

NOTIONAL CONSTRUCTION VALUE

Framework 2025 Call Off Project Title: **Formation of HSE Design Team Framework – Major Capital Projects**

Date: 14th OCT 2026

Introduction

This document sets out the basis on which the Notional Construction Value (NCV) for the above project has been established. The purpose of the NCV is to facilitate a Tender process for design team services being procured based on a tendered percentage (%) fee for services.

Please refer to the Project Information Memorandum (PIM), the Instructions to Tenderers (ITT), and the Particulars to the ITT for the computation of the initial tendered fee for tender assessment purposes and for the subsequent computation of a fixed fee for service for Design Team Services and Technical Advisor Services.

The Notional Construction Value for the project is **€25,000,000 exclusive of VAT** at **Base Date Q2 2025**, based on an overall GIFA floor area of **5,929** sqm (excluding external plant and yard area).

The Notional Construction Value is based on the following key documents:

1. Preliminary Schedule of Accommodation
2. Preliminary Outline Design Brief.
3. HSE Technical Requirements

Notes & Assumptions on the Notional Construction Value:

- The Notional Construction Value price base date is Q2 2025.
- Allowances are included for External Works and Abnormal Works associated with the development.
- Group 1 Equipment, Computer network, ICT cabling, and passive equipment is included.
- Allowances for on-campus works are included in the NCV.

NOTIONAL CONSTRUCTION VALUE

Framework 2025 Call Off Project Title: **Formation of HSE Design Team Framework – Major Capital Projects**

Date: 14th OCT 2026

Excluded from the Notional Construction Value are:

- Inflation Provision – for future anticipated inflation beyond the date of Q4, 2025
- Risk & Contingency Provision.
- Professional fees and expenses.
- Laundry equipment, Catering equipment, Loose fittings, and furniture [Groups 2, 3 & 4, supply of personal computers, printers, televisions, etc.
- Local Authority fees.
- Utility company fees.
- Facility Management requirements.
- Per cent for Art Scheme.

General Note on Pricing

Please refer to Pricing Document, which details the fee proposals the tenderer is requested to provide, namely:

- Percentage Fee for Design Team Services,
- Notional bank of hours for Fit Out Projects Appointment works,

HSE Estates