager's / Quantity Surveyor's role/responsibilities do not include for the review and tender evaluation of Contractor's proposals during Stage 3. The role/responsibilities are limited to tender evaluation support and the review and validation of consultant's report on tenders.

		Role / Scope The Scope of Services states that the M and E Consulting Engineering Lead Consultant / design team (DT) will act as Employer's Representative for the works. Please confirm that the Programme Manager is not required to undertake the Employer's Representative function under any individual school works contract and that the Programme Manager's responsibility is limited to programme-level management, monitoring, oversight and coordination of the appointed project-level Employer's Representatives.	The Programme Manager is not required to undertake the Employer's Representative function.
Scope of Services	28		
Pricing Schedule	29	Tender documents The ITT Particulars list a Pricing Document among the documents to be included in the Contract. The Pricing Document does not appear in the tender pack reviewed. Please issue the Pricing Document, including all stage allocations, resource assumptions and pricing instructions.	A pricing schedule has now been uploaded.
Insurance	30	Insurance QC2 Part 1 states a minimum Public Liability Insurance level of EUR2.6 million with a maximum property-damage excess of EUR10,000, while FTS Schedule A states EUR6.5 million with no deductible. Please confirm the applicable minimum cover and permitted deductible.	Public Liability Insurance to a level of EUR6.5 million with no deductible is required.
Quality: Price Ratio	31	Evaluation The ITT states 600 total quality marks and 400 total price marks, but also states a Quality: Price Ratio of 40:60. Please confirm the intended quality and price weightings and the calculation that will be used to determine the final score.	The quality price ratio is 60:40 and calculation is as per section 9.5 of the ITT. A revised ITT has been uploaded.
SAQ	32	Evidence Please confirm that Canadian public-sector education and energy retrofit projects delivered under the Canadian Construction Documents Committee (CCDC) framework, including CCDC 2 Stipulated Price Contracts, will be considered acceptable project references under Section 3.4(c) of the Suitability Assessment Questionnaire where the projects demonstrate comparable scale, complexity, programme management, procurement, contract administration and stakeholder management responsibilities to those required for the Pathfinder Programme.	Projects completed outside of Ireland will be considered if of a similar scale and nature, these do not specifically have to be schools projects, for section 3.4c of the SAQ. Please note under 3.4 a&b experience or training is required in Irish Public Works contracts
Scope of Services	33	Site attendance The Scope requires allowance for one site meeting at each school. Please confirm whether this applies to every school ultimately included in the programme, currently stated as up to 138 schools, and whether additional site attendances are expected during design, construction, commissioning or close-out. Is it possible to get more detail on the locations of the schools to allow us to price accordingly for travel	Yes one site visit is required at all 138 schools, indicative locations are given of the school locations in the information note.
Scope of Services	34	Meetings Please confirm the total number of Town Hall meetings required. The Scope refers to a Town Hall concerning background information and planning matters and also to three separate Town Hall meetings per programme concerning heat-pump and biomass-boiler locations.	The programme manager will be required to prepare and deliver three Townhall meetings via Microsoft Teams (or equivalent) per programme, one for schools/ETB's, one for design teams and one for contractors. This will be 12 in total for the heat pump programme and biomass programmes 27 and 28.
Scope of Services	35	Specialist procurement Please confirm whether the Programme Manager's responsibility for asbestos surveys includes only preparation and management of the procurement process or also management of survey delivery, access arrangements, review of reports and incorporation of findings into the design-team briefs.	See clarification number 11
Scope of Services	36	Team / Resources The Form of Tender identifies Programme Director, Programme Manager, Programme Coordinator and Support Staff as priced grades, while the Scope also requires a Quantity Surveyor and Procurement Specialist. Please confirm whether all six functions must be separately named and resourced, or whether suitably qualified individuals may fulfil more than one function.	Suitably qualified individuals may preform multiple roles, this should be noted where applicable.
BIM	37	BIM / CDE Please confirm whether DEY will provide a standard BIM Compliance Checklist, Employer's Information Requirements, naming conventions and CDE protocols, or whether these are to be developed by the Programme Manager. Please also confirm if there are specific Programme Manager BIM deliverables at each stage.	See clarification number 13
ITT	38	Programme / Contract period The ITT states an anticipated four-year contract period commencing in November 2026, while the indicative programme includes post-completion validation and monitoring during 2030. Please confirm the anticipated contract completion date and whether all 2030 activities are included within the tendered lump sum.	The anticipated contract completion date is November 2030 based on appointment in November 2026.
FTS	39	FTS Schedule A states that the Consultant has no authority to issue any Change Order with an extra value above EURO. Please confirm the required approval workflow and response times for proposed changes and urgent programme decisions.	Design teams will have authority to issue change orders of small value, other change orders must be agreed by the design , the TA and the steering group within the contractual timelines.
Reporting / meetings	40	Please confirm whether fortnightly stakeholder meetings, fortnightly TA/design-team meetings and their associated reports are programme-wide meetings or are expected to be held separately for each bundle or design-team appointment.	Stakeholder meetings will be on a programme level, all other meeting will be on a bundle level.
AI	41	AI / records The Scope prohibits recording or transcription of Steering Group meetings, while separately referring to responsible-use AI guidance. Please confirm whether the prohibition applies only to audio/video recording and automated transcription, and that manually prepared electronic minutes and action trackers remain acceptable.	Meetings should not be recorded generally and minutes of meeting should be prepared by hand.
SAQ	42	In SAQ Part 1, page 9, under Criteria 3.4h and 3.4i, indicates that a Declaration is required. However on page 24 and 25, the response stated that it is "NOT Required." Could you please confirm which information is correct and whether a Declaration is required for these criteria?	Criteria 3.4h and 3.4i are not required as part of the SAQ.
SAQ	43	Please confirm whether the minimum turnover requirement can be met by combining the turnover of consortium members. The lead tenderer would provide Programme Management, a named QS practice would provide Quantity Surveying, and a specialist engineering consultant would provide substantive mechanical, electrical and energy retrofit services. Please confirm whether the specialist engineering consultant turnover can be included in the combined consortium turnover.	The minimum turnover requirement can be met by combining the turnover of consortium members, Programme manager and QS. There is no requirement for a specialist engineering consultant in the scope of services.
Scope of Services	44	The Scope of Services states that the M&E Consulting Engineering Lead Consultant / design team will act as Employer's Representative for the works. Please confirm that the Programme Manager is not required to undertake the Employer's Representative function under any individual school works contract and that the Programme Manager's responsibility is limited to programme-level management, monitoring, oversight and coordination of the appointed project-level Employer's Representatives.	The Programme Manager is not required to undertake the Employer's Representative function.
Tender documents	45	The ITT Particulars list a Pricing Document among the documents to be included in the Contract. The Pricing Document does not appear in the tender pack reviewed. Please issue the Pricing Document, including all stage allocations, resource assumptions and pricing instructions.	A pricing schedule has now been uploaded.
Insurance	46	QC2 Part 1 states a minimum Public Liability Insurance level of EUR2.6 million with a maximum property-damage excess of EUR10,000, while FTS Schedule A states EUR6.5 million with no deductible. Please confirm the applicable minimum cover and permitted deductible.	See clarification number 30.
Evaluation	47	The ITT states 600 total quality marks and 400 total price marks, but also states a Quality: Price Ratio of 40:60. Please confirm the intended quality and price weightings and the calculation that will be used to determine the final score.	See clarification number 4.
SAQ	48	Please confirm that Canadian public-sector education and energy retrofit projects delivered under the Canadian Construction Documents Committee (CCDC) framework, including CCDC 2 Stipulated Price Contracts, will be considered acceptable project references under Section 3.4(c) of the Suitability Assessment Questionnaire where the projects demonstrate comparable scale, complexity, programme management, procurement, contract administration and stakeholder management responsibilities to those required for the Pathfinder Programme.	See clarification number 32.
Site attendance	49	The Scope requires allowance for one site meeting at each school. Please confirm whether this applies to every school ultimately included in the programme, currently stated as up to 138 schools, and whether additional site attendances are expected during design, construction, commissioning or close-out. Is it possible to get more detail on the locations of the schools to allow us to price accordingly for travel	See clarification number 33.
Meetings	50	Please confirm the expected total number of Town Hall meetings required. The Scope refers to a Town Hall concerning background information and planning matters and also to three separate Town Hall meetings per programme concerning heat-pump and biomass-boiler locations.	See clarification number 34.

Specialist procurement	51	Please confirm whether the Programme Manager's responsibility for asbestos surveys includes only preparation and management of the procurement process or also management of survey delivery, access arrangements, review of reports and incorporation of findings into the design-team briefs.	See clarification number 11.
Scope of Services	52	The Form of Tender identifies Programme Director, Programme Manager, Programme Coordinator and Support Staff as priced grades, while the Scope also requires a Quantity Surveyor and Procurement Specialist. Please confirm whether all six functions must be separately named and resourced, or whether suitably qualified individuals may fulfil more than one function.	See clarification number 36.
BIM	53	Please confirm whether DEY will provide a standard BIM Compliance Checklist, Employer's Information Requirements, naming conventions and CDE protocols, or whether these are to be developed by the Programme Manager. Please also confirm if there are specific Programme Manager BIM deliverables at each stage.	See clarification number 13
Programme / Contract period	54	The ITT states an anticipated four-year contract period commencing in November 2026, while the indicative programme includes post-completion validation and monitoring during 2030. Please confirm the anticipated contract completion date and whether all 2030 activities are included within the tendered lump sum.	See clarification number 38.
FTS	55	FTS Schedule A states that the Consultant has no authority to issue any Change Order with an extra value above EURO. Please confirm the required approval workflow and response times for proposed changes and urgent programme decisions.	See clarification number 39.
Reporting / meetings	56	Please confirm whether fortnightly stakeholder meetings, fortnightly TA/design-team meetings and their associated reports are programme-wide meetings or are expected to be held separately for each bundle or design-team appointment.	See clarification number 40.
AI	57	The Scope prohibits recording or transcription of Steering Group meetings, while separately referring to responsible-use AI guidance. Please confirm whether the prohibition applies only to audio/video recording and automated transcription, and that manually prepared electronic minutes and action trackers remain acceptable.	See clarification number 41.
Pricing	58	The scope mentions that a QS is to be provided but the FTS9 documents don't include time rates for the QS role?	A rate for a QS has been added to a revised ITT and included in the pricing schedule.
EOT	59	Due to volume of tenders and annual leave is it possible to request a two week extension to the tender deadline date?	See clarification number 1
Information Note	60	On page 2 it states, "... it is envisaged works will be split over the period of 2028 and 2029." Could the DEY please confirm the anticipated number of schools to be completed under each programme/workstream during Phase 1 and Phase 2 of the programme? Could the DEY please provide a breakdown of the school numbers proposed by strand, identifying: •Number of schools where heat pump solutions are proposed; and •Number of schools where biomass heating systems are proposed. This information is required to better understand the scale, complexity and resource requirements associated with programme planning and delivery.	See clarification number 6 and 15.
Information Note	61	On page 3 it states, "As part of measurement and verification in conjunction with sub metering, a specialist shall be appointed to complete an engineering calculation for each of these upgrades for each school to record the energy and carbon estimated savings." Please clarify whether the M&V specialist is to be procured by the PrM?	The M&V specialist will be appointed by the DEY not the PrM.
Information Note	62	On page 5 it states, "There will be a single client for tendering of bundles and then the ESCO contracts will be signed individually with each school." Please confirm whether there will be a single works contract per bundle or per school within a bundle?	For Biomass 1. Heating Enabling Works contract is per bundle. 2. Public Works Contract relating to the supply, delivery, install and commissioning of a modular off-site constructed containerised biomass cabin including plantroom and all equipment is per bundle. 3. Local Energy Supply Contract (LESC) relating to the supply and delivery of fuel and sale of heat, including full operation, maintenance, repair and replacement of biomass cabin equipment is per school.
Information Note	63	On page 5 it states, "The tender invitation will be issued, by the PrM, for the supply, installation, operation, fuel supply, repair, replace parts and maintenance of the prefabricated containerised biomass units separate to the heating enabling contract." Please confirm whether it is intended that the PrM will be responsible for the etenders process using the DEY etenders account to create contract notices and manage tender queries for the ESCO contracts.	The PrM will be responsible for the etenders process using the DEY etenders account to create contract notices and manage tender queries for the heat pump programmes. For biomass it is envisaged that the relevant ETB etenders account will be used to create contract notices and manage tender queries. The PrM will assist the ETB with this element of work.
Information Note	64	In relation to the Heat Pump Programme on page 7 it states, "There will be a single client for tendering each bundle and then the contracts will be signed individually with each school." For clarity, please confirm whether a single contract pack per bundle or an individual contract pack per school within a bundle will be required? For example, 10nr heat pump bundles comprising 5nr schools each. Is it intended that that Design Teams prepare tenders per bundle (i.e. 10nr) but individual contracts will be signed per school (i.e. 50nr contracts and bundle contracts in total)?	For the heat pump works contract there will be one single ETB client per bundle of schools. For the biomass works see clarification No. 62.
Scope of Services	65	The Scope of Services refers to various procurement support activities. a) Regarding asbestos survey, design team and contractor procurement, please confirm whether the PrM will be responsible for managing each individual procurement process through the DEY etenders platform, including preparation and publication of tender documentation, management of tender queries and clarifications, receipt and administration of tender submissions, support of tender evaluations and issuing of contract award notices? b) If alternative Contracting Authorities' etenders accounts will be used for contract notices, please confirm that the respective Contracting Authorities will retain responsibility for publishing tender competitions and issuing contract awards through its etenders account?	a) The PrM will be responsible for managing each individual asbestos, design team and heat pump works procurement process through the DEY etenders platform, including preparation and publication of tender documentation, management of tender queries and clarifications, receipt and administration of tender submissions, support of tender evaluations and issuing of contract award notices. For biomass programme works procurements see clarification 63. b) The PrM are to assist the ETB during the etenders process for the biomass programme.
Scope of Services	66	On page 5 it states, "Create, upload, download and manage contractor tenders using the Departments etenders and eWorks account using design team volume A and C documents (drawings, specifications, BOQ and information pack), PrM to create volume B (PIM, SAQ, ITT & FTS) for consistency across the programme (Please note biomass schools will be a two stage tender). a) Please confirm that all tender competitions will be completed under a single stage open tender procurement procedure and it is not the intention to use a two-stage restricted procurement procedure process? b) Please advise whether the PrM will be responsible for preparing the PIM, SAQ, ITT, FTS for each contractor tender across the heat pump and biomass strands covering all 138 schools.	A) All tender competitions will be single stage, the reference to single stage was meant to highlight the requirement of two separate tender packages for the biomass programme B) The PrM will be responsible for preparing the PIM, SAQ, ITT, FTS for each contractor tender across the heat pump and biomass strands covering all 138 schools.
Scope of Services	67	On page 5 it states, "Develop and manage tender packages for: •Mechanical & Electrical Consulting Engineering Lead Consultants •Asbestos Surveys •Other specialist services as required." a) As the extent of "other specialist services" cannot be reasonably foreseen or priced at tender stage, please confirm where "other specialist services" are subsequently identified, that the procurement of these additional surveys will be dealt with as additional fees.	Procurement of other specialist services are not part of the scope at this time.

		On page 5 it states, "Facilitate tender evaluations and prepare template evaluation reports". Please clarify the following: a) Will the appointed PrM be required to prepare tender evaluation methodologies, scoring templates and evaluation reports for asbestos survey, consultant and contractor procurement processes? b) Please confirm whether the PrM will act in an advisory capacity only in the evaluation of tenders and will not be required to act in the role of an evaluator for the qualitative criteria? c) Will the PrM be responsible for drafting and managing tender clarifications during the tender period and evaluation process for contractor procurement or will this be the responsibility of the appointed Design Teams? d) Please confirm if the PrM is required to attend the evaluator meetings?	A) For the asbestos procurement the PrM will be responsible for all evaluations. For the design team appointment the PrM will be required to prepare tender evaluation methodologies, scoring templates, evaluation reports, tender report, letter of regret (with feedback from the TA), LOI and LOA's. For contractor appointment the PrM will be required to prepare tender evaluation methodologies, template tender report for all design teams to use to maintain consistency B) PrM will have full responsibility for the asbestos tenders, see above for design team tender and will only act in an advisory role for contractor tenders. C) Responsibility for answering tender queries will be limited to the documents produced by the PrM, they will have to liaise with the design teams to collate and upload their responses. D) PrM will attend asbestos and design team evaluations but not the contractor/ESCO tenders.
Scope of Services	68	The Scope of Services notes the PrM is to consult with the Technical Advisory Team across a number of issues. Please confirm the number of TA teams that will be separately appointed by others?	One TA team will be separately appointed by the DEY and the PrM will be required to manage, work closely with them and recommend payment of their fees.
Scope of Services	69	On page 6 it states, "The Programme Manager shall ensure that Quantity Surveying resources are provided to: • Prepare and review cost estimates. • Validate consultant and contractor cost proposals. • Assess variations and change requests." Please confirm that the DT QS role is to provide full QS services and that the PrM QS role is limited to an advisory and monitoring role only?	The DT QS role is to provide full QS services and that the PrM QS role is limited to an advisory and monitoring role only of costs at a programme level.
Scope of Services	70	On page 7 it states that the PrM shall ensure compliance with: • Health and Safety Legislation • Building Control Regulations • Planning Requirements • Fire Safety Requirements • Disability Access Requirements Please confirm that the DT is responsible for ensuring compliance with the above as statutory and H&S obligations will come under their expertise and that the role of the PrM is limited to a monitoring role only?	The DT is responsible for ensuring compliance with the above as statutory and H&S obligations will come under their expertise and that the role of the PrM is limited to a monitoring role only
Scope of Services	71	On page 7 it states, "Facilitate Town Hall meetings with principals, design teams and contractors." Please confirm the number of Town Hall meetings required and the expected role of the PrM at these meetings?	See clarification number 34.
Scope of Services	72	We note that the estimated contract value in the contract notice is stated as €480,000 (excl VAT). In our opinion this estimate appears to be low based on the scope of services required. Can the Contracting Authority please confirm that this estimate is not a cap on the fees? Please confirm the frequency of Steering Group meetings required during Stage 4 – Construction.	This figure of €480,000 is just an order of magnitude of fees it is not an exact estimate of the fees or a cap on the fees. Reference to €4,800,000 in section 5.1.5 in the tenders notice was an error. Steering Group meetings will be fortnightly during Stage 4 construction.
Fees	73	On page 7 it states that the PrM shall create and collate timely consent for Service Level Agreements (SLA's). Please confirm whether a fully finalised SLA template will be prepared by the DEY and shared with the PrM for issue to the participating ETBs and Schools? Please confirm that the PrM role is limited to coordinating and collating the signed copies of the SLA's?	DEY will provide the SLA document, only minor updates are envisaged to be required by the PrM.
Scope of Services	74	On page 7 and 8 it states, "The Programme Manager shall develop, maintain, and administer a BIM Compliance Checklist to be completed and validated at each project stage and prior to acceptance of any BIM submission. The checklist shall, as a minimum, include verification of the following:	
BIM	75	• Information Management Compliance • Compliance with ISO 19650 information management principles. • Compliance with the National BIM Framework and programme-specific BIM requirements. • Compliance with Employer's Information Requirements (EIR) and BIM Execution Plans (BEPs). • Use of agreed naming conventions, file structures, and document control procedures. • Support stakeholder engagement throughout programme delivery. Given that the PrM role is principally a programme and project management function rather than a technical BIM assurance role, please clarify whether specialist BIM technical support will be procured separately to undertake the detailed technical review and validation of BIM deliverables and compliance requirements as this would fall outside the expertise of the PrM?	See clarification number 13
Scope of Services	76	On page 9 it states, "Ensure all schools are aware of and sign a Letter of Authorisation as part of the introduction to the Pathfinder programme." Will the PrM be responsible for drafting and issuing the letter to all participating schools and ETBs?	The PrM be responsible for drafting and issuing the letter to all participating schools and ETBs, collating responses and answering queries from the schools/ETB's.
Scope of Services	77	On page 10 it states that the PrM to "Ensure delivery, review and approval of all Measurement and Verification (M&V) Plans and Post-Implementation M&V Reports in accordance with programme requirements, SEAI guidance and project-specific performance targets."	
Scope of Services	78	a) Please confirm that the PrM's role is limited to collation of the M&V Plans and M&V Reports prepared by others?	The PrM's role is limited to collation and tracking of the M&V Plans and M&V Reports prepared by the M&V specialist.
Form of Tender	79	Under Schedule B: Stage services, it refers to a pricing schedule. However, a pricing schedule was not included as part of the tender documentation. Given the breadth of services described within the Scope of Services which incorporates a range of specialist disciplines including Programme Management, Quantity Surveying, Procurement Support, Financial Reporting, Contract Oversight and Programme Controls, can the DEY please provide a pricing schedule identifying the required resource categories and pricing format to be adopted by tenderers? In the absence of a pricing schedule, tenderers may make differing assumptions regarding resource allocations, levels of effort and the extent of specialist support required, which could result in inconsistent pricing approaches and make like-for-like comparison of tenders difficult. A pricing schedule will also clearly set out the breakdown of the lumpsum fee per phase and per CWMF Stage. This will also assist in the management and cashflow of stage fee payments over the contract service duration.	A pricing schedule has now been uploaded.
Suitability Assessment Questionnaire – QC2 Part 1	80	On PDF page 15, it is unclear whether the following criteria are applicable and what the response types are:	
Suitability Assessment Questionnaire – QC2 Part 1	81	• 3.4(h) – Environmental Management Measures • 3.4(i) – Supply Chain Management & Tracking Systems Please confirm that no responses are required for criteria 3.4(h) and 3.4(i)? Under criterion 3.4b – Educational and Professional Qualifications (Personnel), please clarify the following: Under Principal Service Provider: a) Please confirm the maximum number of CVs to be submitted. Under Specialist Skills Provider: b) Please confirm the maximum number of CVs to be submitted.	No response is required under 3.4 h & i. a) The maximum number of CV's will be 5 per service provider. b) The maximum number of CV's will be 5 per service provider.
Instruction to Tenderers	82	Under the Particulars – Award Criteria (Instructions section 9.1) on PDF page 34: The total marks available for the Price Criteria is stated as 400 marks and the total marks for quality is stated as 600 marks. However, the Quality : Price Ratio is presented as 40 : 60 (i.e. Quality total weighting is 400 and Price total weighting is 600). Please confirm whether the intended Quality : Price ratio is 60:40?	The quality price ratio is 60:40 and a revised ITT has been uploaded with revised basis of assessment.

Scope of Services	83	Based on the timelines provided in Section 2.3, the Mechanical & Electrical Design Team is scheduled to be appointed in February 2027, with Stage 1 recommendations required by April 2027 and Stage 2 submissions by June 2027, followed by tendering in July 2027 and contractor appointment by November 2027. This would appear to allow only a very limited period for site surveys, stakeholder engagement, option development, statutory applications, cost planning, approvals, design development, procurement documentation, tender evaluation and contractor mobilisation across what is a significant portfolio of schools. Can the Contracting Authority please: 1. Confirm whether the dates shown are mandatory programme milestones or indicative target dates only. 2. Confirm whether programme duration extensions will be permitted where delays arise due to factors outside the control of the Programme Manager, (e.g. stakeholder approvals, surveys, planning, utility connections, procurement processes or contractor market capacity).	1) These dates are indicative 2) Any extensions of the performance period will be dealt with as per the COE.
Information Note	84	On page 2 it states "Capital Works value for both programmes is circa €60 million excluding VAT." Please confirm that the combined Capital Works value for the biomass and heat pump programme is circa €60 million excluding VAT.	The combined Capital Works value for the biomass and heat pump programme is envisaged to be circa €60 million excluding VAT but is subject to approval.
SAQ	85	Reliance on Another Entity Reference: QC2 Part 1, Sections 1.6, 3.3 and 3.4 Please confirm that a newly established Applicant may act as the Lead Consultant and rely upon the financial standing and technical capability of another entity in order to satisfy, for example, the minimum turnover requirement under Section 3.3a and the relevant corporate project experience requirement under Section 3.4c, while remaining the contracting Lead Consultant. Please also confirm the documentation required at tender stage to evidence such an arrangement and whether the Appendix 1 Letter of Undertaking, relevant Part 2 information and supporting technical experience schedules are sufficient at tender stage, subject to any subsequent Reliance Guarantee, Reliance Warranty or Collateral Warranty required at contract award.	QC2 Part 1 and QC part 2 gives guidance on relying on other entities and joint ventures.
Fees	86	Lump Sum Pricing and Programme Duration Reference: Scope of Services, Section 2.3 Deliverables / ITT Pricing The tender requires a lump sum fee, while the programme dates and milestones set out in the Scope of Services are described as indicative. Please confirm the programme duration and indicative dates that Tenderers should assume for the purposes of developing the lump sum fee. In the event that the programme extends materially beyond those dates for reasons not attributable to the Consultant, please confirm how any additional Programme Management and Quantity Surveying resource requirements would be treated under the Contract.	The tenderers should price as per the indicative dates and performance period of 4 years. If the programme extends beyond that timeline, fees will be adjusted as per the COE.
Fees	87	Reference: FTS Schedule B / Pricing Schedule Please clarify how the Contracting Authority envisages the lump sum fee being allocated and drawn down during the four-year appointment. In particular, should Tenderers allocate the lump sum across Stages (i) to (v), and will payment be made against completion of defined stage deliverables or milestones, monthly based on progress within each stage, or on another basis?	See clarification number 22.
Insurance	88	Public Liability Insurance Requirement Reference: QC2 Part 1, Section 3.3f / FTS Schedule A, Insurance There appears to be a discrepancy in the Public Liability Insurance requirement. QC2 Part 1 specifies minimum Public Liability cover of €2.6 million, whereas the Form of Tender and Schedule specifies €6.5 million. Please confirm the minimum Public Liability Insurance level applicable to this appointment.	See clarification number 41.
Scope of Services	89	Confirmation of Programme Scope Reference: Information Note, Sections 1.0, 2.0 and 3.0 / Scope of Services The Information Note identifies the 2027/2028 Pathfinder Works Programme as comprising two strands: Biomass decarbonisation heating upgrade programme; and Heat pump decarbonisation heating upgrade programme. As separate building-fabric upgrade works are not identified within the Information Note as part of the 2027/2028 programme, please confirm that Tenderers should assume that standalone fabric upgrade measures, such as roof, ceiling, wall or window upgrades, are outside the current scope of the Programme Management appointment.	Fabric upgrades are outside the scope of this programme.
ITT	90	PSDP Services Reference: ITT Particulars / FTS Schedule B The ITT Particulars state that Project Supervisor for the Design Process services are "not applicable", and Schedule B states that PSDP services are not included in the Services. However, Schedule B also contains a section headed "Project Supervisor for the Design Process Services". Please confirm that the Programme Management Consultant will not be required to undertake the PSDP role and that the PSDP wording appearing later in Schedule B is not applicable to this appointment.	The Programme Management Consultant will not be required to undertake the PSDP role and that the PSDP wording appearing later in Schedule B is not applicable to this appointment.

Fees	91	Adjustment of Programme Management Fee Where Projects Do Not Progress Reference: Information Note, Section 1.0 / Conditions of Engagement, Clause 11 The Information Note states that where projects do not progress, Programme Management fees will be adjusted accordingly. Please confirm how this provision is intended to operate in conjunction with the Contract provisions for reduction of Services, including the methodology that will be used to determine any adjustment to the lump sum fee where individual schools or bundles do not progress. Where Programme Management services have already been undertaken in respect of a school or bundle prior to it ceasing to progress, please confirm that any fee adjustment will take account of the Services already performed.	Fees will be adjusted based on the completed pricing schedule uploaded 08.10.2026
Scope of Services	92	Number of Procurement Competitions Reference: Scope of Services, Sections 2.2.3 and 2.2.4 / Information Note Please confirm the anticipated number of procurement competitions that Tenderers should allow for within the lump sum fee, including MandE Consulting Engineering Lead Consultant appointments, asbestos survey appointments, contractor tenders and biomass/ESCO-related procurements.	See pricing schedule uploaded 08.10.2026