The Land Development Agency

APPENDIX 2

PRICING SCHEDULE AND RATE CARD

Provision of Technical and Construction Quality Assurance and Quality Control Services (QAQC)

This Appendix is the single authoritative pricing document for the competition and the Framework Agreement. It is reproduced as Schedule 2 of the Framework Agreement (Appendix 3). No other rates apply.

1. Rate Card — Maximum (Ceiling) Hourly Rates

Based on an assessment of known market rates, the Contracting Authority has established a defined, fair and reasonable Rate Card against which all Framework Members will deliver services. The rates set out below are the maximum (ceiling) hourly rates chargeable under any Call-Off Contract. They are inclusive of all costs including travel expenses and subsistence, and exclusive of VAT.

Staff Category	Maximum Hourly Rate (excl. VAT)
Architect	€133
Civil Engineer	€133
Structural Engineer	€133
Mechanical Engineer	€127
Electrical Engineer	€127
DAC Consultant	€122
Fire Consultant	€133
Sustainability Specialist	€122

Site inspection services are delivered by the discipline resources above at the applicable discipline rate.

2. Fixed Period and Adjustment

The Rate Card rates are maximum prices, fixed for the first two (2) years of the Framework Agreement. With effect from each anniversary of commencement falling in years three (3) and four (4), the Rate Card may be adjusted, upward or downward, by no more than the percentage change in the Consumer Price Index (as published by the Central Statistics Office) over the preceding twelve (12) months, as evidenced by the published CPI figures, or by such other method as may be agreed between the Framework Members and the Contracting Authority. No other adjustment applies. Rates applicable to a Call-Off Contract already entered into are adjusted only if and as that Call-Off Contract expressly provides.

3. Call-Off Pricing Options

The pricing basis for each Call-Off Contract shall be one of the following, as stated in the relevant Call-Off Order or established through the relevant Mini-Competition:

- **Option (a) — Rate Card basis:** the Rate Card rates applied to the resources and hours actually and properly expended;
- **Option (b) — Discounted rates:** rates discounted from the Rate Card offered by the Framework Member for that Call-Off Contract (including through a Mini-Competition);
- **Option (c) — Lump sum / capped fee:** a fixed lump sum or capped fee built up from rates not exceeding the Rate Card.

In no case may any rate charged under a Call-Off Contract exceed the applicable Rate Card ceiling.

4. Cost Evaluation at Framework Award (Award Criterion H)

At framework award stage, the cost element (Award Criterion H) is assessed on the basis of the total tendered cost, being the number of hours tendered for each skilled personnel category multiplied by the preset maximum hourly rate for that category in the Rate Card above. Tenderers are therefore competing on the efficiency of their tendered resource-hours profile for the defined scenario set out in Part D of the RFT (300 apartments within Dublin; Technical Due Diligence period of 12 weeks; construction period of 24 months; 120 benchmarks; 100 Product Submittals; 200 Drawing Submittals; snagging to 20% of units and 100% of common areas).

Tenderers are required to outline their cost proposal by completing and signing the cost workbook issued with this Appendix 2 on eTenders (the “Cost Workbook”). Failure to use the Cost Workbook may result in the tender being eliminated (see Part E, Section E7 of the RFT).