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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 participartion. 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 rerquirements.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. **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**
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.

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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.
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. **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** 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 clarifiy 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.

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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 IVα (Selection Criteria) and Part V (Concluding Statement) of the ESPD. Part IVα 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 reponse. 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 Merits 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 develope the capability to participate in an ISO 19650-compliant information management proces	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.
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.

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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** | **Dynamic Purchasing System for Building Contractors for Non-Residential Minor Building Works** | Lot 1 Non-Residential Minor Building Works for works ≤ €500k Lot 2 Non-Residential Minor Building Works for works > €500k and ≤ €2million Lot 3 Non-Residential Minor Building Works for works > €2million and ≤ €5million | 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
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 reponsible 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

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46	16/10/2026	Scope of Services, page 13, 6th bullet point; 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"?	See the response to question 43 for the requirements of the PVR-2 The design team appointed by the contractor is responsible for all detailed design
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 staed 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. *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?*	See response to Query 51 above.

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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 reponse 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.
54	21/10/2026	With regard to the pricing element of the submission, please clarify the following requirement. On page 5 of the "Technical Merit - Quality Award Criteria" document it states that "A breakdown of the price into its main components shall be provided, as indicated in the Fee Proposal Form at Appendix 1. A further breakdown to show separate figures for each sub-consultancy shall be provided as a separate attachment to the Notional Tender Proposal Form." What format should respondents provide the further breakdown to show separate figures for each sub-consultancy? The spreadsheet "QC1 - Consultants Framework_Pricing Document" does not seem set up to submit this information, being designed instead for the overall price components. Please advise on how and in what format the breakdown figures for each sub-consultancy should be provided.	Please disregard the following sentence on page 5 of the "Technical Merit - Quality Award Criteria" document: "*A further breakdown to show separate figures for each sub-consultancy shall be provided as a separate attachment to the Notional Tender Proposal Form.*"
57	21/10/2026	Please confirm whether a practice currently providing architectural services to a Modular Supplier/Contractor under the Modular Accommodation Programme Frameworks is permitted to also form part of the Project Manager's support team, subject to appropriate measures being put in place to manage any potential conflicts of interest.	It is not permitted for sub-consultants to form part of the PM's technical advisory team and as the contractors design team.
58	21/10/2026	What is the required level of Professional Indemnity Insurance for the Fire consultant? The SAQ (QC2 Part 1 rev1, section 3.3b(ii), pp13 to 15) sets the cover for "Specialist Skill Providers". The line "Assigned Certifier and Fire Consultant (Separate requirements)" requires €1.5m per claim, or €1.75m in aggregate (top of page 15). Referring to document FTS9_Consultancy_v1.10_16-09-2024, specifically section 2.17, which refers to the Limit of Liability as €3,000,000.	Please note that this tender competition is for the appointment of a single Project Manager-led consultancy team to provide Technical Advisory Services. As set out in the procurement documents, the specialist skill providers identified within the scope of services form part of the Technical Advisory Services to be delivered by the appointed Consultant. The insurance requirements set out in the SAQ and the limitation of liability provisions contained within the Conditions of Contract address separate matters and should be considered independently. The requirement under QC2 Part 1 Rev.1, Section 3.3(b)(ii) for "Assigned Certifier and Fire Consultant (Separate Requirements)" relates to the minimum level of Professional Indemnity Insurance that must be maintained by the relevant specialist skill providers. The reference in FTS9 Consultancy Agreement, Section 2.17, to a Limit of Liability of €3,000,000 relates to the Consultant's contractual liability under the appointment. The specialist Skill providers are to provide the level of cover as noted within the relevant section of the SAQ. The assigned Certifier and Fire Consultant are separate individual but similar insurance requirements, and they had to be combined on this line together due to limitations on space within the standard SAQ document.

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59	21/10/2026	The tender documentation states that the Project Management Consultant will be appointed as Team Lead and will manage and coordinate the multidisciplinary consultant team. However, the Professional Indemnity requirements and competence criteria are separately defined for the Architect, Quantity Surveyor, Civil and Structural Engineer, Building Services Engineer, Fire Consultant, PSDP and Assigned Certifier. Can DOEY please clarify the intended allocation of professional responsibility and liability within the consultant team? Specifically: (a) Does each consultant retain responsibility and professional liability for the design, certification and professional services provided within its own discipline as is market norm? (b) Is the Project Management Consultant's responsibility limited to programme management, coordination, reporting, administration and management of the consultant team? Or, (c) Is DOEY intending that the Project Management Consultant assumes professional liability for the design and professional services undertaken by all members of the consultant team under the single appointment? If the latter applies, please confirm how this requirement should be reflected in the Professional Indemnity insurance requirements and consultant appointment arrangements.	Section 1 of the SAQ envisages that Applicants may rely on the capacities and resources of other entities to satisfy the suitability assessment requirements. Where a Project Management Consultant does not possess all the specialist skill provider disciplines in-house, it may satisfy the requirements through the engagement of Specialist Skill Providers in accordance with the SAQ requirements. Refer to Section 1.5 & 1.6 of Part 1 of the SAQ and Section 3.2 of the Instructions to Tenderers. Please note the requirements regarding Appendix 1 of QC2 part 1 in terms of this stage of the tender competition relating to such providers. The Project Management Consultant retains overall responsibility for the performance and delivery of all services, including services undertaken by Specialist Skill Providers engaged by it to satisfy the requirements of this single appointment and the primary contractual relationship is with the Project Management Consultant. The Project Management Consultant will be required at appointment stage to obtain and provide the Subconsultant Collateral Warranties for all Specialist Skill Providers it intends to appoint as part of the delivery of the full extent of services. Reliance's on Specialist Skills Provided which will have been declared in response to the SAQ requirements. The Professional Indemnity insurance requirements and all other relevant SAQ requirements outlined specified for the individual disciplines reflect the requirement that appropriately qualified and insured resources are engaged to undertake the relevant specialist services, whether provided directly by the Project Management Consultant or through specialist skill providers which have been engaged by the Project Management Consultant.
60	22/10/2026	This clarification request relates to SAQ 3.4a, 3.4b and 3.4c, wherein it is noted **"No D and B Projects"** and **"Not acceptable: ...D and B Projects"**. This clarification request also acknowledges the responses provided to clarification requests 17 and 23. In this context and for the avoidance of doubt we suggest that it would be important to define what is meant by a "D and B Project". In this context is it reasonable to assume that a "D and B Project" is considered to be a project where the works were procured using PW-CF2 Contract for Building Works Designed by the Contractor, or PW-CF4 Contract for Civil Engineering Works designed by the Contractor, or equivalent private sector contracts for works designed by the Contractor, or comparable contracts from outer jurisdictions?	D&B Projects is in reference to Design and Build Projects. For the purposes of SAQ Sections 3.4a, 3.4b and 3.4c, the references to "No D&B Projects" and "Not Acceptable: D&B Projects" are intended to exclude projects where the design responsibility for the permanent works rested primarily with the contractor or design-builder under a design and build procurement model. Projects procured under contracts such as PW-CF2, PW-CF4, or equivalent forms of contract where the contractor has primary design responsibility would generally be considered Design and Build projects for the purposes of these requirements. The same principle would apply to equivalent private sector contracts and comparable forms of contract used in other jurisdictions. Projects where the consultant was appointed by the Employer as Technical Advisors on D&B projects or Projects that the Design Consultant were appointed by the Contractor to deliver design services are not acceptable in satisfying the requirements in relation to the relevant SAQ criteria noted.
61	22/10/2026	The Tender Documents indicate that a multi-operator framework will be established for the delivery of projects throughout the framework period. Please confirm: - The methodology that will be used to allocate individual projects to successful framework members. - Whether projects will be allocated by ranking, rotation, geographical area, mini-competition, direct award or another mechanism. - Whether consultant capacity, performance and/or location will be considered when allocating projects. - Whether any minimum or maximum project volumes are anticipated for framework members. - Whether the Contracting Authority can provide an indication of the anticipated distribution of projects	Please refer to the draft Framework agreement issued in the tender documentation in relation to the allocation of projects to the successful framework members. The Contracting Authority cannot provide any guarantee or indication as to the anticipated distribution, volume or value of projects that may be awarded to any successful framework member. Projects arising under the framework will be awarded in accordance with the procedures set out in the procurement documents and the framework agreement. The actual number, nature, timing, and value of appointments will depend on the Contracting Authority's requirements during the framework period. Tenderers should prepare and submit their tenders on the basis of the information provided in the procurement documentation

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62	22/10/2026	The Project Information Plan (PIM) states on page 3: "The level and extent of surveys is a matter for the Project Manager and will vary from project to project." In circumstance where Project Manager identifies that full topographical survey , ground penetrating radar, BIM building survey, asbestos, etc. are required to complete the Project Viability Report (PRV1), please confirm following: Does Contracting Authority (CA) have a relevant surveying framework ? If so, is this Framework available for this project? Who procures these surveys, Project Management Team or CA? Please confirm all survey related costs will be covered by the CA.	•The Contracting Authority does not have a surveying framework. The procurement requirements will depend on the value of the survey to be procured. The applicants should note the National and EU procurement thresholds as well as the Departments procedures and technical notes in relation to the procurement procedure requirements •As noted previously, there is no surveying Framework available •The Project Manager with the assistance of their TA multi-disciplinary team procure the surveys •The actual costs of the surveys will be reimbursed once the costs are known. The costs regarding the determination of the requirements, procurement of the surveys, the appointment process & management etc form part of the services to be provided as part of the PM appointment. Please refer to the response to tender query 14 and refer to the tender documents
63	22/10/2026	On page 4, bullet point 4 of the PIM it states: "Procure and commission surveys to assist the acceleration of Part B & C work." Are these surveys, eg Asbestos, GIS, etc, to be carried out in the "4 weeks or less" after the delivery of the Project Viability Report (PRV1) or in advance so the outcomes can be incorporated into the PVR1? Do frameworks exist for these surveys.	Please refer to the scope of services document section 1.1.1. & PIM section 2.2a and read in their entirety.
64	22/10/2026	If the Project Manger confirms planning permission will be required and specific reports such as arborist, ecological, flooding, archaeology, etc, surveys are highly likely to be requested or the planners have confirmed in pre-planning consultation these will be required, are these to be procured at Part A or later during Part B or C. Please confirm all costs for any of these specialist surveys will be covered by the contracting authority.	•They are to be procured during Part B & C. •The actual costs of the surveys will be reimbursed once the costs are known. The costs regarding the determination of the requirements, procurement of the surveys, the appointment process, management etc form part of the services to be provided as part of the PM appointment. Please refer to the response to tender query 14 and refer to the tender documents
65	22/10/2026	Please confirm that all projects will be delivered through BIM, in line with the Public Sector BIM Adoption Timeline, which state that all projects over €1 million are to be completed in BIM from Milestone 9 - 1st January 2027 with all projects under €1 million from Milestone 11 - 1st July 2027.	Please refer to the response to Tender Query 29 issued on the 16th October 2026

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66	22/10/2026	We refer to Sections 1.3, 1.5, 1.6 and 2.4 of QC2 Part 1 Rev.1 and to the Contracting Authority's responses to Tender Queries 51, 52, 58 and 59. Section 2.4 of the SAQ identifies Project Management, Architecture, Assigned Certifier, Building Services, Civil and Structural Engineering, Fire Safety Consultant and PSDP individually as Principal Services. Section 1.3 also provides that, where multiple Principal Service Providers are required, a separate Questionnaire is to be prepared in respect of each Principal Service Provider. However, the responses to Queries 51, 52 and 59 appear to indicate that there will instead be a single appointment with the Project Management Consultant, with the other disciplines being treated as Specialist Skill Providers or sub-consultants engaged by the Project Management Consultant, and with responsibility and liability stated to lie with the Project Management firm. In relation to Item 66 above - Please therefore clarify the intended contractual and liability structure of the appointment as follows: 1. Will the Project Management Consultant be the sole consultant directly appointed by DOEY, with Architecture, Quantity Surveying, Building Services, Civil and Structural Engineering, Fire Safety, Assigned Certifier and PSDP, where not provided in-house, appointed as sub-consultants to the Project Management Consultant?	Section 2.4 of the SAQ outlines the individual principal services which are to form part of the Project Management technical advisory team to ensure that the tenderer can demonstrate access to, and competence in, each of the disciplines that may be required to deliver the services which form part of the appointment. The function of section 2.4 is for the purpose of evaluating the various disciplines within the proposed Project Management TA team. Separate requirements for each individual principal service have been outlined within the SAQ and individual responses including the required information have been outlined within the SAQ. The providers of these individual services are required to also meet the minimum requirements. The Project Management Consultant shall be responsible for the provision of all services required under the tender documentation, whether delivered directly by the Project Management Consultant or through appropriately qualified specialist resources engaged by them. The arrangements of how the PM consultant provides the necessary technical advisory services must reflect the requirements described in the relevant warranty/guarantee. The PM Consultant must demonstrate that where these services are provided that each of the individual disciplines meet the minimum requirements through submission of separate questionnaire responses where applicable. In relation to section 1.3 of the SAQ the DEY have chosen to include all of the necessary requirements for the various principal services/specialist skill providers within one singular SAQ as there will be one singular appointment with the Project Management Consultant.
68	22/10/2026	2. Alternatively, will any or all of the disciplines identified as Principal Services in Section 2.4 be appointed directly and separately by DOEY, with each Principal Service Provider having its own contractual relationship with DOEY?	The DEY will not be appointing individual principal services providers. The purpose of the inclusion of the principal services in section 2.4 is to ensure that the tenders applying for this competition are clear on the TA services to be provided and where providing those services tenderers are required to make tender submissions to demonstrate that those service providers meet the minimum requirements outlined within the SAQ. The submission requirements are outlined within the various sections of the SAQ
69	22/10/2026	3. Where a design discipline is appointed as a sub-consultant to the Project Management Consultant, does that design consultant retain professional responsibility and liability for the design, certification and professional services it performs within its discipline, with the Project Management Consultant having overall contractual responsibility to DOEY for delivery of the multidisciplinary services; or is the intention that the Project Management Consultant itself assumes professional design liability for the acts, omissions, design and certification undertaken by those design sub-consultants?	Refer to the response to Tender Query 59. As noted in previous responses there will be one singular appointment with the Project Management Consultant to provide Project Management Services with Design/Technical Consultants to provide all services as noted within the tender documentation
70	22/10/2026	4. If the Project Management Consultant is intended to assume professional design liability for services undertaken by all design sub-consultants, please confirm the contractual mechanism by which this liability is to be assumed and how this should be reflected in the Project Management Consultant's Professional Indemnity Insurance, given that the SAQ specifies separate Professional Indemnity Insurance requirements for the individual disciplines.	The Contracting Authority is appointing a Project Management Consultant to provide the services described in the procurement document. - The Project Management Consultant will be contractually responsible for the delivery of all services included within its appointment, irrespective of whether those services are undertaken directly or through sub-consultants, specialist skill providers or other relied-upon resources.
71	22/10/2026	5. Please also confirm, consequent upon the above, whether the Architecture, Quantity Surveying, Building Services, Civil and Structural Engineering, Fire Safety, Assigned Certifier and PSDP disciplines proposed by the Project Management Consultant are to be treated for SAQ purposes as Principal Service Providers under Sections 1.3 and 2.4, or as Specialist Skill Providers/entities relied upon under Sections 1.5 and 1.6.	Please note that Sections 1.3, 1.5, 1.6 and 2.4 of the SAQ do not establish separate categories or standalone requirements. These sections are intended to be read together and applied in the context of the Tenderer's proposed delivery model and the requirements outlined within the SAQ. The individual tender response requirements for each of the separate disciplines / specialist are outlined within the various sections of the SAQ. Please also refer to tender query response to tender Query 67
72	22/10/2026	Can you please confirm that a letter from our principal bank (dated within the last six months) and confirming that our account is in good standing satisfies the requirements of Criterion 3.3(c)?	In relation to this criterion, Applicants are required to submit a letter from their current principal banker, dated within the last six months, confirming that the account is the Applicant’s principal account and is in good standing. Please disregard the reference to Appendix C, as it does not apply to this requirement.

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73	23/10/2026	We note the response to clarification request nr. 32. In this context please confirm that the reference to BIM can be considered to be removed from qualitative criterion D1? We note the detailed requirements set out in the definition of the Qualitative Criteria. In view of the very detailed requirements, and the significance of the programme of works to be managed, would the Contracting Authority consider extending the maximum page limits for each qualitative criteria, in particular Criteria D1, D2, D3 and E1?	The response to Tender Query 32 confirmed that there is no BIM requirements for projects delivered by Part B (Term Maintenance contractors). On that basis applicants can disregard point 1 in critera D1 "Applicants shall demonstrate their Building Information Modelling (BIM) capabilities to meet the requirements" regarding the quality criteria response. No increase in maximum page limits for each qualitative criteria, in particular Criteria D1, D2, D3 and E1.
74	23/10/2026	We refer to the response to Query 58. Please confirm that a Specialist Skill Provider (e.g. Fire Consultant or Assigned Certifier) holding the Professional Indemnity cover in QC2 Part 1 section 3.3b(ii) (€1.5m each and every claim, or €1.75m in the aggregate) is compliant for the duration of the Framework and any resulting appointment. Please also confirm it is not required to hold the €3m Professional Indemnity cover in section 2.19 of the FTS9 Tender and Schedule, which we understand applies to the Applicant (Project Manager) only.	The SAQ documents set out the minimum requirements applicable to both the Project Management Consultant and any specialist skill providers whose services may be relied upon in the delivery of the Services. These requirements are to be maintained, as a minimum, throughout the duration of the Framework and in respect of any Consultancy Contract appointments awarded under the Framework. The Contracting Authority intends to appoint a single Project Management Consultant who will be responsible for the delivery of all services required under the Framework. Where specialist services are provided through sub-consultants or other relied-upon resources, the stated Professional Indemnity Insurance requirements represent the minimum standards applicable to those specialist skill providers. These requirements do not alter the contractual position whereby the Project Management Consultant remains solely responsible to the Contracting Authority for the delivery and performance of the entirety of the Technical Advisory Services and for maintaining the Professional Indemnity Insurance requirements applicable to the appointed Consultant under the Framework and any resulting Consultancy Contract. It shall be the responsibility of the Project Management Consultant to determine how it manages, allocates and transfers risk within its own contractual arrangements, while continuing to comply with the requirements of the Framework, the relevant Consultancy Contract, and any applicable sub-consultant warranty, collateral warranty, reliance guarantee or other contractual obligations. The minimum levels of PI cover as set out for each individual Specialist Skill provider within the SAQ. The SAQ defines the minimum insurance and capability requirements. The form of tender and schedule and requirements within reflect the singular appointment and the final contractual arrangements.
75	23/10/2026	The Tender Documents refer throughout to the Consultant undertaking “supervision” of the works. Please confirm that this is intended to mean periodic inspection and monitoring of the works, rather than continuous supervision of the Contractor or responsibility for the Contractor’s workmanship, construction methods or execution of the works. We request that the terminology within the Tender Documents be amended accordingly to accurately reflect the professional consultant’s role and scope of service.	The Contracting Authority confirms that references to "supervision" within the Tender Documents are intended to describe the Consultant's responsibilities in relation to project management, inspection, monitoring, reporting, contract administration, design coordination and statutory compliance during project delivery. The Consultant and its Technical Advisory Team are required to provide all inspections, monitoring, reporting, certification, coordination and other construction-stage services required under the Tender Documents and any applicable statutory obligations. Responsibility for carrying out and completing the works in accordance with the works contract remains with the Contractor. No amendment to the Tender Documents is considered necessary.