

Multi Operator Framework for Project Managers with Design/Technical Consultants for Educational Accommodation			
Tender Queries and Clarifications			
No.	Query Response Date	Query	Response
1	05/10/2026	The stated turnover thresholds appear likely to restrict participation by SMEs that are otherwise fully qualified and experienced. Would the Contracting Authority consider: Reducing the Project Manager minimum turnover requirement of €3m to a level more proportionate with the Architect requirement of €1.5m?	The minimum turnover has been established having regard to the nature, scale and complexity of the services being procured and is proportionate to the requirements of the Framework and in consideration of SME participation. The Contracting Authority is satisfied that the published turnover requirement is proportionate to the services being procured and ensuring the necessary capacity to deliver the required services. As a result it is not intended amend the turnover requirements. It is not proposed to amend the turnover requirement set out in the tender documentation.
2	08/10/2026	Can an architect be part of several tender teams?	The tender documents do not restrict a relied upon entity from participating in multiple applicant teams. However, where reliance is placed on another entity, the Tenderer must demonstrate that the relevant resources will be available throughout the duration of the contract if awarded. Where the same relied upon entity forms part of multiple successful teams, the Contracting Authority may require evidence that sufficient resources are available to meet all commitments arising from the resultant appointments and any overlapping service requirements.
3	09/10/2026	Regarding criteria C,D and E, we note the stated A4 page limit, with the additional note to say that A3 could be used for graphics where A4 would be illegible. Can you please confirm that the A3 page limit is in addition to the stated A4 pages and if so how many A3 pages are permitted for each criteria response.	The A3 pages where required and referred to in sections C,D & E of the Technical Merit - Quality Award Criteria can replace an A4 page but is not in addition. The maximum page length of each response should remain as stated in each section.
4	12/10/2026	1 - The tender documents provide for the possibility of relying on subconsultants to undertake specialist skills. In this context is it permissible to propose more than one subconsultant for a single discipline / specialist skill?	The tender documents do not restrict the possibility of multiple consultants. However, where reliance is placed on another entity, the Tenderer must demonstrate that the relevant resources will be available throughout the duration of the contract if awarded. Where the same relied upon entity forms part of multiple successful teams, the Contracting Authority may require evidence that sufficient resources are available to meet all commitments arising from the resultant appointments and any overlapping service requirements.
5	12/10/2026	2 - If it is permissible to propose more than one sub-consultant for a single discipline, how should this be presented in the tender response. For example, where evidence of suitability (such as CVs, etc.) are required, should such evidence from each proposed subconsultant be provided at this stage?	Refer to Section 1 of the QC2_Part-1_v3.2_25-11-2025 for instructions.
6	12/10/2026	3 - In such circumstances, how will such evidence be assessed? Will the Contracting Authority adopt the approach used in other tenders, where the tenderer must submit evidence from each subconsultant proposed, and the tenderer identifies in its response the subconsultant for each discipline which it proposes to be assessed for compliance with the SAQ selection criteria?	All submissions will be assessed in line with the approach outlined in the SAQ documents. <u>Where a tender submission includes multiple sub-consultants, each sub-consultant must achieve the minimum pass mark. If any sub-consultant fails to meet this requirement, the entire tender submission will be deemed to have failed</u>
7	12/10/2026	This tender period falls within mid-term and the bank holiday. As such, please could you consider an extension of time by two additional weeks. This would be greatly appreciated.	There will be no extension of time granted.

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8	12/10/2026	3.4a and b Technical Capability. - Can you clarify if the personnel listed in category 3.4b are expected to have 3 years experience in a management role? This level of resource is different to those referred to in category 3.4a. - Would the Contracting Authority consider accepting project references completed within the last seven (7) years, or is eligibility strictly limited to projects completed within the last five (5) years for both 3.4a and 3.4b?	Please refer to the SAQ. 3.4a EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Management) CV – Requirements - Lead Designer/Design Certifier • Min. 10yrs exp. As a Project Manager / Architect / Chartered Engineer / Chartered Quantity Surveyor • Min. 5yrs exp. in management role • 3 projects, past 5 years. 3.4b EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Personnel) • Min. 7yrs exp. As a Project Manager / Architect / Chartered Engineer / Chartered Quantity Surveyor • Minimum 3yrs experience in management role • 3 projects, past 5 years. The requirement is for projects completed in the last five (5) years for both 3.4a and 3.4b.
9	12/10/2026	3.4c Technical Services Provided over Past 5 Years - Could you advise whether project references completed within the last seven (7) years would be considered acceptable, notwithstanding the requirement for projects completed within the last five (5) years?	The requirement is for projects completed in the last five (5) years for 3.4c.
10	12/10/2026	Quality Criteria E1 - PW-CF01 is noted in previous sections however it is omitted in this category. Is there a reason for this?	Refer to PW-CF01 is included in the SAQ regarding previous experience on public works projects. Criteria E1 does not include reference to PW-CF01 because management of PW-CF01 is not relevant to this contract award.
11	12/10/2026	1. RE SAQ sections 3.4a, 3.4b and 3.4c relating to the project value of over 1.5, 2.5 and 5million. Please confirm our understanding that if we have one project that it €5.5million, it would satisfy these 3 criteria	No. Three (3) individual projects are required.
12	12/10/2026	2. RE SAQ sections 3.4a, 3.4b and 3.4c where Infrastructure/Civils Projects are not acceptable. Please confirm that this criteria does not apply to the proposed civil / structural engineers, where their civil engineering experience would be directly relevant.	No. These type of project experience is not relevant. Civil & structural experience in building projects is required.
13	12/10/2026	3. The Price [ex VAT] must be expressed as lump sums per project as indicated in the Fee Proposal template, however the Tender and Schedule states lump sum not applicable.	Please refer to updated Form of Tender Schedule. Please note the figures are Total Notional Tender Fee Proposal (for price comparison, assessment marking and ranking purposes).
14	12/10/2026	4. Pg 18.v.Volume A Scope of Services states - The Project Management firm shall procure and pay for topographical, ground penetration radar, site investigations, CBR Tests, percolation test, asbestos (where applicable),surveys and building surveys (where required) and load testing of existing schools' usage (if applicable) to expedite the advancement of Part B and C delivery services. The Project Manager Shall (With the Assistance of their Quantity Surveyor) establish Order of Magnitude of Cost (OMC), budget costs and task orders for each project. It is typical that the PM/MDDT/TA would procure, however payment would typically be by the Client, can you confirm that the cost of surveys will be paid for by the DEY	The requirement are outlined in the tender documents. The consultant is required to pay for these services and the DEY will reimburse.
15	12/10/2026	5. Could the Contracting Authority confirm whether any lessons learned reports, framework review findings, or programme performance summaries from previous related frameworks are available to tenderers?	All the service specific requirements are outlined in the scope of service document. No other information is available.
16	12/10/2026	6. The pricing document identifies Part B , Type 1 and 2 projects, and Part C identifies Type 1, 2 and 3 projects, however the Project Bands do not allow pricing of all 5 types. Can you confirm that the Project Bands are for Type 1 projects only.	The purpose of that information is to outline payment terms and service performance periods.
17	12/10/2026	7. The PIM clearly states that modular construction contracts will be PWCF2 however the case studies and CV's being scored clearly state that D+B are to be excluded. This appears to be contradictory, please clarify	The criteria is as setout in the SAQ.

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18	12/10/2026	8. Is it possible that a project may require both Part B and C delivery, and if so will these projects be run under a single PWCF2 contract	It is possible a project may require both Part B and C delivery under different works contracts version.
19	12/10/2026	9. The PIM states that the term maintenance and refurbishment works framework are currently being procured. Please confirm what public sector contract will form the basis of these tenders/call-off	PW-CF11 as set out in the tender documents.
20	12/10/2026	10. Whilst project bands are identified and a Part B project and Part C project are identified. Can you confirm the scope of deliverables for each service line through stages CWMF 1 to 5, clearly identifying any new nuances in deliverables, for example during stage 2 does the QS have to provide a fully detailed BoQ for a refurbishment project, where by a high level pricing document is only required for a D+B project. Or is it a high level pricing document for both.	The requirement are outlined in the scope of services and there will be requirements to provide a fully details pricing document. Please refer to the scope of services outlining the specific project life-cycle steps.
21	12/10/2026	Can you clarify if all Principal Service providers need to provide Documentary Evidence as detailed in SAQ Part 1	Refer to Section 1 of the QC2_Part-1_v3.2_25-11-2025 for instructions.
22	12/10/2026	Please confirm that one SAQ submission is required per Principal Service provider at tender stage, and that SAQs for any additional partners noted within the tender response, will be assessed post tender stage	All submissions will be assessed in line with the approach outlined in the SAQ documents. <u>Where a tender submission includes multiple sub-consultants, each sub-consultant must achieve the minimum pass mark. If any sub-consultant fails to meet this requirement, the entire tender submission will be deemed to have failed</u> All submissions are required as part of the tender submission and will be assessed as part of the tender submission. There will be no post tender assessments.
23	12/10/2026	Criteria 3.4a, 3.4b and 3.4c state "No Design and Build Projects" and list D and B projects as not acceptable, however, the tender documents make specific reference to Design and Build requirements including the PIM (Sections 2.1–2.3), Volume A Part C (PW-CF02), the Assigned Certifier scope in SAQ Section 2.4, and Award Criteria D2 and E1. PW-CF2 is also listed as an acceptable contract at item (e) of each criterion. Please confirm that Design and Build projects will be accepted within 3.4a, 3.4b and 3.4c.	The criteria is as setout in the SAQ - D&B projects are not acceptable. The PIM (Sections 2.1–2.3), Volume A Part C (PW-CF02), the Assigned Certifier scope in SAQ Section 2.4, and Award Criteria D2 and E1 all relate to the future service requirements post appointments.
24	12/10/2026	Can you confirm if the QS Personnel need to have 7 years Chartered QS experience	No. The QS must be Chartered with minimum seven (7) years experience under 3.4B. They don't need to have seven years experience post-chartership.
25	12/10/2026	Regarding SAQ 3.4h Environmental Management Measures can you confirm the wording of the question. The current wording is Quality Management focussed rather than Environmental Management	Revised requirements are as follows: The Applicant shall demonstrate that it has appropriate environmental management procedures in place. Compliance may be demonstrated through certification to ISO 14001:2015 or equivalent environmental management measures. Please see attached updated QC2 part 1 criteria 3.4h.
26	12/10/2026	Can you please clarify the response issued in relation to tender query number 3.	For the avoidance of doubt, the submission limit remains as per the A4 page limit. Where a page contains graphics that may be illegible at A4 size, that page specifically may be submitted in A3 format. This exception applies only to pages containing graphics; all text-only pages must be submitted in A4 format.