

Tender Evaluation
Limerick Twenty Thirty
Georgian Buildings Redevelopment, Opera Square
Architect-Led Design Team



Deadline
6 November 2026



Tender Evaluation

Georgian Buildings Redevelopment - Architect-Led Design Team

Client	Limerick Twenty Thirty Strategic Development DAC (LTT), wholly owned by Limerick City and County Council
Value	Services contract estimated at €400,000; construction budget not stated.
Sectors	Residential, Heritage/Conservation, Retrofit/Refurbishment, Regeneration
Scope	9 Georgian buildings – 18 permitted homes
Team	Architect-led Integrated Design Team
Procedure	Open procedure, single stage, single lot (Quality 60% / Price 40%)
Contract	Separate COE 1 appointments per discipline; works to be procured under PW-CF1 (no novation)
Term	3 years: appointment Nov 2026, construction/handover to early 2029
Notice	https://ted.europa.eu/en/notice/-/detail/700310-2026
Portal	https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9241268
Deadline	2pm (Irish time), 6 November 2026

A BLOCK BUILT BY THE ARTHURS

The Opera site is the first block of Newtown Pery, the planned Georgian extension that gives Limerick the largest collection of Georgian townhouses in Ireland outside Dublin. Its streets carry the names of the merchant Arthur family who built it – Patrick Street for Patrick Arthur, Ellen Street and nearby Arthur’s Quay after the same dynasty – and the Rutland Street houses are among the earliest surviving Georgian terraces in the city, built after the Mathew Bridge opened in 1761–62. The block holds more than bricks: 4 Patrick Street is the birthplace of Catherine Hayes, the soprano who sang at La Scala and Covent Garden and after whom the whole “Opera” project is named; historian Maurice Lenihan wrote his History of Limerick at No. 2; and 9 Ellen Street began as John Quin & Co’s wholesale grocers and wine stores before becoming one of the city’s best-loved pubs.

FROM SHOPPING CENTRE TO CIVIC QUARTER

The site’s modern history is a Celtic Tiger parable. Assembled for what would have been Munster’s largest shopping centre, the land changed hands at the peak for a reported €110m before the crash. Limerick City Council bought it from NAMA in 2011 for €12.5m. Re-planned as a 3.7-acre office-led campus with a new city library, hotel and public plaza – backed by €170m of European Investment Bank and Council of Europe Development Bank loans – the scheme won permission from An Bord Pleanála in February 2020, after an oral hearing at which An Taisce and the Irish Georgian Society questioned its scale and impact on the Georgian block. One Opera Square (an €80m joint venture with ISIF) opened in September 2025; Sisk is building the 14-storey OPW Landmark Building for around 1,000 Revenue staff – soon the tallest in the Mid-West; and Whitbread has agreed to buy the Patrick Street/Ellen Street corner

for a 156-bedroom Premier Inn. exercise, it’s a route into some of the most distinctive working landscapes in the country.

WHY THIS FRAMEWORK IS IMPORTANT

Frameworks of this scale rarely come to market. ABP’s £75 million Professional Services Framework sits at the intersection of national trade infrastructure and the UK’s industrial transition, supporting the ports that have underpinned British commerce for generations as they evolve into hubs for offshore wind, clean energy and low-carbon industry. Rather than delivering a single flagship project, the framework will provide the expertise needed to plan, consent, design and deliver projects across ABP’s estate over the next eight years. Its mix of national and regional lots balances the capability of major multidisciplinary consultancies with the local knowledge of regional firms, while the Open Framework model reopens opportunities in Years 3 and 6. For consultancies, it represents a rare opportunity to secure a long-term role in shaping the future of Britain’s ports.

WHY THE TIMING MATTERS

This framework lands in the middle of a major investment cycle. ABP has upgraded Millbay Docks in Plymouth, strengthening the wharf and improving passenger facilities. Lowestoft is being developed as a base for offshore wind construction and operations, while Port Talbot is planned as a floating offshore wind and green-industry hub on former steelmaking land. These projects form part of ABP’s “Ready for Tomorrow” strategy, backed by a £2 billion commitment to decarbonisation and energy-transition infrastructure by 2040. Consultancies joining the framework will therefore support more than routine port maintenance, gaining access to a significant pipeline of consenting, design, engineering and environmental work at the heart of the UK’s industrial transition.



PROCUREMENT MILESTONES

MILESTONE	INDICATIVE DATE
Tender documents issued on eTenders	7 October 2026
Contract notice published (OJ S 196/2026)	9 October 2026
Latest date for clarification queries	5pm, 20 October 2026
Last date for LTT responses / supplemental information	23 October 2026
Tender submission deadline	2pm, 6 November 2026
Contract award decision / AIDT appointment (indicative)	17 November 2026
Stage 1 – Due diligence and brief confirmation	January 2027
Stage 2A/2B – Developed design and statutory consents	April 2027
Stage 2C – Detailed / technical design	August 2027
Stage 3 – Main works tender and award (PW-CF1)	October 2027
Stages 4/5 – Construction and handover	Q4 2028 – Q1 2029
Tender validity period	180 days

REGIONS THE TENDER COVERS

National sub-lots 1a and 2a, together with Lots 3, 4, 6 and 7, cover ABP's full estate. Regional sub-lots 1b and 2b and Lot 5 are divided across four groupings: Humber (Hull, Immingham, Grimsby and Goole); East Anglia (Ipswich, King's Lynn and Lowestoft); Southampton (Southampton and Solent Gateway); and South Wales (Cardiff, Newport, Port Talbot, Swansea and Barry). Other locations, including Troon, Ayr, Sillloth, Barrow, Fleetwood, Garston, Plymouth, Teignmouth and Ham's Hall, sit outside these regional groupings and are accessible only through national sub-lots or lots without regional splits.

Bidders may apply to all four regions but can normally be appointed to a maximum of two, although ABP may award additional regions where coverage is insufficient. For Lots 1 and 2, bidders must also choose between the national ("a") and regional ("b") route and cannot apply for both.

TEAM AND CONSORTIUM REQUIREMENTS

Consortium and JV bids must appoint a single Lead Bidder, who will act as ABP's principal point of contact and take responsibility for overall delivery. Full details must also be provided for every consortium member with a material role, including their legal entity, responsibilities and services. Where an SPV or holding company is involved, bidders must additionally explain its ownership and funding arrangements and how it will access parent or shareholder resources and expertise. Individual key personnel and CVs are not required at PSQ stage; however, Quality Question 2 (20%) specifically assesses the provision

and retention of a stable, experienced team, so bidders should demonstrate how team continuity will be maintained.

HOW THE FRAMEWORK IS STRUCTURED

ABP is establishing the Professional Services Framework under an NEC4 Framework Contract, with commissions awarded as NEC4 Professional Service Contracts through direct award, light-touch or full mini-competition, depending on complexity, value, risk and urgency. Appointment provides access to compete for work but guarantees no minimum volume or value. As an Open Framework under the Procurement Act 2023, it will reopen twice during its eight-year term, currently planned for Years 3 and 6. Existing suppliers may need to retender alongside new entrants.

The framework comprises seven lots, with Project Support and Design & Engineering offering national and regional routes. Turnover thresholds and supplier numbers vary by lot. Consultants must cover at least 70% of each lot's stated Specialisms as a pass/fail requirement.

Refer to the Framework Overview Table on the next page for a detailed breakdown of the Framework lots, and requirements.



PROCUREMENT MILESTONES

LOT	SERVICE AREA	MINIMUM TURNOVER	INSURANCE	MAX SUPPLIERS	SPECIALISMS (70% REQUIRED)
1a	Project Support Services (National)	£10m	EL: £10m PL: £10m PI: £10m	6	- Project management - Programme management - Quantity surveying - Commercial management - Cost estimating
1b	Project Support Services (Regional)	£5m	EL: £5m PL: £5m PI: £5m	12 (3x4 regions)	- Contract administration - Risk management - Site supervision - Procurement support - Scheduling and project controls
2a	Design & Engineering (National)	£10m	EL: £10m PL: £10m PI: £10m	6	- Marine engineering - Civil engineering - Structural engineering - Buildings - Utilities
2b	Design & Engineering (Regional)	£5m	EL: £5m PL: £5m PI: £5m	12 (3x4 regions)	- Rail interfaces - Port infrastructure - Asset renewal - Engineering feasibility - Multidisciplinary design
3	Architecture	£5m	EL: £10m PL: £10m PI: £10m	4	- Operational buildings - Port facilities - Estate development - Workplace accommodation - Property-led initiatives - Refurbishment - New buildings - Masterplanning support
4	Strategic Planning	£5m	EL: £10m PL: £10m PI: £10m	4	- Development Consent Orders (DCOs) - Infrastructure Consent Orders - Strategic port expansion - Major redevelopment - National infrastructure planning - Environmental Impact Assessment - Planning examinations and hearings - Strategic planning policy advice
5	Local Planning	£5m	EL: £5m PL: £5m PI: £5m	12 (3x4 regions)	- Planning applications - Listed building consent - Condition discharge - Development management - Local authority engagement - Planning appeals - Enforcement matters - Day-to-day planning advice
6	Property Services	£5m	EL: £5m PL: £5m PI: £5m	4	- Estate management - Valuation - Surveying - Commercial property advice - Property strategy - Estate transactions - Specialist property consultancy
7	Environmental Advisory	£5m	EL: £5m PL: £5m PI: £5m	6	- Ecology - Marine environmental assessment - Coastal processes - Habitat assessments - Water environment - Environmental permitting - EIA support - Operational compliance - Major capital projects - Asset management



QUALITY QUESTIONS (100% OF PSQ SCORE)

QUESTION	SUB-CRITERIA AND MARKS	MARKS (SHARE)	PAGE LIMIT
A – Understanding of the Project, Heritage Context and Key Challenges	A1 Project and Employer's requirements (50): residential use, existing-building constraints, permitted scheme, heritage context, statutory requirements. A2 Key challenges, constraints and interfaces (50): project-specific only – generic refurbishment issues score poorly.	100 (10%)	2 A4 pages
B – Proposed Team, Resources and Relevant Experience	B1 AIDT structure and integration (50), with a project-specific organisation chart. B2 Key personnel (80): historic/architecturally significant buildings, residential conversion, multidisciplinary coordination, Employer-designed public works contracts, BCAR. B3 Resources and commitment (50): must match the fee and resource schedule.	180 (18%)	3 A4 pages + org chart (CVs excluded)
C – Methodology and Design Approach	C1 Due diligence, surveys and opening-up (30). C2 Design development and technical approach (70), including review of the existing 4 & 5 Rutland Street design. C3 Coordination, statutory compliance and tender readiness under PW-CF1 (40): minimising design gaps and compensation events.*	140 (14%)	3 A4 pages
D – Project Management, Programme, Risk and Quality	D1 Governance and stakeholders (25). D2 Project-specific programme (30) from appointment to handover. D3 Five principal project-specific risks and mitigation (25). D4 QA and change control (20).	100 (10%)	3 A4 pages + programme
E – Construction Stage, BCAR, Completion and Handover	E1 Construction-stage services (45), including continuity of key personnel from design into construction. E2 BCAR, commissioning, defects, O&M, Safety File and handover (35).	80 (8%)	2 A4 pages

APPROACH TO THE QUALITY ANSWERS

Quality is scored relatively: the best response to each criterion gets full marks and others are scored in proportion. Falling below 40% on any criterion, or 50% overall, eliminates the bid. The page limits total 13 A4 pages, excess pages are not read, and there is no interview.

Generic material will not score. Strong answers will name the site's real issues and show how they shape the approach. These include the temporary works, the Landmark Building next to Rutland Street, the live street frontages, drainage, the concurrent works and the envelope option.

B and C carry 320 of the 600 quality marks. B2 alone is worth 80, so named staff with Georgian conversion, PW-CF1 and BCAR experience will be decisive. B3 must match the fee schedule hours.

The lowest price scores 400, and each 1% above it costs 2 marks, so a 20% premium loses just 40. This is a quality-led competition. LTT's pricing workbook contains formula errors, so don't rely on its totals.



ATTACHMENTS AND REQUIREMENTS: CHECKLIST

ITEM	MANDATORY	FORMAT/NOTES
PSQ Response Workbook	Yes	Completed Excel workbook (one submission; Part 5 completed for each lot bid)
Part 5 Quality Responses	Yes	Separate PDF (or specified format) for each scored question (5.1–5.3), submitted for each lot being bid
Part 2B Subcontractor Schedule	Where applicable	Complete subcontractor schedule, including CDP identifiers and debarment status
Technical Experience Schedule (Part 3A.7)	Yes	Up to three contract examples demonstrating technical capability
Health & Safety Policy / ISO 45001 certificate	Yes (or explanation)	Upload certificate or provide alternative arrangements
Environmental Policy / ISO 14001 certificate	Yes (or explanation)	Upload certificate or provide alternative arrangements
Quality Policy / ISO 9001 certificate	Yes (or explanation)	Upload certificate or explain quality management arrangements
Ethical Sourcing Policy	Yes (or explanation)	Required under Part 4C
Insurance Evidence	Yes	EI, PL and PI insurance requirements range from £5-10m depending on the lot.
Unaudited Accounts	Where applicable	Required if latest accounts are not available through Companies House
Central Digital Platform (CDP) Share Code	Yes	Share up-to-date supplier information with ABP through the CDP
Associated Person CDP Information	Where applicable	Share codes or PDF exports for associated persons relied upon
AI Disclosure Statement	Yes	Confirm whether AI has been used in preparing the submission and identify where
Non-Collusion / Non-Canvassing Declaration	Yes	Signed declaration by an authorised representative
Commercially Sensitive Information Declaration	Optional	Identify information considered commercially confidential
Conflict of Interest Declaration	Yes	Declare actual, potential or perceived conflicts
Applicant Confirmations	Yes	Signed confirmation that the submission is complete and accurate
VRM / Third-Party Security Questionnaire	Yes	Completed separately through the In-Tend process following invitation

PASS/FAIL CRITERIA – WHERE BIDS CAN TRIP UP

Immediate fails: Parts 3A, 4A, 4B and 4C are mandatory pass/fail sections; failure in any one can eliminate a bidder before quality evaluation.

Financial checks: Turnover and insurance requirements vary by lot, alongside Creditsafe financial and sanctions checks, so eligibility should be confirmed for every lot entered.

Quality threshold: ABP may reject a submission scoring 3 or below on any individual Part 5 quality question.

CDP and associated persons: Bidders and any consortium members, parent companies or subcontractors relied upon must complete and share their Central Digital Platform information before the deadline. Exclusion grounds affecting these parties can also jeopardise the bid.

Response requirements: Strict page limits apply, with three relevant projects from the last three years required and mapped to the specialisms of each lot.

Declarations and security: All required Appendix 01 declarations must be completed, alongside the separate VRM security questionnaire through In-Tend.



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BID OR NO-BID? THE QUESTIONS TO ASK INTERNALLY

Can we meet the lot-specific financial, insurance and pass/fail requirements for every lot we're considering?

Do we have three genuinely relevant, well-evidenced examples from the last three years for each lot, covering the required service specialisms?

Can we demonstrate sufficient capacity and geographic coverage for the regions we want, within the two-region cap?

Is our consortium/JV and subcontractor structure settled enough to identify the Lead Bidder, associated persons, responsibilities and governance now?

Do we have the resources and appetite to compete for call-offs over the framework term, recognising that appointment itself guarantees no volume or value of work?

Is the potential long-term relationship with ABP strategically valuable enough to justify the investment required to win—and retain—a place on the framework?

WE WANT TO SUBMIT – WHAT NEXT?

If you're planning to bid, the first step is to download the complete tender pack from the procurement portal and work through the documentation carefully. This report is intended as an overview and analysis of the opportunity, but it should not be used as a substitute for the official procurement documents, appendices and clarification responses issued by ABP.

If you're using AI to support your bid preparation, use it thoughtfully. The strongest submissions are built around your own experience, project examples, processes and policies, with AI helping to structure, refine and improve content rather than generate generic responses. Ensure that every statement is accurate, evidence-based and fully reflects your organisation's capabilities.

While we've taken great care to interpret the tender requirements accurately, this report is provided for evaluation and guidance purposes only. Bidders remain responsible for reviewing the original procurement documents, monitoring clarification responses and ensuring their submission fully complies with ABP's requirements.

If you'd like support with your submission, Beedier specialises in preparing successful bids for architects, engineers and built environment consultants. From bid strategy and response writing to design, review and submission support, we'd be pleased to discuss how we can help.

For an informal conversation, contact Robert Park at: robert@beedier.com.

ABOUT BEEDIER

Beedier helps architects and built environment professionals win work, build their profile and communicate their expertise.

We support practices with business development and bids—from opportunity analysis and bid strategy to writing, design and submission—alongside wider architectural communications, including press and media outreach, awards, social media and targeted engagement strategies.

Through [Beedier.com](https://beedier.com), we also publish news, analysis and intelligence focused on architectural business development and communications, while tracking opportunities worldwide, including architectural tenders, awards and industry networking events. Our aim is simple: to give practices the insight, strategy and communications support they need to identify opportunities, reach the right audiences and win better work.