

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.
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.

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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.
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. All submissions will be assessed in line with the approach outlined in the SAQ documents.
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	<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.

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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.
27	15/10/2026	The ESPD form is listed in the PIM as part of the documentation issued; however, we have been unable to locate the relevant ESPD form/template.	An ESPD Form has not been included within the tender documents. Applicants to this tender competition will be required to create and ESPD in their EO profile which will create the required PDF response. Guidance is available on the eTenders platform within Short User Guides/Economic Operator / ESPD Response (Template) from EO Profile. Further guidance is provided within Guidance Videos/Economic Operator / ESPD Responses. Please note: Where an ESPD is required to be submitted, the Tenderer must complete Parts II (Information concerning the economic operator), Part III (Exclusion Grounds), Part IVa (Selection Criteria) and Part V (Concluding Statement) of the ESPD. Part IVa is completed by selecting "YES" to confirm that the Tenderer meets the Qualification Criteria in the Competition. Tenderers may use an existing ESPD, provided however that their circumstances have not changed since the ESPD was originally completed. We would also draw your particular attention to section 1.5, section 1.6 and section 1.8 of the SAQ Please note the eTenders messaging platform through which an initial message was issued in relation to the requirements. Furthermore, the section 1 of the SAQ Information for Applicants, which requires no input from the Contracting Authority which outlines the requirements
28	16/10/2026	Please could we request an extension of 2 weeks to the deadline of 2nd November? This is due to the scale of the opportunity and time required to prepare our response. The extension of time would allow us to submit a more comprehensive proposal.	There will be no extension of time granted.
29	16/10/2026	we note that technical items D1 and D2 require candidates to demonstrate their BIM capability. 1. Is it intended that all 230 projects within the programme will be delivered in accordance with ISO 19650?	PM are to allow for the BIM to be delivered of all projects in accordance with ISO 19650
30	16/10/2026	2. What specific BIM and information management deliverables will be required from the Design Team and/or contractors	Further information will be uploaded to etenders to assist with this requirement.
31	16/10/2026	3. Will an EIR, Exchange Information Requirements or equivalent programme/project-specific information requirements document be issued to allow the scope to be properly understood at this pricing stage?	A copy of the EIR issued to Contractors will be uploaded to the published etender documents.
32	16/10/2026	4. Are the existing Term Maintenance Contractors and Modular Framework Suppliers BIM enabled to deliver on ISO 19650 BIM requirements at this time, and if not will they required to develop the capability to participate in an ISO 19650-compliant information management process	The Modular Framework suppliers are enabled to deliver on ISO 19650. There is no BIM requirements for projects delivered by Part B (Term Maintenance contractors)
33	16/10/2026	Can the same person be proposed to fulfil roles under 3.4a and 3.4b. For example in relation to Assigned Certifier (as an example) can the person named as Project Director for the Assigned Certifier discipline under 3.4a, also be named as the project personnel for the Assigned Certifier discipline, if that is how the service is proposed to be delivered?	Projector Director and Project personel must be two separate people
34	16/10/2026	Under SAQ 3.4a, 3.4b, is there a minimum or maximum number of projects required to be provided on CVs? The CV Template states" Please note that no more than three projects shall be taken into account in considering the person's CV and the person must rank their projects by relevance to the proposed project. However, Min characteristic point [e] uses the phrase "at least 1 of 4" which appears to imply that four projects are required? For clarity please confirm the actual no. of projects to be provided is either 3 or 4?	3 No. projects are required.

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35	16/10/2026	Under SAQ 3.4a, 3.4b, the definition of a project appears to be (a) One Project of Value over 1.5m, (b) One Project of Value over 2.5m and [c] One Project of Value over 5m. Please confirm that if three projects submitted for min characteristic points (a-c) are each in excess of 5.0m, that this meets the requirement for points (a-b)?	Yes, three projects are required to be submitted. If each project submitted is over €5m then this is sufficient to meet the criteria. See query 11 above also.						
36	16/10/2026	PIM Document, pg. 5. Are SG Meeting in Tullamore bi-weekly or fortnightly? Vol. A Scope of Services, pg. 5. Calls for fortnightly and the PIM says bi-weekly. Please clarify?	Fortnightly in person meetings in DEY offices in Tullamore						
37	16/10/2026	Vol. A Scope of Services, pg.4. Project Viability Analysis Inspection (PVAI) - is this a separate report to the Project Viability Report or is the terminology used incorrect? If the PVAI is a separate report to the PVR-1, when briefs are approved at PVAI stage, is a PVR-1 also going to be required for each school site? If both reports are needed, where are we to quote for PVAI in the pricing schedule. If PVAI's are required, do we quote for a bundle of 1 or 10. The SoS says that site visits, etc are necessary at PVAI stage so the difference in price from 1 or 10 will be significant.	The PVAI is aterm used to describe the PM's initial site visit that should form the basis of the PVR-1 report						
38	16/10/2026	Vol. A Scope of Services, pg.5. Please clarify what local government operational centralised frameworks are in place for mini competitions?	10	<table><tr><td rowspan="3">Dynamic Purchasing System for Building Contractors for Non-Residential Minor Building Works</td><td>Lot 1 Non-Residential Minor Building Works for works ≤ €500k</td><td rowspan="3">PW-CF6 or PW-CF5 or PW-CF11 or Other applicable Capital Works Management Framework Contracts for Public Works, or Approved equivalent as identified in the relevant sRFT</td></tr><tr><td>Lot 2 Non-Residential Minor Building Works for works > €500k and ≤ €2million</td></tr><tr><td>Lot 3 Non-Residential Minor Building Works for works > €2million and ≤ €5million</td></tr></table>	Dynamic Purchasing System for Building Contractors for Non-Residential Minor Building Works	Lot 1 Non-Residential Minor Building Works for works ≤ €500k	PW-CF6 or PW-CF5 or PW-CF11 or Other applicable Capital Works Management Framework Contracts for Public Works, or Approved equivalent as identified in the relevant sRFT	Lot 2 Non-Residential Minor Building Works for works > €500k and ≤ €2million	Lot 3 Non-Residential Minor Building Works for works > €2million and ≤ €5million
Dynamic Purchasing System for Building Contractors for Non-Residential Minor Building Works	Lot 1 Non-Residential Minor Building Works for works ≤ €500k	PW-CF6 or PW-CF5 or PW-CF11 or Other applicable Capital Works Management Framework Contracts for Public Works, or Approved equivalent as identified in the relevant sRFT							
	Lot 2 Non-Residential Minor Building Works for works > €500k and ≤ €2million								
	Lot 3 Non-Residential Minor Building Works for works > €2million and ≤ €5million								
39	16/10/2026	Vol. A Scope of Services, pg.6. Please confirm that the phrase "refurbishment of existing school spaces" relates specifically to existing building and not modular buildings? Please confirm that tendered hourly rates will be used by the TA Team on the refurbishment and relocation of existing modular buildings.	"refurbishmnet of existing school places" relates to existing school spaces regardless of their form of construction						
40	16/10/2026	Vol. A Scope of Services, pg.14. The PSDP role under modular building projects is required up until Prelim Brief Design is complete. Please confirm that the D&B contractor is responsible for compiling, reviewing and handover of the safety file to the Employer.	For Part C delivery the Contracators PSDP is responsible for compiling and handover of the safety file. The PM TA's will review the Safety File prior to hadover.						
41	16/10/2026	Vol. A Scope of Services, pg.14. Where an Existing DT is in place on a project/school site. Please confirm if it is at the discretion of the IPT to use this team to deliver a project?	It is not at the descretion of the IPT						
42	16/10/2026	PIM Document, page 3, last paragraph: Please clarify what the phrase "(estimated 4 weeks)" refers to?	4 weeks referes to the time estimated by the DEY from the PM attending site to submitting a PVR-s						
43	16/10/2026	PIM Document, page 3, last paragraph, part C Modular Accomodation: please clarify the level of detail expected to be included in the "Preliminary Design Brief Drawings"?	This is outlined throughout the Scope of Services, see below: •See the table on pg 19 of the Scope of Services, utilise DEY Modular Framework Exemplar Drawings to develop scheme drawings for the proposed additional accommodation. •Should have due regard to the day-to-day operation of the existing school. •See Section 4.6.1 F, should contain design intent scheme drawings for all site services including fire Safety and disability access strategies as stated in Section 4.6.2.4 D. •To a sufficient level to prepare a Detailed Cost Plan (Cost Report 1B). •Should consider any further school management feedback/observations to the PVR-1 proposal and the results of the site investigations.						
44	16/10/2026	Scope of Service Page 4, 4th paragraph, Please clarify what the phrase "(estimated 4 weeks)" refers to?	4 weeks referes to the time estimated by the DEY from the PM attending site to submitting a PVR-s						
45	16/10/2026	Scope of Service, page 6, paragraphs 6 & 7. Please confirm the level of detail to be provided on the design intent drawings, specifications and other information to be provided by each discipline as part of the "PVR-2" submission? Is the drawn information Stage 2a or Stage 2b quality.	see the response to question 43						
46	16/10/2026	Scope of Services, page 13, 6th bullet point;	See the response to question 43 for the requirements of the PVR-2						
		Please define the level of detail required for the Tender Documents, including but not limited to the Works Requirements, which are described variously as "based on DEY guidance documents" and "design intent"? Please also clarify this requirement in the context of the statement at 4.6.1, item F "The TAs are not appointed to undertake the detailed design of the building or contractor designed elements of the project"?	The design team appointed by the contractor is responsible for all detailed design						

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47	16/10/2026	Can you confirm that the Architect requires 10 years (3.4a) and 7 years (3.4b) experience as an architect and not 10/7 years experience as a registered architect.	The Architect must be Registered with minimum ten years experience under 3a. They don't need to have 10 years experience post-chartership. They must also have a minimum 5 years experience in management role. The Architect must be Registered with minimum 7 years experience under 3.4B. They don't need to have 7 years experience post-chartership and must have a minimum 3 years experience in management role.
48	16/10/2026	3.3a requires 3 years evidence of turnover for 2022, 2023, and 2024. Can you confirm that this should be 2023, 2024, and 2025	The years 2024, 2023 & 2022 are required as stated in the SAQ.
49	16/10/2026	Considering the additional time it takes to procure suitable consultants for a tender of this kind and the forthcoming Bank Holiday and resulting annual leave, we kindly request a week's extension to the submission deadline.	There will be no extension of time granted.
50	16/10/2026	SAQ Part 1, REV 1, Section 3.4a. 3 projects are requested but the statement 'e) at least 1 of 4 to be public works', appears to contradict. please clarify the number of past projects to be included in management CV. SAQ Part 1, REV 1, Section 3.4ab, 3 projects in the past 5 years are requested but the statement 'e) at least 1 of 4 to be public works' appears to contradict that. please clarify the number of past projects to be included in personnel CVs.	3 No. projects are required in both sections.
51	16/10/2026	Please confirm the allocation of responsibility and liability within the consultant team. Specifically, is each consultant solely responsible for their own scope of works, or does the Project Management Consultant, in its role as Team Lead, bear any design responsibility or liability for the work undertaken by other members of the consultant team?	Responsibility and liability lies with the PM firm, as a single appointment.
52	16/10/2026	To add to the below query in italics: In terms of design liability can the contracting authority confirm the design liability will be directly between the client and the designers/design consultants? Please confirm that the PM does not hold any design responsibility. <i>Please confirm the allocation of responsibility and liability within the consultant team. Specifically, is each consultant solely responsible for their own scope of works, or does the Project Management Consultant, in its role as Team Lead, bear any design responsibility or liability for the work undertaken by other members of the consultant team?</i>	See response to Query 51 above.
53	16/10/2026	We refer to the turnover limits set out in the SAQ (Architect = €1.5m). We also note the response to clarification requests numbers 1, 2 and 4. In this context, can the Contracting Authority consider reducing the required turnover for Architects to €700,000 in circumstances where the Architect is (a) not the sole architectural firm relied on by a tenderer, and (b) where that Architect has confirmed that it is not a member of more than one consortium. In those circumstances the volume of work to be undertaken by such an Architectural practice would be less than the full extent allocated to the Framework Participant. This approach, if accepted, would encourage the participation in this programme by SMEs who might be otherwise fully qualified and experienced in the delivery of the required services	See response to Query 1 above.
55	19/10/2026	Section 1.3(d) of the ITT states that is a condition of the appointment that – where requested by the Contracting Authority – we provide the contracting authority with a duly executed reliance guarantee and/or reliance warranty. Would you mind confirming if the contracting authority requires a reliance guarantee or warranty?	Please refer to document QC2_Part-1 (SAQ) section 1.6 Reliances and Resources. If an entity is being relied upon for resources, an Appendix 1 letter is to be completed, signed and submitted with the tender.