

For: The renovation and extension of the existing convent building at Turner's Cross, Cork to provide a Domestic Violence Refuge including associated services and accommodation and the construction of 2 no. new 4 storey residential blocks to provide 32 no. apartments and all associated parking, roads and ancillary services.

(A) TECHNICAL MERIT CRITERIA (4000 marks):

The tenderer is required to provide responses for each of the below Technical Merit Criteria.

Marks will be awarded for each Technical Merit Criterion on the basis of the following percentage allocations:

Criterion	Description	Weighting	Max Score	Min Score
A	Construction Methodology & Site Management	15%	1500	750
B	Conservation	12%	1200	600
C	Mechanical & Electrical	5%	500	250
D	Programme & Project Resources	8%	800	400
TOTAL		40%	4000	

- The Tenderer's proposals must take cognisance of the site location & conditions and nature of the proposed works, including requirements and constraints.
- The attention of the Tenderer is particularly drawn to the Works Requirements contained in Volume A and Volume E (Background Information).
- The Employers intention is to ensure that the Contractors have considered the construction of the proposed works in their entirety.
- The Tenderer may use diagrams, drawings, and photographs to assist in explaining their Works Proposals.
- Submissions must adhere to the limit on the number of pages given to each criterion (excluding cover pages).

A - Construction Methodology & Site Management

The Tenderer should refer to similar previously built examples they have worked on.

A1 Project Execution

Tenderers must provide comprehensive written details setting out their proposed construction methodology and particular approach to the successful execution of this project. The submission must outline how site operations will be planned, managed and executed effectively. This must be set out in a logical step by step format from project inception to project completion. The Tenderer should highlight any unique ideas, benefits, or advantages, which their company can bring to this particular project.

The methodology must address, but not be limited to, the following:

- a) Document Management System
- b) Mobilisation
- c) Communications Strategy – must address, but not be limited to;
 - community liaison,
 - engagement with utilities providers, authorities (incl. TII),
- d) Contractor's Construction Quality Management Plan – outlining how quality will be prioritised throughout the construction stage.
- e) Environmental and Waste Management Plan addressing:
 - Environmental Sustainability with respect to materials sourced.
 - Contaminated / hazardous material identification and management.
 - Minimisation of waste and waste disposal strategy
- f) Procurement – Sub-contractor and specialist management - must address, but not be limited to;
 - programming,
 - quality management
 - preparation of shop drawings
 - installation
 - Non-Conformance by sub-contractors
 - Samples, submittals, and approvals process
- g) Approach to compliance with BC(A)R 2014 legislation
- h) Testing, Commissioning and Certification & Handover

Max. 12 x A4 pages (10-point font)

A2 – Working within Restricted Site - Site Access and Compound (8 marks)

The Tenderer must clearly demonstrate their approach and methodology for working on this site. Measures to be considered but not limited to:

- (i) Description of the traffic management approach for works outside the restricted site and in close proximity to adjacent properties and outline mitigation measures to reduce the risk of impact on these properties (2 marks)
- (ii) Controlling and monitoring noise, dust and vibration (2 marks)
- (iii) Site access, traffic and pedestrian management
- (iv) Security to the site (2 marks)

Max 2 x A4 pages

Tenderers must submit a proposal and methodology of approach for the Site Compound on this project including consideration of the tower crane location (2 marks)

Max 1 x A4 pages + A3 page including site diagrams

A3 – Phased Construction

The Tenderer must clearly demonstrate their specific approach and methodology for delivering the Phased Construction Option (Option 2). Measures to be considered but not limited to:

- Sequencing of Works for both the Domestic Violence Refuge and West Block Social Housing for each of the Phases outlined on drawing AL102
- Outline key risks and challenges of the Phased Construction options
- Management of Health and Safety risks associated with the later phase when the DVR is operational
- Management of traffic and deliveries associated with the later phase when the DVR is operational

Max 2 x A4 pages

A4 - Critical Issues and Risks

Tenderers are required to identify critical issues and key project risks to the delivery of the project. They must submit with their tender, comprehensive written details setting out how they propose to manage and mitigate the key project risks (Including H&S risks) to ensure the successful delivery of the project, the details submitted must be specific to this project and clearly set out both risks and mitigation measures.

Max. 3 x A4 pages

A6 – Health & Safety

The Tenderer is requested to demonstrate their approach to Health & Safety on site under the Safety Health and Welfare at Work (Construction) Regulations 2013, including:

- the role of PSCS
- co-ordination with the PSDP
- Construction Stage Safety and Health Plan

Max. 2 x A4 pages

B CONSERVATION

B1 - Outline your company's experience in working with Protected Structures and describe how the key personnel will manage the project, making specific reference to previous projects.

Outline:

- Strategy for carrying out works, recording findings and informing conservation architect / officer
- Criteria for selection of specialist subcontractors for special conservation work including:
lime rendering and plastering (including run/decorative detail), masonry repair, repointing and cleaning, historic window and joinery refurbishment, terrazzo repair
- How continuity of trained operatives will be maintained, noting the requirement that operatives who receive task-specific conservation training remain with those tasks for their duration.
- How the Heritage Awareness Induction will be administered and recorded for all operatives, including subcontractors.

Max. 6 x A4 pages

B2 - Provide outline method statements demonstrating your understanding of the following key work packages, cross-referring to the Conservation Specification:

- Removal of defective render/plaster and re-rendering/re-plastering in lime, including mix approvals, weather protection, curing regime, and the temperature restrictions on water-based applications.
- Masonry cleaning (trial-led, gentlest-effective-method approach), raking out and repointing.
- Refurbishment of historic windows and external doors, including draughtproofing, replacement glass and hardware.
- Repair and protection of terrazzo floors and the staircases.
- Upgrading of existing internal doors to fire doors as per Specification

Max 6 x A4 pages

Describe your approach to protecting retained historic fabric and to the careful taking down of the chapel and west annex, including:

- Protection measures for the significant features identified in Section 2.10 (bell tower, projecting porch, terrazzo floors, staircases, ground-floor plasterwork, doors, windows and fireplaces), and how protection will be inspected and maintained for the duration of the works.
- An outline method statement for the taking down of the chapel and west annex, including sequencing, vibration management and protection of the adjacent retained fabric.
- The approach to recording, careful removal, storage and transfer of salvage items — including the chapel altar, stone steps, reredos, the ten stained glass windows and the timber screen — and the proposed recording procedure for deconstructed materials.
- Proposed secure storage arrangements and environmental conditions for salvaged and temporarily removed items.

Max 6 x A4 pages

C – Mechanical & Electrical Services

Demonstrate methodology and approach to the following:

C1 – Management & Coordination of site and building services (10 marks)

C2 – The Specific Role of Services Coordinator (7 marks)

C3 - Describe, using specific examples and reference projects, how the above process will be managed with respect to:

- Mechanical Installation Specialist Subcontractor
- Electrical Installation Specialist Subcontractor

Max. 4 x A4 pages

D – PROGRAMME & PROJECT RESOURCES

D1 – Programme - The Tenderer must submit a detailed construction programme in the form of a Gantt chart, demonstrating clearly the sequence, dates and milestones required to complete the works as included in the Works Requirements.

- The programme must be set out in daily format, must demonstrate that the tenderer has understood the specific complexities of the Works Requirements and how they may be met within the Contract duration.
- The Programme Contingencies (T1 and T2) must be included before Substantial Completion and as stand-alone durations without any overlapping tasks.
- All trade and public holidays must be indicated in the programme.

The Programme must identify

- Appropriate periods for lead-in for key sub-contractor and supplier items including:
 - Procurement

- Samples / approvals,
- Shop / fabrication / installation drawings and subcontract design process,
- Temporary Works design,
- Off-site manufacturing lead-in times (e.g. joinery, windows, balustrades, etc.).
- Civil, Underground & Utility Works or Connections, engaging with all relevant Statutory Bodies and utilities providers as well as the relevant Local Authority departments (separate from the Local Authority as Employer).
- Details of timeframes required for all required statutory submissions and Building Control Authority validations including details of milestone site inspections in accordance with the BCAR preliminary inspection plan.

The submitted programme will be a Works Proposal and form part of the Contract. It shall be the basis for the Clause 4.9 Programme post-Contract. The Employer's Representative reserves the right to require amendments to this Works Proposal Programme post-contract to resolve inconsistencies between contractual documents in accordance with Clause 1.3 of the Conditions of Contract. The tenderer's programme will be deemed to have been prepared with the inputs from its subcontractors for key works elements.

Option 1 – Non-Phased Construction – DVR and WB delivered – FTS Schedule 1G identifies that the Contractor must reach Substantial Completion of the Works within **24 months** from the Contract Date

Option 2 – Phased Construction with phases as outlined in AL102 - FTS Schedule 1G identifies that the Contractor must reach Substantial Completion of the Works within **30 months** from the Contract Date

Option 3 – DVR Only Construction - FTS Schedule 1G identifies that the Contractor must reach Substantial Completion of the Works within **24 months** from the Contract Date

Summary and detailed versions of the programme must be presented electronically in Gantt chart format Microsoft Project (.mpp) and also in A3 .pdf format

D2 - PROPOSED PROJECT RESOURCES

Tenderers must submit a detailed **Resource Schedule** for their proposed site team and project personnel to align with the proposed programme of works, in the following format:

For each proposed personnel resource:

- Start date on site, duration and completion date.
- Working time as a percentage on a weekly basis (i.e. full time is 100%).
- Resource time must be indicated whether office or site based or both.

Note: The Employer's Representative reserves the right to require amendments to this Resource Schedule at pre-Contract Award stage to resolve inconsistencies between contractual documents in accordance with Clause 1.3 of the Conditions of Contract.

The resource schedule must be presented electronically in Gantt chart format Microsoft Project (.mpp) and also in A3 .pdf format.