To Each Tenderer

6th November 2026

Single Service Provider, Engineering Led Multi-Disciplinary Design Team
Cobh Public Realm Regeneration Phase 1

Dear Prospective Tenderer,

You are hereby invited to submit a quotation for the above Services Contract for stages (iic -v) of the Cobh Public Realm Regeneration Phase 1project.

The intended Services Contract will be in accordance with the Standard Conditions of Engagement for Consultancy Services - Technical (COE1 v.2j 30/09/2024).

The Tender Box from which this letter was found contains all Tender Documents.

The Tender Box contains the following: -

1. Cover Letter (this document)
2. Instructions to Tenderers, Quality Criterion
3. Volume A: Project Brief
4. Volume B: Form of Tender and Schedule
5. Volume C: Pricing Document
6. Suitability Assessment Questionnaires Folder
7. Background Information Folder
8. Conditions of Engagement

Brief Description of the Project

Cork County Council seeks to appoint a Single Service Provider, Engineering-Led Multi-Disciplinary Design Team, PSDP, and Employer's Representative to complete the required design, procurement and construction stages for the delivery of the Cobh Public Realm Regeneration Phase 1 Project, which has received planning approval. A high-level map showing the project extents can be found in the image appended to this letter.

The Single Service Provider may comprise a single multi-disciplinary consultancy or a lead primary engineering consultancy with sub-consultants providing specialist services.

The same specialist services provider may be included as a sub-consultant in two or more tenders; however, the same consultant cannot act as the lead tenderer in one tender and as a specialist services provider in another.

Programme

An indicative programme for delivery of the scheme is summarised below.

Cobh Public Realm Regeneration Phase 1 Programme						
Appointment					Dec-26	Jan-27
	Area 1		Area 2		Area 3	
Stage iic	Jan-27	Jun-27	Mar-27	Dec-27	Mar-27	Dec-27
Stage iii	Jun-27	Sep-27	Dec-27	Aug-28	Dec-27	Aug-29
Stage iv	Sep-27	May-28	Aug-28	May-29	Aug-29	May-30
Stage v	May-28	May-29	May-29	May-30	May-30	May-31

Phasing/ Works Contracts

It is envisaged that the project will be delivered through three separate phased construction contracts (Areas 1, 2 & 3), with all contracts to be procured and administered to completion under this services appointment.

Award Criteria

The assessment of tender will be based on a 70% Quality and 30% Cost based split. Further detail can be for in documents *02.1 CPRRP1_26 Instructions to Tenderers* & *02.2 CPRRP1_26 Quality Criterion*.

Tender Queries:

Tender queries must be submitted via eTenders platform.

Items to be Completed and Returned:

The format of the tenders shall be in accordance with the instructions in document *02.2 CPRRP1_26 Quality Criterion*.

Tenderers should note that tender return formatting and convention carries marks for quality.

This single zip folder should be uploaded to the Electronic Tender Box associated withthis Mini Competition on the eTenders website.

Yours faithfully,

Cian Kiely
Cobh Public Realm Regeneration Phase 1

The proposed works area will extend from the Heritage Centre to the junction between Casement & Pearse Sq. as shown in the layout.

The Cobh Town Centre Public Realm Regeneration Phase 1 project forms part of the wider Cobh Public Realm Enhancement Plan, which seeks to address longstanding issues including traffic dominance, poor pedestrian connectivity, inadequate footpaths and crossings, visual clutter, vacancy, poor wayfinding, and the impact of parking on the town's historic character. The project aims to enhance accessibility, movement, and the overall attractiveness of the town centre while strengthening connections between transport hubs, tourism assets and key destinations. Covering an area of approximately 10,000m^2, the works will include upgraded paving, street furniture, lighting, landscaping, urban greening, drainage improvements, utility coordination, parking and traffic reviews, and the redevelopment of Casement Square as a high-quality civic space. The design will prioritise accessibility, sustainability, age-friendly principles and climate action objectives, while accommodating future events and commercial activity. As the town centre lies within an Architectural Conservation Area, all proposals must respect and enhance Cobh's unique historic and architectural character.

