



## O'DEVANEY GARDENS – REDEVELOPMENT PROJECT

### Project Information Memorandum

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### Pre- Qualification Questionnaire

<b>Project:</b>	Residential Development at O'Devaney Gardens, Arbour Hill, Dublin 7
<b>Procedure:</b>	Competitive Dialogue
<b>eTenders RFT ID:</b>	122448
<b>Dublin City Council Ref No:</b>	PROC/HCS/2017/001
<b>Issue Date:</b>	11 <sup>th</sup> August 2017
<b>Closing Date for Clarifications:</b>	5pm (Irish Time) 15 <sup>th</sup> September 2017
<b>Email for Clarifications:</b>	Clarifications to be raised through eTenders website ( <a href="http://www.etenders.gov.ie">www.etenders.gov.ie</a> )
<b>Closing Date for receipt of Completed PQQs</b>	12 noon (Irish Time) 25 <sup>th</sup> September 2017
<i>Please note that information relating to this document, including clarifications and changes, will be published on the Irish Government Procurement Opportunities Portal (<a href="http://www.etenders.gov.ie">www.etenders.gov.ie</a>) and the Official Journal of the European Union (OJEU). Registration is free of charge and there is no charge for documents. Please note that Dublin City Council cannot accept responsibility for information relayed (or not relayed) via third parties.</i>	

**O'DEVANEY GARDENS – REDEVELOPMENT PROJECT**

**PROJECT INFORMATION MEMORANDUM**

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1. **DEFINITIONS**

- 1.1 Building Regulations** means the Building Control Acts 1990 and 2007 and any and all subordinate legislation pursuant thereto (including but not limited to the Building Control Regulations 1997 - 2015), as may be amended, extended or modified from time to time.
- 1.2 Candidate** means an Economic Operator or Consortium which submits a PQQ Submission.
- 1.3 Candidate Team** means the Candidate including all members of the Consortium (if applicable), Other Entities (if applicable) and Sub-Contractors (if applicable).
- 1.4 Consortium** means a partnership, consortium, grouping of Economic Operators or any other form of joint venture.
- 1.5 Consortium Member** means, each of the Economic Operators identified in the PQQ Submission as a member of the Consortium.
- 1.6 Construction Contract** means the design and construction contract to be entered into in relation to the Construction of the Project.
- 1.7 Contractor** means the contractor selected by the Candidate to complete the Project.
- 1.8 Contract** means the Development Agreement and the Construction Contract.
- 1.9 Contracting Authority** means Dublin City Council.
- 1.10 Department** means The Department of Housing, Planning and Local Government.
- 1.11 Document** means this document consisting of the Project Information Memorandum and the PQQ.
- 1.12 Dialogue Stage** means the stage or stages commencing with the issue of the ITPD and the subsequent stage or stages of dialogue which may be carried out between the Contracting Authority and Candidates shortlisted at PQQ Stage which will end immediately before issue of the invitation to submit Final Tenders.
- 1.13 Development Agreement** means the agreement to be entered into between the Contracting Authority and the successful Tenderer for the development of the Project as a result of the Procurement Process issue with the ITPD.
- 1.14 Development Site** means the area of approximately 5.2 ha (12.85 acres) representing a portion of the O'Devaney Gardens Site subject to development under the Procurement Process and more particularly outlined in red on the plan attached at Appendix 3.
- 1.15 Economic Operators** means any natural or legal person, or a group of such persons, including temporary associations of undertakings, who or which offers a) the execution of works or a work, or both, or b) the supply of products or the provision of services, on the market.
- 1.16 Final Tender** means a Tenderer's response to an invitation to submit a final tender from the Contracting Authority.

- 1.17** **ITPD** means the document(s) to be issued by the Contracting Authority inviting Tenderers to participate in dialogue for the Project and any clarification issued by or on behalf of the Contracting Authority in respect thereof.
- 1.18** **Lead Consortium Member** means the Economic Operator who has been designated by the Candidate to be the point of contact for the Contracting Authority in relation to the Procurement Process.
- 1.19** **Masterplan** means the 2010 masterplan and revised development framework which is available to download at [www.dublincity.ie/HLL](http://www.dublincity.ie/HLL).
- 1.20** **O’Devaney Gardens Site** means the circa 14-acre development site at O’ Devaney Gardens in Dublin’s north inner city and more particularly outlined in red on the plan attached at Appendix 3.
- 1.21** **Other Entities** means an entity or entities on whose capacity the Candidate or Sub-Contractor is relying with regard to economic and financial standing and/or professional and technical ability.
- 1.22** **Phase 1** means the 110 units for which planning permission was granted (ref:29N.JA0024) on 8 August 2011.
- 1.23** **Phase 1A** means the portion of Phase 1 amounting to 56 units being directly developed by the Contracting Authority and which fall outside this Procurement Process.
- 1.24** **Phase 1A Blocks A&B Site** means the area of approximately 0.56 ha (1.38 acre) representing a portion of the O’Devaney Gardens Site known as Blocks A and B and more particularly outlined in red on the plan attached at Appendix 3.
- 1.25** **Procurement Process** means this procurement conducted by the Contracting Authority for the award of the Development Agreement.
- 1.26** **Project** means the design and delivery of a sustainable mixed tenure residential development on the Site.
- 1.27** **PQQ** means the Pre-Qualification Questionnaire set out herein.
- 1.28** **PQQ Stage** means the first stage of the Procurement Process, during which the Contracting Authority will shortlist Candidates in accordance with this Document.
- 1.29** **PQQ Submission** means the completed Pre-Qualification Questionnaire submitted by Candidates in accordance with the terms of this Project Information Memorandum.
- 1.30** **PQQ Clarification Deadline** means the time and date for submission of clarification questions by Candidates as detailed in Section 5.8.
- 1.31** **PQQ Submission Deadline** means the time and date for submission of the PQQ Submission by Candidates as detailed in Section 5.10.
- 1.32** **Regulations** means the European Union (Award of Public Authority Contracts) Regulations 2016 (S.I. No. 284 of 2016).
- 1.33** **Sub-Contractor** means the sub-contractor(s) selected by a Candidate to deliver the Project in accordance with Section 4.1.2.

**1.34 Tenderer(s)** means the Candidates who have submitted a PQQ Submission; are pre-qualified, shortlisted by the Contracting Authority following the PQQ Stage and who are invited to submit Final Tenders for the Project.

**1.35 Tender Stage** means the final stage in the Procurement Process, commencing with the invitation to submit Final Tenders and concluding with the award of the Development Agreement to the successful Tenderer.

## 2. BACKGROUND INFORMATION

### 2.1 About Dublin City Council

Dublin City Council Housing & Community Services is the largest landlord in the city & manages housing stock in excess of 25,000 dwellings. The Council's social housing programme 2015 – 2020 estimates the provision of 19,500 new lettings and a Capital Programme to the value of one billion euros.

### 2.2 Disclaimers

2.2.1 This Document is for information only and does not constitute, and shall not be interpreted as, an offer for sale, prospectus, or the basis of a contract. No contractual rights, express or implied, arise out of the procedures set out in this Document.

2.2.2 Candidates are recommended to read the Document thoroughly. While all reasonable steps have been taken to ensure that the information set out in the Document is accurate and up to date, no representation or warranty, express or implied, is or will be made or given in relation to the accuracy or the completeness of any information contained in the Document or otherwise provided by or on behalf of the Contracting Authority (in writing or otherwise) to any interested party or its advisers (the "**Information**").

2.2.3 No responsibility or liability for any loss or damage arising as a result of reliance on this Document, or the Information or for any omission is or will be accepted by the Contracting Authority or by any of its officers, employees, agents or professional advisers. No officer, employee, agent, or professional adviser of the Contracting Authority has any authority to give or make any representation or warranty, express or implied, in relation to the Information. The Contracting Authority's officers, employees, agents and professional advisers expressly disclaim any and all liability arising out of the Document or Information and any errors or omissions in or from the Document and Information.

2.2.4 Submitting a PQQ Submission does not guarantee that the Candidate will be invited to participate in dialogue or participate in the later stage(s) of the Procurement Process. The Contracting Authority reserves the right to terminate or suspend the Procurement Process at any time without cost or liability to the Contracting Authority.

2.2.5 The Contracting Authority reserves the right to disqualify any Candidate who:

- (a) provides information or confirmations which later prove to be untrue or incorrect; and/or
- (b) does not supply the information required by this Document or any other document in the PQQ or as directed otherwise by the Contracting Authority during the Procurement Process; and/or

- (c) fulfils any one or more of the criteria detailed in Regulation 57 of the Regulations (subject to the provisions of Regulation 57(12)-(17) in relation to self-cleaning) or fails to meet one of the requirements in the PQQ.

### **2.3 The Contracting Authority**

The Contracting Authority reserves the right:

- (a) to waive any requirements of this Procurement Process (to the extent permitted by law);
- (b) to disqualify any Candidate who does not submit a compliant response in accordance with the instructions in the Document;
- (c) to withdraw this Document or the Procurement Process at any time or to re-invite responses on the same or any alternative basis;
- (d) not to award any contract as a result of the Procurement Process; and
- (e) to make whatever changes it sees fit to the timetable, structure or content of the Procurement Process, dependent on the Contracting Authority's approvals processes or for any other reason.

### **2.4 Submission of a completed PQQ**

The submission of a completed PQQ Submission will be deemed to imply the Candidate's acceptance of the foregoing provisions without qualification.

### **2.5 The Project**

- 2.5.1 The Contracting Authority is the owner of the O'Devaney Gardens Site in Dublin's north inner city. The Contracting Authority has set objectives for development of the O'Devaney Garden Site as a mixed tenure residential scheme to include social, affordable purchase and open market units.
- 2.5.2 This Document sets out, in broad terms, the Contracting Authority's vision namely to fully develop the O'Devaney Gardens Site as a sustainable mixed tenure development. This development is to be carried out in the most economically advantageous, efficient and risk adverse manner possible for the Contracting Authority.
- 2.5.3 The O'Devaney Gardens Site is zoned 'Z14' – a Strategic Development and Regeneration Area in the Dublin City Development Plan 2016-2022 with a stated objective 'To seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and Z6 (employment) would be prominent uses'.
- 2.5.4 The Contracting Authority is seeking expressions of interest from suitable qualified Economic Operators who are interested in being appointed to design, construct and finance the Project in accordance with the Masterplan and the Contracting Authority's requirements. It is imperative the Project is delivered as efficiently as possible and Candidates should note the timeframe set out in Section 2.5.7.
- 2.5.5 The Development Site has an estimated capacity of 585 residential units, at least one crèche and a retail unit (subject to planning permission) with the exact number of residential units and size of commercial elements to be explored during the Dialogue Stage. The retail unit will be



sold to the Contracting Authority or to its nominee at cost. The required tenure mix is as follows:

- (a) 30% social housing units (fulfils the Part V obligation for the development) which, with the exception of the 56 units situated on the Phase 1A Blocks A&B Site, will be sold to the Contracting Authority at cost. The proposed method of calculating the construction costs payable by the Contracting Authority in respect of the construction of these units is attached hereto at Appendix 7.
- (b) 20% affordable purchase units, which will be sold to the Contracting Authority's nominees.
- (c) 50% private residential units.

For the avoidance of doubt the Contracting Authority will not require the successful Tenderer to manage the 30% social housing units.

2.5.6 The Contracting Authority is the freehold owner of the Development Site and will issue a licence to build to the successful Tenderer. It is anticipated that, upon completion of the units or phases of the Project, the Contracting Authority will transfer the title to the private residential units and the 20% affordable purchase units to the successful Tenderer. The successful Tenderer will be obliged to sell the affordable purchase units to a nominee or nominees of the Contracting Authority. For the avoidance of doubt the Contracting Authority will not transfer the title to the social units to the successful Tenderer.

2.5.7 Efficient delivery of the Project is imperative to the Contracting Authority. It is expected the successful Tenderer will:

- (a) apply for planning permission for the Project within 6 (six) months of the date of signing the Development Agreement;
- (b) commence work on the Development Site within 4 (four) weeks of the date of grant of planning permission; and
- (c) complete the Project within 48 months of the date of grant of planning permission.

For the avoidance of doubt it will be the responsibility of the successful Tenderer to obtain planning permission for the Project and the Contracting Authority will have no obligation to reimburse any costs associated therewith. The Contracting Authority's proposed requirements for the provision of apartments and housing units in Dublin City Council's administrative area are attached hereto at Appendix 6.

2.5.8 The Contracting Authority expects at a minimum to recoup its costs committed to date in respect of the Project from the successful Tenderer. Further details will set out in the ITPD.

## **2.6 Masterplan**

2.6.1 The Masterplan was initially developed and produced by the Contracting Authority in 2010 and was reviewed in 2016. It proposes a development of 585 residential units together with at least one crèche and retail unit. For the avoidance of any doubt, the Masterplan does not constitute planning permission and all proposed development, with the exception of Phase 1, is subject to planning permission.

- 2.6.2 Phase 1, details of which are set out at Section 2.7 hereof, forms part of the Masterplan and was permitted by An Bórd Pleanála having regard to the Masterplan and the environmental impact statement submitted with the application which covered the entire Masterplan area.
- 2.6.3 As currently proposed in the Masterplan, the development currently proposed will include a mix of two and three storey terraced houses, apartments of varying sizes in blocks that are 3 to 5 storeys high and a small number of duplex units. The social and affordable purchase units to be constructed by the successful Tenderer are to be peppered throughout the development and should not be confined to single blocks and/or area of the Development Site.
- 2.6.4 It has been determined, with the exception of the need for a local convenience store, that the existing local shops and recently developed supermarkets in the locality sufficiently serve the area. Subject to section 2.6.5 additional retail development is deemed unnecessary by the Contracting Authority.
- 2.6.5 The area is also well served by existing community facilities in the form of for example schools, sports halls, parish centres etc. The residential units to be constructed as part of this Project will give rise to a demand for crèche spaces and the need for a local convenience store. The provision of crèche facilities to meet this demand and a local convenience store should be incorporated in any proposed development of the Development Site.
- 2.6.6 There are significant recreational facilities developed and planned for the Grangegorman Campus. These facilities will be accessible to occupants of the residential units to be constructed as part of the Project and it is considered by the Contracting Authority that these are sufficient to serve the local community.

## **2.7 Phase 1A Development**

- 2.7.1 Planning permission was granted by An Bord Pleanála (ref: 29N.JA0024) on 8th August 2011 for the development of Phase 1 on 2.47 hectares located on the northern side of the Development Site. This phase comprises 110 residential units over four blocks A, B, C and D. The Contracting Authority will directly develop 56 of these 110 units. The successful Tenderer will be required to deliver the remaining 54 units either on foot of the planning permission granted for Phase 1 or as part of the overall development of the Development Site.
- 2.7.2 Phase 1A will consist of 29 houses and 27 duplex/apartment units. The construction of these 56 units is being undertaken by the Contracting Authority and is separate from this Project. The construction of these 56 units is being funded by the Department. However, these units will be factored into the unit numbers of the overall Project and form part of the 30% social housing requirement of the Project.
- 2.7.3 The planning permission for Phase 1 includes a 325m central boulevard that will link the North Circular Road with Montpellier Park and a neighbourhood park measuring 4,680sqm. The successful Tenderer will be required to develop these elements as part of the overall site redevelopment.

## **2.8 The Site**

- 2.8.1 The Contracting Authority is the owner of the O'Devaney Garden's Site located to the west of Dublin City Centre, just 3km from O'Connell Street. The site is bounded to the north by the rear gardens of properties that front on to North Circular Road; to the south by residential properties in Montpellier Gardens and Montpellier Park; and to the east by lands that comprise St Bricin's Military Hospital and residential development in the Oxmonastown/Stoneybatter area.

2.8.2 The Phase 1A Blocks A&B Site represents a portion of the O’Devaney Gardens Site. The Development Site represents the other portion of the O’ Devaney Gardens Site and excludes the Phase 1A Blocks A&B Site.

2.8.3 The O’Devaney Gardens Site was originally developed as a social housing scheme in 1954 with 278 apartments in 13 four-storey blocks. It was to have been redeveloped under a public-private partnership between the Contracting Authority and developer Bernard McNamara, but that deal collapsed in 2008 following the economic downturn. At that time the O’Devaney Gardens Site was largely cleared to make way for the redevelopment with tenants being rehoused and blocks demolished. The Contracting Authority received permission last year for the demolition of the remaining four apartment buildings on the O’Devaney Gardens Site.

### 3. CONDUCT OF PROCUREMENT PROCESS

#### 3.1 Overview of the Procurement Process

3.1.1 On the 20 June 2017 the Contracting Authority published a prior information notice advising the market that the Contracting Authority intends to initiate 3 no. separate tender competitions to develop residential units on lands owned by the Contracting Authority. The proposal collectively known as the “**Land Initiative**” comprises the following sites:

- (a) O’Devaney Gardens, Arbour Hill, Dublin 7,
- (b) Oscar Traynor Road, Coolock, Dublin 9, and
- (c) St Michael's Estate, Inchicore, Dublin 8.

3.1.2 The Contracting Authority invites submissions in response to the PQQ for the design and delivery of a sustainable integrated mixed tenure housing development at the Development Site.

3.1.3 The Procurement Process is being conducted in accordance with the competitive dialogue procedure pursuant to EU Directive 2014/24/EU as implemented in Ireland by the Regulations. The Project is being advertised on [www.etenders.gov.ie](http://www.etenders.gov.ie) and the Official Journal of the European Union (OJEU).

3.1.4 The Contracting Authority is issuing this Document to commence the PQQ Stage, during which the Contracting Authority will shortlist Candidates in accordance with this Document.

3.1.5 Following successful completion of the PQQ Stage, the Contracting Authority will issue an ITPD to Candidates selected during the PQQ Stage which will mark the start of the Dialogue Stage. The ITPD contains information on the objectives of the dialogue, including the award criteria which the Contracting Authority will apply in order to select the most economically advantageous tender.

3.1.6 The purpose of the Dialogue Stage is to work with Tenderers to develop their solutions with the purpose of identifying one or more solutions that will meet the needs of the Contracting Authority. During the Dialogue Stage Tenderers will be entitled to propose amendments to the initial Development Agreement. The Dialogue Stage will consist of one or more rounds of dialogue meetings. These meetings will include discussions and review (but not evaluation) of technical, financial and legal aspects of Tenderers’ proposed solutions, details of which will be submitted to the Contracting Authority in advance of such dialogue meetings. The Contracting Authority reserves the right to conduct several Dialogue Stages and to request Tenderers to submit outlined and detailed solutions during the Dialogue Stage(s). The Contracting Authority

also reserves the right to reduce the number of solutions during the Dialogue Stage(s) in accordance with the award criteria contained in Appendix 4 hereof.

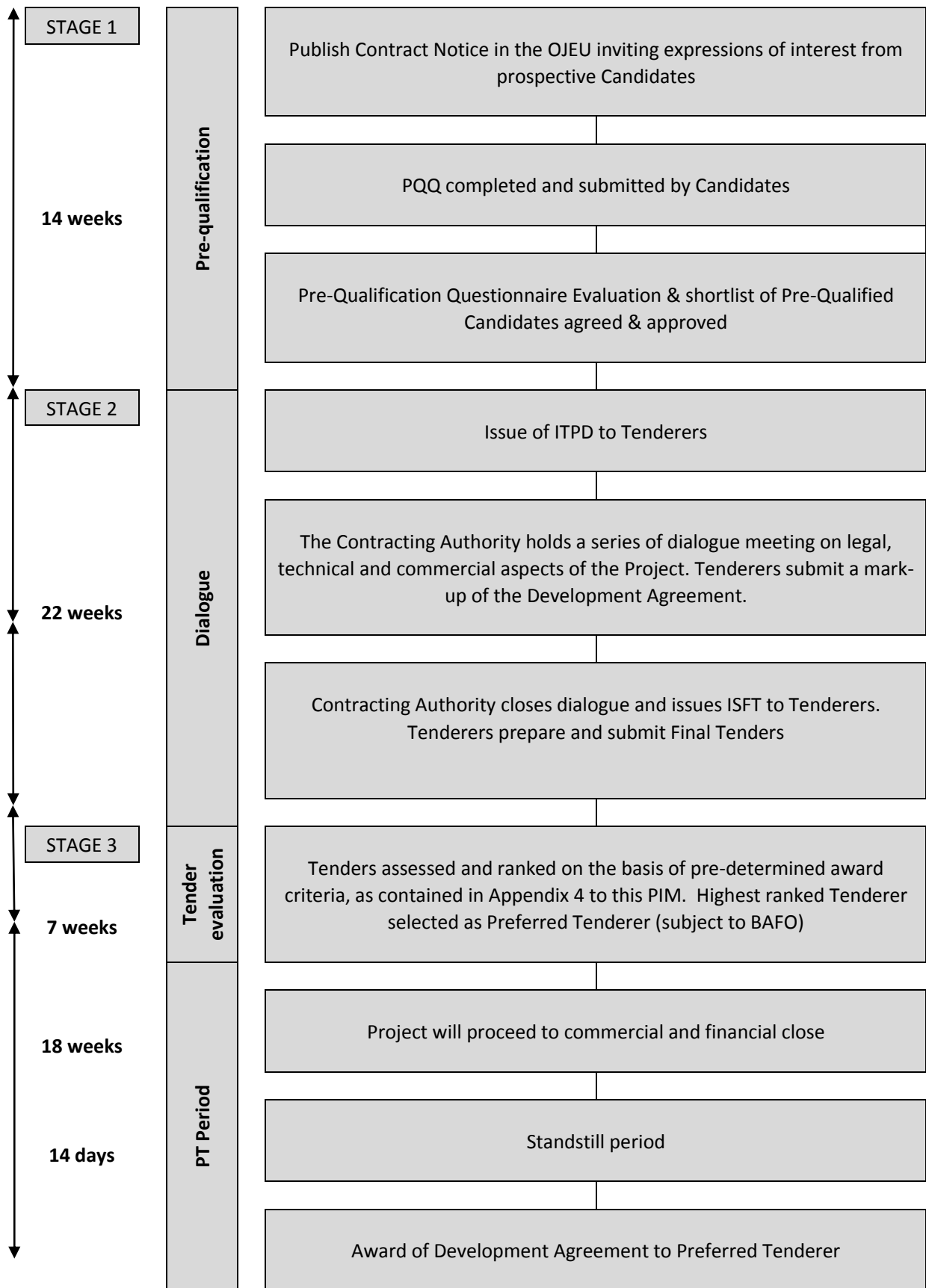
- 3.1.7 Once one or more suitable solutions have been identified by the Contracting Authority from those proposed by the Tenderers, the Dialogue Stage will be concluded. Tenderers with the identified suitable solutions will be invited to submit Final Tenders which marks the start of the Tender Stage. The Contracting Authority will select the successful Tenderer based on the pre-determined award criteria contained in Appendix 4. The Tender Stage will conclude with the award of the Development Agreement.

**3.2 Indicative Timeframe**

- 3.2.1 The indicative time-frame for this Procurement Process is set out in the tables below. Detailed plans will be developed for each stage in the Procurement Process. The timetables are indicative only and the Contracting Authority reserves the right to amend the indicative procurement timescales at any stage or to withdraw the Procurement Process at any time.

<b>Activity</b>	<b>Indicative Start Date</b>
Deadline for Submitting Clarifications to the PQQ	15 <sup>th</sup> September 2017
PQQ Submission Deadline	12 noon 25 <sup>th</sup> September 2017
Issue ITPD to shortlisted Candidates	30 <sup>th</sup> October 2017
Dialogue Stage(s)	13 <sup>th</sup> November 2017
Issue invitation to submit Final Tenders	18 <sup>th</sup> December 2017
Tender Response Deadline	12 <sup>th</sup> January 2018
Issue Standstill Letters	19 <sup>th</sup> January 2018
Execution of Development Agreement	5 <sup>th</sup> February 2018

**Summary of Tender Process**



#### 4. INSTRUCTIONS TO CANDIDATES – PART A

##### 4.1 General

4.1.1 The Economic Operator submitting a PQQ Submission is referred to as the Candidate, regardless of whether it is a single company or organisation or a Consortium. The Candidate, if successful in being awarded the Development Agreement, will take contractual and organisational responsibility for delivering the Contract.

4.1.2 The Candidate must include the following sub-contractors within its team, all of whom will be assessed at PQQ Stage:

- (a) Contractor
- (b) Architect
- (c) Civil and Structural Engineer
- (d) Mechanical and Electrical Engineer
- (e) Fire Safety Consultant
- (f) Project Supervisor Design Process
- (g) Design Certifier
- (h) Assigned Certifier
- (i) Energy Consultant
- (j) Quantity Surveyor
- (k) Landscape Architect
- (l) Planning and Environmental Consultant

4.1.3 The Candidate can provide the role of any or all Sub-Contractors from within its own resources. However, information in relation to all Sub-Contractors must be provided as requested in the PQQ. Where a Candidate lists more than one entity for one of the Sub-Contractors listed above, the Candidate must identify the lead entity for that Sub-Contractor role in Question A3.

4.1.4 All Sub-Contractors must complete Questions A1, A5, A10 and A11. In addition, the Contractor must complete Questions A6-A9 and B1.

4.1.5 Sub-Contractors must confirm that they hold the accreditations/registrations set out in the table below. The Contracting Authority may carry out checks to ensure that Sub-Contractors have the required accreditations/registrations and/or may require Sub-Contractors to provide evidence of such accreditations/registrations prior to award of the Development Agreement. Subject to Section 6.2.2, failure to provide the required confirmation and/or evidence in relation to one or more Sub-Contractor(s) in accordance with the Contracting Authority's instructions will result in the exclusion of the Candidate from the Procurement Process.

<b>Sub-Contractor</b>	<b>Required Accreditation/Registration</b>
Contractor	Registered with the Construction Industry Federation and Construction Industry

	Register of Ireland (CIRI) or a member of the Construction Employers Federation NI (or equivalent).
Architect	Listed on the Register of Architects of the Royal Institute of the Architects of Ireland or a Member of the Royal Institute of British Architects (or equivalent).
Civil & Structural Engineer	Listed on the Register of Engineers of Engineers Ireland or registered with the Engineering Council UK (or equivalent).
Mechanical & Electrical Engineer	Member of the Chartered Institute of Building Services Engineers or registered with the Engineering Council UK (or equivalent).
Fire Safety Consultant	Member of the Institute of Fire Engineers (or equivalent)
Project Supervisor Design Process	Statutory appointment as set out in Safety, Health and Welfare at Work (Construction) Regulations 2013. Member of NEBOSH, IOSH (or equivalent)
Design Certifier	Statutory appointment as set out in current Building Control (Amendment) Regulations 2014
Assigned Certifier	Statutory appointment as set out in current Building Control (Amendment) Regulations 2014
Energy Consultant	Member of Energy Management Professionals of Ireland (or equivalent)
Quantity Surveyor	Listed on the Register of the Society of Chartered Surveyors Ireland or accredited by the Royal Institute of Chartered Surveyors (or equivalent).
Landscape Architect	Member of the Irish Landscape Institute or a Chartered Member of the UK Landscape Institute (or equivalent).
Planning & Environmental Consultant	Registered as a member of the Irish Planning Institute or the Royal Town Planning Institute (or equivalent).

4.1.6 The Contracting Authority will require the successful Tenderer to structure itself so that the following legal and organisational requirements are met:

- (a) the successful Tenderer is the single point of contact that takes direct contractual responsibility for interfacing with the Contracting Authority in managing and delivering the Contract, and
- (b) the legal obligations and liabilities of the successful Tenderer are borne by the Economic Operator(s) which satisfy the financial and economic requirements referred to in this Document.

- 4.1.7 If the successful Tenderer provides the role of Contractor from within its own resources, the successful Tenderer must put in place suitable arrangements to the satisfaction of the Contracting Authority with regard to the execution of the Construction Contract.
- 4.1.8 Subject to section 5.2.3, a member of a Candidate's Team is likely to have knowledge of the price and other aspects of the Candidate's tender that could cause it to have a conflict of interest and give rise to a risk of collusion if it also participated in another Candidate's team. If an Economic Operator is considering participating in this way, it must put in place appropriate safeguards to ensure that there is no conflict of interest or collusion in relation to this Procurement Process. All members of the Candidate's Team must give a conflict of interest declaration in Question A11 of the PQQ. The Contracting Authority reserves the right to request evidence of such safeguards and/or to decide that an Economic Operator has not put in place sufficient safeguards and therefore is not permitted to participate in the Procurement Process.

#### **4.2 Commercial Structure of Candidates**

- 4.2.1 Candidates can be a partnership, consortium, grouping of Economic Operators or any other form of joint venture formed to constitute a Candidate, such legal entities and their composition will be subject to approval of the Contracting Authority. A Consortium, if successful, may be required to establish legal personality in order to enter into the Development Agreement.
- 4.2.2 If the successful Tenderer is a Consortium, all Consortium Members must provide joint and several liability to the Contracting Authority for the performance and fulfilment of the terms of the Contract.
- 4.2.3 Where a Candidate is a Consortium, it shall designate a Lead Consortium Member who will be the point of contact for the Procurement Process in Question A2. The Lead Consortium Member must remain the same throughout the Procurement Process.
- 4.2.4 All other Consortium Members must submit, as part of the PQQ Submission, responses to Questions A1, A5-A6, A10 and A11 of the PQQ, together with any additional information. Subject to Section 6.2.2, failure by any Consortium Member to meet the relevant minimum requirements will result in the entire Consortium being rejected.
- 4.2.5 In all circumstances, the Candidate is responsible for managing the integrity of its Candidate Team.

#### **4.3 Other Entities**

- 4.3.1 Where a Candidate wishes to rely on the capacities of Other Entities, the following provisions apply:
- (a) the Candidate must clearly indicate in Question A4 of the PQQ Submission in relation to which Question, and to what extent, it is relying on the capacities of Other Entities.
  - (b) it must prove to the satisfaction of the Contracting Authority that it will have at its disposal the resources necessary from those Other Entities. To evidence this, the Candidate will be required to produce a commitment from those Other Entities to that effect, for example a written undertaking from such other entity confirming that it will provide the necessary support (including details of the resources which will be made available and the basis upon which those resources will be made available). Contractual commitment may be required prior to award of the Development Agreement from such Other Entities.



- (c) Other Entities will be required to demonstrate that they fulfil the selection criteria within the PQQ. However, this requirement will be limited to the selection criteria which are relevant to the capacities that the Candidate is relying on the Other Entities for; and
  - (d) where the Contracting Authority deems the evidence provided in respect of reliance on Other Entities to be insufficient, or where no reliance on Other Entities is sought, the Candidate will be evaluated based on its own financial, economic and technical standing.
- 4.3.2 Where a Candidate relies on the capacities of Other Entities with regard to criteria relating to technical and professional ability, the capacity of Other Entities may only be relied upon where those Other Entities will, if awarded the Development Agreement, perform the works for which their capacities are required.
- 4.3.3 Where a Candidate relies on the capacity of another entity or entities with regard to criteria relating to economic and financial standing, such Other Entities must provide joint and several liability to the Contracting Authority for the performance and fulfilment of the terms of the Contract.
- 4.3.4 All Other Entities must complete Questions A1, A5, A10 and Question A11 of the PQQ, together with all supporting documentation for inclusion by the Candidate as part of its PQQ Submission. In addition, where a Candidate is relying on the capacity of Other Entities in relation to economic and financial standing, the other entity must also complete Questions A6, A8-A9 and B1. However, the minimum requirement relating to turnover in Question A8 may be satisfied by the Contractor and/or another entity being relied on for economic and financial standing together. Where a Candidate is relying on the capacity of Other Entities for technical and professional ability, the Other Entity must also complete Question A6. Subject to Section 6.2.2, failure by any other entity to meet the relevant minimum requirements will result in the entire PQQ Submission being rejected.

#### **4.4 Changes to Candidate's Team**

- 4.4.1 A Tenderer's outline or detailed solution submitted during the Dialogue Stage or Final Tender which does not include the same Candidate Team structure (i.e. Consortium Members and Other Entities and Sub-Contractors) as listed in its PQQ Submission will be rejected unless the Contracting Authority has given prior approval to a change to the Candidate Team in accordance with this Section 4.4.
- 4.4.2 If there is a change to the Candidate Team following the date for PQQ Submission and prior to the submission of its Final Tender, it must seek prior written approval for any change from the Contracting Authority by:
  - (a) explaining in writing to the Contracting Authority the reasons for any change; and
  - (b) providing full details of any proposed replacement (which will entail the completion of the relevant PQQ questions (if applicable) and the score awarded must be equal to or higher than that attained by the Consortium Member/Other Entity/Sub-Contractor being replaced).
- 4.4.3 The Contracting Authority will consider a request for approval of such changes only if it is received at least 21 calendar days prior to the relevant submission deadline.

4.4.4 Candidates should note that, for any proposed change to their Candidate Team to be considered by the Contracting Authority, it must be supported by robust reasoning and any replacement must be assessed by the Contracting Authority as being at least equal, in all respects, to the team member being replaced. The decision on whether or not to allow a change in the Candidate Team is a matter for the sole discretion of the Contracting Authority.

4.4.5 Prior to the commencement of the Development Agreement, the successful Tenderer will be required to notify the Contracting Authority of the name, contact details and legal representatives of all its Sub-Contractors involved in the delivery of the Project, in so far as is known to the successful Tenderer at the time. The successful Tenderer will also be required to notify the Contracting Authority of any changes to the information provided in respect of its Sub-Contractors during the course of the Contract and the name, contact details and legal representatives of any new Sub-Contractors which the successful Tenderer subsequently involves in the delivery of the Project.

#### **4.5 Insolvency during Procurement Process**

4.5.1 Any member of the Candidates Team subject to insolvency proceedings will not be permitted to participate in any stage of this Procurement Process unless there are exceptional reasons otherwise. The Candidate is required to inform the Contracting Authority immediately in relation to any insolvency proceedings or their potential commencement

4.5.2 Outlined below are definitions of insolvency proceedings but please note that this is not an exhaustive list:

For an individual:

- has presented a petition for his or her own bankruptcy;
- had a bankruptcy petition presented against him or her;
- is adjudged bankrupt (whether in Ireland or elsewhere);
- had a receiving order made against him;
- had a receiver appointed over assets; or
- enters into a composition with his or her creditors.

For a company or partnership:

- had a winding up petition presented against it;
- enters into liquidation, whether compulsory or voluntary;
- passes a resolution for winding-up or is wound-up (whether in Ireland or elsewhere); had a provisional liquidator appointed to it;
- is unable to pay its debts within the meaning of Section 570 of the Companies Act 2014 or summons a meeting of its creditors or any of them; or
- had a receiver, receiver and manager, or examiner appointed over the whole or a substantial part of its undertaking or assets.

#### **4.6 Form and Duration of Contract**

4.6.1 The Contracting Authority intends to enter into the Development Agreement with the successful Tenderer to deliver the Project in collaboration with the Contracting Authority. A draft of the Development Agreement will be made available later in the Procurement Process.

4.6.2 The Contracting Authority requires the Contractor to enter into the Construction Contract with the successful Tenderer for the construction of the Project.

4.6.3 The Contract will be governed by the laws of the Republic of Ireland. Any dispute arising out of the Procurement Process will be subject to the exclusive jurisdiction of the courts of Ireland.

#### **4.7 Estimated Value of the Project**

4.7.1 It is not possible to estimate the total value of the Project with any accuracy as the Contracting Authority seeks to engage in a competitive dialogue to facilitate the development of a solution for the Site. The Contracting Authority estimates that the value of the Project will be in the region of €125.5 million but may vary significantly depending on the outcome of the Dialogue Stage.

#### **4.8 Award to Runner Up**

4.8.1 In the event that following the award of the Development Agreement, the successful Tenderer cannot, for whatever reason, deliver the Project to the satisfaction of the Contracting Authority, the Contracting Authority reserves the right to award the Development Agreement to the next highest-ranked tenderer emerging from this Procurement Process at any time during the tender validity period. This shall be without prejudice to the right of the Contracting Authority to terminate the Development Agreement and commence a new Procurement Process.

### **5. INSTRUCTIONS TO CANDIDATES - PART B**

#### **5.1 Publicity**

5.1.1 The Contracting Authority reserves the right to make any announcements in respect of the Project at any time during the Procurement Process.

#### **5.2 Conflicts of Interest**

5.2.1 Notwithstanding Section 4.1.8 hereof the Contracting Authority will regard as a conflict of interest any situation where a Candidate or a Consortium Member (or an adviser, servant, agent, funder, contractor, or consultant to a Candidate or a Consortium Member) is also a member of another Consortium or an adviser, servant, agent, funder, contractor or consultant to the Authority and its Professional Advisers, or another Candidate or a Consortium Member in relation to the Project.

5.2.2 Any conflict of interest or potential conflict of interest must be fully disclosed in writing to the Contracting Authority as soon as the conflict or potential conflict becomes apparent.

5.2.3 The Contracting Authority recognises that an adviser, Sub-Contractor, consultant, funder, servant or agent to a Candidate or a Consortium Member may seek to participate in, advise or carry out work in relation to more than one bidding team for this Project. Any adviser, Sub-Contractor, consultant, funder, servant or agent seeking to participate on more than one bidding team, prior to agreeing to any involvement with another bidding team, must receive written approval from the Contracting Authority permitting such involvement (including, inter alia, any conditions attached to such involvement). In order to assist the Contracting Authority in determining whether a conflict of interest might arise, the adviser, Sub-Contractor, consultant, funder, servant or agent must provide full written details of its proposed participation. Following receipt of such information the Contracting Authority will, in its absolute discretion, decide on the appropriate course of action.

5.2.4 For the avoidance of doubt, the Contracting Authority does not regard this Section 5 as requiring automatically that relationships with funders be on an exclusive basis.

### **5.3 No Contract**

5.3.1 The Contracting Authority shall not be obliged to enter into a contract or agreement with any Candidate. No legal relationship or other obligation in relation to the Project shall arise between a Candidate and the Contracting Authority unless and until a Development Agreement is formally executed in writing by the Contracting Authority and the successful Tenderer (if any) and all conditions precedent to the effectiveness of any such Development Agreement have been fulfilled.

### **5.4 Registerable Interests**

5.4.1 Any 'registrable interest' involving a Candidate, a Consortium Member or any Sub-Contractors with any of the elected members of the Contracting Authority; members of the Government; members of the Oireachtas; employees or officers of the Contracting Authority; or relatives of the foregoing must be fully disclosed to the Contracting Authority. In the event of such information only coming to a Candidate's notice after making a PQQ Submission, it should be communicated to the Contracting Authority immediately upon it becoming known to the Candidate.

5.4.2 The terms 'registrable interest' and 'relative' shall be interpreted as per Section 2 and Schedule 2 of the Ethics in Public Office Act 1995 a copy of which is available to download at [www.finance.gov.ie](http://www.finance.gov.ie).

5.4.3 The Contracting Authority shall, in its absolute discretion, decide on the appropriate course of action, which may without limitation, include exclusion of the Candidate from the Procurement Process.

### **5.5 Disqualification**

5.5.1 A Candidate that contravenes any of the terms and conditions set out herein (including, but not limited to those set out in this Section 5) may, at the sole discretion of the Contracting Authority, be disqualified and prohibited from any further participation in the Procurement Process. The disqualification of a Candidate will not prejudice any other civil or legal remedies available to the Contracting Authority and will not prejudice any criminal liability that such conduct by the Candidate may attract.

### **5.6 Completeness of this Document**

5.6.1 Every effort has been made to ensure that this Document contains all the necessary information for the completion of PQQ Submissions. The Contracting Authority does not warrant or represent that this Document, or any other information given to Candidates, is accurate or complete. No liability is accepted for any error, misstatement, or omission (negligent or otherwise) in this Document, or in any other information given to Candidates.

5.6.2 If it is necessary for the Contracting Authority to amend this Document in any way, prior to the receipt of PQQ Submissions, all Candidates will be notified via the etenders website ([www.etenders.eov.ie](http://www.etenders.eov.ie)). If appropriate, the PQQ Submission Deadline will be extended. No amendments to this Document shall be made by the Candidate or any member of the Candidate Team.

## **5.7 Cost**

- 5.7.1 The Contracting Authority is not responsible for and will not pay for any expense or cost incurred or loss suffered by a Candidate or Tenderer in the preparation or submission of its PQQ Submission; subsequent participation in the Dialogue Stage; Tender Stage or otherwise. Further, the Contracting Authority is not responsible for any travel or accommodation costs incurred by the Candidate unless previously agreed in writing by the Contracting Authority. Each Candidate is fully responsible for the entirety of all expenses and/or costs it incurs in the presentation or submission of a PQQ Submission or in participating in this Procurement Process.

## **5.8 Clarifications**

- 5.8.1 Requests for additional information and clarification on any matters must be made via the etenders website ([www.etenders.gov.ie](http://www.etenders.gov.ie)).
- 5.8.2 All queries must be received through the eTenders website ([www.etenders.gov.ie](http://www.etenders.gov.ie)) on or before 5pm (Irish time) 15<sup>th</sup> September 2017 to enable responses to be issued prior to the deadline for PQQ Submission. Faxed, telephone or oral enquiries will NOT be accepted. Any clarification questions received after this date may be ignored by the Contracting Authority at its discretion.
- 5.8.3 Responses to clarifications requests will be issued via the etenders website ([www.etenders.gov.ie](http://www.etenders.gov.ie)) to all Candidates, without identifying the source of any requests. Where a Candidate believes a query is confidential in nature, the request for clarification should clearly identify that the Candidate wishes the response to be kept confidential and not circulated to all Candidates. If the Contracting Authority, at its sole discretion, does not consider the query to be of a commercially sensitive nature or considers it to be a query which all Candidates would potentially benefit from seeing, the Contracting Authority will:
- (a) invite the Candidate submitting the query to either declassify the query as confidential and allow the query along with the Contracting Authority's response to be issued to all Candidates; or
  - (b) request the Candidate, if it still considers the query to be of a commercially sensitive nature, to withdraw the query.
- 5.8.4 In all circumstances, the Contracting Authority reserves the right to issue clarification responses to all Candidates at any stage when it believes, at its sole discretion that the clarification should be issued to all Candidates. Each request for clarification and the Contracting Authority's response shall form part of this Document and must be treated as such by the Candidates.

## **5.9 Completing the Pre-Qualification Questionnaire**

- 5.9.1 Candidates are invited to submit a completed PQQ as set out below. PQQ Submissions returned by Candidates will be assessed in accordance with the selection criteria set out in Section 6 of this Document. Submitting a PQQ Submission does not guarantee that the Candidate will be invited to participate in the Dialogue Stage or in the later stages of the Procurement Process.
- 5.9.2 When completing the PQQ contained in this Document, Candidates should note the following conditions:
- (a) All questions must be completed in full and without reference to other documents or other parts of the PQQ. Failure to submit a complete response or failure to comply fully with the instructions in this Document in any way may result in the PQQ Submission being rejected.

- (b) Candidates are responsible for submitting a response on behalf of themselves and the Candidate Team and for providing the requested information in respect of each member of the Candidate Team.
- (c) All questions should be answered with relevance to the subject matter of this Procurement Process and must address the question asked. For the avoidance of doubt, it is emphasised that the information requested in the PQQ is aimed solely at determining the suitability and choice of Candidates for entry to the Dialogue Stage.
- (d) A Candidate must enter its response within the text boxes provided in the PQQ.
- (e) Candidates are permitted to add lines to the pro-forma tables and boxes set out within the PQQ if required but must at all times comply with the formatting and any page limits set, for each question.
- (f) The PQQ must be completed in English or Irish and, where copies of original documents are provided in languages other than English or Irish, a complete and accurate English translation should be provided or the documents will not be considered during the evaluation process. Abbreviations will only be accepted where the abbreviation is commonly used in the English or Irish language and/or within the construction industry. Words must be clearly separated by a space and have a font size no smaller than equivalent to 11 pt Calibri. Answers failing to meet this standard may result in the PQQ Submission being rejected.
- (g) A Candidate based outside the Republic of Ireland is requested to answer any of the questions in the PQQ that specifically refer to Irish legislation by substituting, where relevant, the appropriate legislation or code of practice which is equivalent and applicable in its domestic jurisdiction.
- (h) All financial information should be denominated in euro (€), except where financial information is being provided in a certified or audited supporting document such as a set of financial statements in which case it is sufficient for the information to remain in its original currency.
- (i) Failure to provide a sufficient level of detail or to explain adequately any relevant matters may result in such data or information not being taken into account during the evaluation process. However, unless specifically requested in the PQQ, additional information, beyond that typed in the text boxes, will not be assessed. No general marketing or promotional material from any member of the Candidate Team, either in answer to any of the questions or for any other reason, should be included. Where supporting information is specifically requested, it should be clearly marked with the number of the question in the PQQ to which it relates
- (j) Each question will be evaluated only on the information provided in the response text box(es) provided for the particular question and any specifically requested and referenced appendices. For the avoidance of doubt, no cross-referencing should be used.

## **5.10 PQQ Submission**

- 5.10.1 Candidates must submit their PQQ Submissions by 25<sup>th</sup> September 2017 at 12 noon (Irish time) through the post-box facility on [www.etenders.gov.ie](http://www.etenders.gov.ie) only.

- 5.10.2 All PQQ Submissions, including supporting documentation, must be uploaded in accordance with the instructions provided on the etenders website prior to the PQQ Submission Deadline. Soft copy PQQ Submissions must be compiled such that they can be read immediately using PDF readers and Candidates must ensure that all files are not corrupt. It is important to note that only persons who have downloaded and accepted a document can submit an upload. Please also leave sufficient time for upload of documents prior to the deadline, as it is not possible to upload any material after the deadline and, subject to Sections 5.10.4 and 6.2.2, the Contracting Authority will not accept documents not received in compliance with the rules set out in this Document.
- 5.10.3 Candidates should take into account the fact that upload speeds vary. There is a maximum of 2.14 GB for individual files sent to the electronic post-box and a one-hour limit for upload. In order to submit a document to the electronic post-box, please note that you must click "Submit Response". After submitting, you can modify and re-send your response until the deadline. Candidates should be aware that the "Submit Response" button will be disabled automatically on expiry of the deadline. Candidates that are not familiar with uploading on etenders should ensure they familiarise themselves with the process. It is the responsibility of the Candidate to ensure their PQQ Submission is complete and uploaded by the PQQ Submission Deadline.
- 5.10.4 Faxed or emailed PQQ Submissions will not be accepted. Late PQQ Submissions will be rejected unless the Contracting Authority considers that this is due to an error which, in the Contracting Authority's reasonable opinion, is clerical or administrative in nature. It is the sole responsibility of Candidates to ensure that their PQQ Submission arrives by the deadline in accordance with the requirements of this Document.
- 5.10.5 Any decision to extend the PQQ Submission Deadline is at the sole discretion of the Contracting Authority. Any request for an extension to the PQQ Submission Deadline must be received at least 6 calendar days before the PQQ Submission Deadline but no undertaking can be given that an extension will be granted.
- 5.10.6 PQQ Submissions must be made in accordance with this Document and any clarifications issued by the Contracting Authority before the PQQ Submission Deadline. Failure to comply may result in the PQQ Submission being rejected by the Contracting Authority.

## **5.11 Collusion**

- 5.11.1 Candidates are strictly prohibited from discussing any aspect of their PQQ Submission with other Candidates or otherwise exchanging information or colluding in respect of the Project. Any Candidate who fails to comply with this requirement may be disqualified.

## **5.12 Communications/Interference**

- 5.12.1 No contact must be made with the Contracting Authority or any of its staff other than by the methods laid out in this Document. Any other form of contact should only be made if and when the prior written consent of the Contracting Authority has been obtained.
- 5.12.2 Oral discussions will not be considered binding. A Candidate must not rely on any statements or representations made to it at any time by persons acting on behalf of the Contracting Authority unless they are confirmed in writing as an amendment to this Document.
- 5.12.3 Any Candidate who unduly influences, or attempts to unduly influence, the Contracting Authority, its staff or any other relevant persons or bodies involved in this Procurement Process in relation to the conduct and outcome of this Procurement Process will have their PQQ Submission rejected.

- 5.12.4 The Contracting Authority is entitled to disqualify a Candidate in one of the following circumstances:
- (a) if a Candidate has offered or given or agreed to give to any person any gift or consideration of any kind as an inducement or reward for doing or forbearing to do, or for having done or forborne to do, any action in relation to the obtaining or execution of this Procurement Process or showing or forbearing to show favour or disfavour to any person in relation to this Procurement Process or any other procurement with the Contracting Authority, or
  - (b) if like acts have been done by any other person employed by the Candidate or acting on its behalf (whether with or without the knowledge of the Candidate).
- 5.12.5 In accordance with Section 38 of the Ethics in Public Office Act 1995 any money, gift or other consideration from a person holding or seeking to obtain a contract will be deemed to have been paid or given corruptly unless the contrary is proven.

### **5.13 Freedom of Information**

- 5.13.1 In accordance with the obligations and duties placed upon public authorities by the Freedom of Information Act 2014 and the European Communities (Access to Information on the Environment) Regulations 2007 to 2014 ("FoIA"), all information submitted to the Contracting Authority may be disclosed in response to a request made pursuant to the FoIA.
- 5.13.2 In respect of any of any information submitted by a Candidate that it considers to be commercially sensitive the Candidate should:-
- (a) clearly identify such information as commercially sensitive;
  - (b) explain the potential implications of disclosure of such information; and
  - (c) provide an estimate of the period of time during which they believe that such information will remain commercially sensitive.
- 5.13.3 Responses to (a), (b) or (c) above should be provided in the Freedom of Information Declaration in Question A11 of the PQQ. Where a Candidate identifies information as commercially sensitive, the Contracting Authority will endeavour to maintain confidentiality. Candidates should note, however, that, even where information is identified as commercially sensitive, the Contracting Authority may be required to disclose such information in accordance with the FoIA. Accordingly, the Contracting Authority cannot guarantee that any information marked 'commercially sensitive' will not be disclosed.

## **6. EVALUATION**

### **6.1 Evaluation of PQQ Submissions**

- 6.1.1 PQQ Submissions will be evaluated in accordance with the selection criteria and minimum requirements specified in this Document.
- 6.1.2 PQQ Submissions will be opened in a closed meeting after the submission deadline in the presence of such persons as the Contracting Authority, at its absolute discretion, considers appropriate. Candidates will not be present at the opening of PQQ Submissions.
- 6.1.3 The Contracting Authority will evaluate PQQ Submissions in three phases as set out below:
- (a) Phase 1: Completeness/compliance check;



- (b) Phase 2: Evaluation of pass/fail responses; and
- (c) Phase 3: Evaluation of scored responses.

6.1.4 Candidates must ensure that all information included within their PQQ Submissions is accurate. The inclusion of information that is found to be false or misleading will result in the Candidate’s exclusion from this Procurement Process. In the event that false or misleading information comes to light after a Candidate has been awarded the Development Agreement, this may result in termination of the Development Agreement.

**6.2 Completeness and Compliance Check**

6.2.1 In the first instance, PQQ Submissions will be subject to a check for completeness to ensure that all Candidates have provided a complete and compliant response to all questions and requirements contained in this Document and have submitted all necessary supporting documentation, where required.

6.2.2 Subject to 6.11 a Candidate who has not provided a complete response in accordance with the requirements of this Document may be eliminated from this Procurement Process unless the Contracting Authority considers, in its reasonable opinion, that the incompleteness or lack of compliance is clerical, administrative or otherwise minor in nature. The Contracting Authority reserves the right to allow Candidates to complete their PQQ Submission in these circumstances.

6.2.3 Candidates whose PQQ Submissions are considered to be complete will proceed to be assessed against the pass/fail requirements set out in Section A of the PQQ.

**6.3 Evaluation of Pass/Fail questions**

6.3.1 Pass/fail questions will be evaluated based on the information provided by the Candidate. Candidates whose responses are considered to have passed these criteria will proceed to be assessed against the scored questions.

<b>PHASE 2: PASS/FAIL PQQ REQUIREMENTS</b>		
<b>Number</b>	<b>Description</b>	<b>Pass Requirements</b>
A1	Candidate Summary	Each member of the Candidate Team must complete this section.
A2	Consortia	Candidates must complete this section.  Each Consortium Member must complete Questions A1, A5-A6, A10 and A11.
A3	Sub-Contractors	Candidates must complete this section.  Each Sub-Contractor must complete Questions A1, A5, A10 and A11. In addition the Contractor must complete Questions A6-A9 and B1.
A4	Other Entities	Candidates must complete this section.  If a Candidate is relying on the capacity of Other Entities, all Other Entities must complete Questions A1, A5, A10

		<p>and A11.</p> <p>Where a Candidate is relying on the capacity of Other Entities in relation to economic and financial standing, each such Other Entity must also complete Questions A6, A8-A9 and B1.</p> <p>Where the Candidate is relying on the capacities of Other Entities for professional and technical ability, each such Other Entity must also complete Question A6 and the relevant question(s) in Section B of the PQQ</p>
A5	Tax Compliance	<p>Each member of the Candidate Team must complete the Self-Declaration Forms (relating to tax compliance) attached at Question A5 of the PQQ.</p> <p>Each member of the Candidate’s Team will be required to produce a tax clearance certificate prior to award of the Development Agreement.</p>
A6	Insurance	<p>Each Candidate and Contractor (to the extent that they are separate legal entities) and any Other Entities on whose capacity the Candidate is relying in relation to economic and financial standing and/or for professional and technical ability must complete the Self-Declaration Forms (relating to insurance) attached at Question A6 of the PQQ.</p> <p>Each Candidate and Contractor (to the extent that they are separate legal entities) and any Other Entities on whose capacity the Candidate is relying in relation to economic and financial standing and/or for professional and technical ability, will be asked to provide evidence of insurance levels, via a letter from an insurance broker, confirming that the required levels of insurance can be put in place before shortlisting in relation to the Candidate and Contractor.</p> <p>Each Candidate and Contractor (to the extent that they are separate legal entities) and any Other Entities on whose capacity the Candidate is relying in relation to economic and financial standing and/or for professional and technical ability, will be required to produce proof that the required forms and levels of insurance are in place prior to award of the Development Agreement.</p>
A7	Development Bond	<p>The Candidate must complete the Self-Declaration Form relating to the Development Bond.</p> <p>Candidates will be asked to provide a letter of undertaking from a Surety Company in the form attached in Appendix 5 before shortlisting.</p>

		<p>The successful Tenderer will be required to provide an updated letter of undertaking from a Surety Company in the form attached in Appendix 6 prior to award of the Development Agreement with the Development Bond to be put in place in accordance with the Development Agreement.</p>
A8	Turnover and Audit Opinion	<p>The Contractor must:</p> <ul style="list-style-type: none"> <li>• meet the minimum turnover requirement specified in Question A8 of the PQQ for the last two (2) financial years;</li> <li>• provide a current signed (i.e. signed no more than 60 days prior to the PQQ Submission deadline) auditor's statement (or audited financial statements) certifying the turnover in the above years;</li> <li>• provide the latest set of audited financial statements showing a clean audit opinion with no going concern qualification. Should the auditor's report contain other statements regarding their findings then the Contracting Authority will consider, at its absolute discretion, if these audited financial statements meet this minimum requirement.</li> </ul> <p>To the extent that the Contractor is relying on the capacity of another entity for economic and financial standing that Other Entity must meet the requirements set out Question A8 of the PQQ.</p> <p>For the avoidance of doubt, where the Contractor is relying on another entity to satisfy the turnover requirements the Contractor must provide their latest set of audited financial statements for information purposes.</p> <p>In circumstances where the Contractor or the entity being relied upon is exempted from preparing annual audited financial statements, copies of alternative evidence demonstrating meeting the turnover requirement should be provided. The Contracting Authority may, at its absolute discretion, elect to accept the alternative evidence provided.</p>
A9	Banker's Letter	<p>The Candidate and Contractor must each (to the extent that they are separate legal entities) provide a signed statement from its principal banker including the information outlined in Question A9.</p> <p>To the extent that the Candidate is relying on the</p>

		capacity of another entity for economic and financial standing, that Other Entity must also meet the above requirement.
A10	Exclusion Grounds	Each member of the Candidate Team must complete, sign and date these declarations. If a member of the Candidate team responds 'No' to all of the questions, it will receive a pass. If a member of the Candidate Team responds 'Yes' to any of the questions, it may be excluded in the circumstances set out in relation to each declaration.
A11	Declaration	Each member of the Candidate Team must sign and date this declaration.

6.3.2 Subject to Section 6.2.2, Candidates that fail to comply with the requirements in Questions A1-A11 or that receive a 'fail' in relation to any of these questions will be excluded from the Procurement Process and their PQQ Submissions will not be evaluated further. For the avoidance of doubt, where a member of the Candidate Team fails to meet any pass/fail requirement above, the entire Candidate Team will be excluded from the Procurement Process (subject to Section 6.2.2).

#### 6.4 Evaluation of Scored Questions

6.4.1 Candidates that 'pass' all of the pass/fail requirements will proceed to have their responses to Questions B1-B14 of the PQQ evaluated. The PQQ questions in relation to financial, technical and professional ability and their maximum points are set out in the table below:-

<b>PHASE 3: PQQ SCORED QUESTIONS</b>				
<b>Number</b>	<b>Description</b>	<b>Maximum Points</b>	<b>Information Required</b>	<b>Minimum Points</b>
B1	Financial Robustness of the Candidate/ Contractor	200	Candidates are referred to Question B1 of the PQQ and to Section 6.5 below.  Note: Where the Candidate and the Contractor are separate legal entities, they can each achieve a maximum of 100 points and must each achieve a minimum of 40 points	80
B2	Ability of Candidate to Fund the Project.	100	Candidates should include details of their ability to either self-fund or raise and drawdown debt finance as set out in Question B2 of the PQQ. Candidates are also referred to Section 6.6 below	N/A
B3	Previous Experience of Contractor	260	Candidates should include details of previous experience of the Contractor as set out in Question B3 of the PQQ. Candidates are also referred to Section 6.7 below.	N/A

B4	Previous Experience of Architect	150	Candidates should include details of previous experience of the Architect as set out in Question B4 of the PQQ. Candidates are also referred to Section 6.7 below.	N/A
B5	Previous Experience of Civil & Structural Engineer	50	Candidates should include details of previous experience of the Civil and Structural Engineer as set out in Question B5 of the PQQ. Candidates are also referred to Section 6.7 below.	N/A
B6	Previous Experience of Quantity Surveyor	30	Candidates should include details of previous experience of the Quantity Surveyor as set out in Question B6 of the PQQ. Candidates are also referred to Section 6.7 below.	N/A
B7	Previous Experience of Design Certifier	30	Candidates should include details of previous experience of performing the Statutory role of Design Certifier as set out in Building Control (Amendment) Regulations 2014 as set out in Question B7 of the PQQ. Candidates are also referred to Section 6.7 below.	N/A
B8	Previous Experience of Assigned Certifier	50	Candidates should include details of previous experience of performing the Statutory role of Assigned Certifier as set out in Building Control (Amendment) Regulations 2014 as set out in Question B8 of the PQQ. Candidates are also referred to Section 6.7 below.	N/A
B9	Previous Experience of Fire Safety Consultant	30	Candidates should include details of previous experience of the Fire Safety Consultant as set out in Question B9 of the PQQ. Candidates are also referred to Section 6.7 below	N/A
B10	Previous Experience of Project Supervisor Design Process	30	Candidates should include details of previous experience of performing the Statutory role of Project Supervisor Design Process as set out in Safety, Health & welfare at Work Act 2005 and Safety Health and Welfare at Work (Construction) Regulations 2013 as set out in Question B10 of the PQQ. Candidates are also referred to Section 6.7 below.	N/A
B11	Previous Experience of Energy Consultant	15	Candidates should include details of previous experience of the Energy Consultant as set out in Question B11 of the PQQ. Candidates are also referred to Section 6.7 below	N/A

B12	Previous Experience of Landscape Architect	10	Candidates should include details of previous experience of the Landscape Consultant as set out in Question B12 of the PQQ. Candidates are also referred to Section 6.7 below.	N/A
B13	Previous Experience of Mechanical & Electrical Engineer	30	Candidates should include details of previous experience of the Mechanical & Electrical Engineer as set out in Question B13 of the PQQ. Candidates are also referred to Section 6.7 below.	N/A
B14	Previous Experience of Planning and Environmental Consultant	15	Candidates should include details of previous experience of the Planning and Environmental Consultant as set out in Question B14 of the PQQ. Candidates are also referred to Section 6.7 below.	N/A
<b>TOTAL:</b>		1000	N/A	N/A

## 6.5 Financial Robustness of Candidate

6.5.1 The financial robustness of the Candidate and Contractor will be evaluated.

6.5.2 Responses to Question B1 of the PQQ will be evaluated using the following scoring matrix. Where the Candidate and Contractor are separate legal entities, they can each achieve a maximum of 100 points and must each achieve a minimum of 40 points. The individual scores, as set out in the table at Section 6.4.1 above, will be applied to calculate an overall score for each PQQ Submission.

Score	Meaning
0%-39% Poor	A submission which fails to demonstrate financial robustness in the context of the size/scale of the Project and in accordance with this Section 6.5.
40%-59% Acceptable	A submission which demonstrates adequate financial robustness in the context of the size/scale of the Project and in accordance with this Section 6.5.
60%-79% Good	A submission which demonstrates more than adequate financial robustness in the context of the size/scale of the Project and in accordance with this Section 6.5.
80%-100% Excellent	A submission which demonstrates very good to excellent financial robustness in the context of the size/scale of the Project and in accordance with Section 6.5.

6.5.3 The purpose of the financial robustness assessment is to measure the overall financial capacity of the Candidate and Contractor to meet all financial requirements and contingencies, to the

Contracting Authority's satisfaction, that might arise from undertaking the Project. The Candidate and Contractor are required to demonstrate profitability and cash generation sufficient to service their debt obligations (if any) and other liabilities (including those arising on the Project) and generation of sufficient working capital to undertake the Project. The Candidate and Contractor are also required to demonstrate they have sufficient resources to meet any equity requirements in respect of the Project. The financial robustness assessment will be based on the documentation submitted in accordance with the table in Section 6.5.4 having regard to the following factors:

- Auditor's report and Director's report;
- Trading performance:
  - turnover;
  - profitability and profit margins (including Gross profit, Operating profit and Net Profit);
- Liquidity:
  - Cash balances;
  - Cash generation;
  - Current ratio;
  - Quick Ratio;
  - Debtors days, Creditor days and Stock turn days.
- Gearing:
  - Profit Before Interest and Tax ("PBIT") interest cover;
  - Net Gearing;
  - Long term debt as a % of capital employed;
  - Net debt as a % of Total Net Worth;
  - Net debt \ PBIT.
- Balance Sheets:
  - Fixed Assets;
  - Net Current Assets;
  - Net Assets.

6.5.4 The financial robustness of the Candidate and Contractor will be evaluated based on a review of the financial and other information identified in the table below and required in accordance with the PQQ.

Required Information	PQQ Reference
Structure of the Candidate	Question A2
Reliance on Other Entities	Question A4

Financial Statements	Question B1(a)
Accounts	Question B1(b)

6.5.5 The percentage score attributed to the Candidate and Contractor (to the extent that they are separate legal entities) will then be applied to the maximum available points for financial robustness as set out in Section 6.4.1 above, i.e. 100 points for the Candidate and 100 points for the Contractor. Where the Candidate and Contractor are the same legal entity, the maximum points available will be 200.

6.5.6 The Candidate and Contractor (to the extent that they are separate legal entities) are each required to achieve at least 40% of the maximum available marks in respect of financial robustness in order to be considered for shortlisting (i.e. a score of at least 40 points each). If either the Candidate or Contractor fails to achieve at least 40% of the maximum available marks (i.e. 40 out of 100 each) in respect of financial robustness, the Candidate will be eliminated from the Procurement Process. Where the Candidate and Contractor are the same legal entity, that entity must achieve 40% of the maximum available marks (i.e. 80 out of 200).

6.5.7 Provided that the Candidate and Contractor have each achieved 40% of the maximum available marks for financial robustness, the Candidate's ability to finance the Project will be evaluated as set out at Section 6.6 below.

## 6.6 Ability to Fund the Project

6.6.1 The ability of the Candidate to either raise and draw down debt finance or self-fund the Project will be evaluated. Where the Candidate is a Consortium, the Consortium can jointly provide evidence of their ability to fund the Project.

6.6.2 Assessment of the Candidate's ability to fund the Project will be in the context of their ability to either raise debt funding or self-fund projects of a similar scale and complexity to the Project. Candidates should note that, if an acceptable level of ability to self-fund or raise and drawdown funding as appropriate, is demonstrated in the context of the Project's requirements, then further marks will not be awarded for additional quantum or scale of funding.

6.6.3 Question B2 will be evaluated using the scoring matrix below. The individual scores, as set out in the table at Section 6.4.1 above, will be applied to calculate an overall score for each PQQ Submission.

Score	Meaning
0%-39% Poor	A response which the Contracting Authority has serious reservations about and which does not demonstrate the Candidate's ability to raise debt funding for projects of similar scale and complexity. No reference project is provided or of the one/two reference projects provided, neither is deemed to be of similar scale and complexity. Limited information is provided in relation to the two reference projects.
40%-59% Acceptable	A response which the Contracting Authority has some reservations about and which fails to provide a fully convincing demonstration of the Candidate's ability to raise debt funding for projects of similar scale and complexity.



	<p>Only one of the reference projects provided is deemed to be of similar scale and complexity.</p> <p>The response lacks convincing detail in relation to one or both of the reference projects.</p>
<p>60%-79%</p> <p>Good</p>	<p>A response which the Contracting Authority has slight reservations about but which mostly demonstrates the Candidate's ability to raise debt funding for projects of a similar scale and complexity.</p> <p>Both reference projects are deemed to be of similar scale and complexity and demonstrate a reasonable capability to satisfy the Contracting Authority's requirements.</p> <p>A reasonable amount of information is provided in relation to the reference projects.</p>
<p>80%-100%</p> <p>Excellent</p>	<p>A response which the Contracting Authority has no reservations about and which fully demonstrates the Candidate's ability to raise debt funding for projects of a similar scale and complexity. Both reference projects are deemed to be of similar scale and complexity and demonstrate real capability to satisfy the Contracting Authority's requirements.</p> <p>Comprehensive information is provided in relation to the reference projects.</p>

**6.7 Experience of Members of the Candidate Team**

- 6.7.1 Each Candidate must complete Questions B3-B14 in order to demonstrate that it has the necessary experience to deliver the Project. Each reference project will be marked out of 8 on the basis of the scoring matrix below. The scores for each project will then be added together and divided by 2 to give a total out of 4 marks. For the avoidance of doubt, where less than 2 projects are provided, the Candidate will be given a score of 0 for the missing project and the total score will still be divided by 2.
- 6.7.2 The individual scores, as set out in the table at Section 6.4.1 above, will be applied to calculate an overall score for each PQQ Submission.

<b>Score</b>	<b>Meaning</b>
<p>1</p> <p>Poor</p>	<p>The reference project is not deemed to be of similar scale and complexity and/or does not cover any of the requirements of the question and/or demonstrates poor experience and/or the Sub-Contractor's role and responsibilities demonstrated a poor approach to successful project delivery.</p>
<p>2</p> <p>Acceptable</p>	<p>The reference project covers some, but not all, of the requirements of the question and/or demonstrates only satisfactory experience and/or the Sub-Contractor's role and responsibilities demonstrated only a satisfactory approach to successful project delivery.</p>
<p>3</p> <p>Good</p>	<p>The reference project covers most of the requirements of the question and/or demonstrates good experience and/or the Sub-Contractor's role and responsibilities demonstrated a good approach to successful project delivery.</p>
<p>4</p>	<p>The reference project covers all of the requirements of the question and/or demonstrates excellent experience and/or the Sub-</p>

Excellent	Contractor's role and responsibilities demonstrated an excellent approach to successful project delivery.
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## **6.8 Consensus**

6.8.1 The evaluation panel for the assessment of Questions A1-A7, A9-A10 and B3-B9 will consist of suitably experienced and qualified representatives from the Contracting Authority and other public bodies. The evaluation panel for Question A8, B1 and B2 will consist of representatives of the National Development Finance Agency. In each case, the evaluation panel will attend a consensus meeting where a consensus view and score will be taken. This consensus view will be final and the score for each Candidate's PQQ Submission will be final.

## **6.9 Shortlisting**

6.9.1 It is anticipated that those Candidates which have submitted a complete PQQ Submission and have passed all pass/fail requirements will be ranked. The top four ranked Candidates will be short-listed and issued with the ITPD. Where there is a tie for 4th place, all Candidates in 4th place will be invited to participate in the Dialogue Stage. For the purposes of this exercise, a tie for 4th place is deemed to occur where two or more Candidates have identical scores.

6.9.2 The Contracting Authority reserves the right (at its absolute discretion) to select a greater or lesser number of Candidates to be invited to participate in the Dialogue Stage.

## **6.10 Compliance with PQQ Criteria during Procurement Process**

6.10.1 The Candidate must, without undue delay, inform the Contracting Authority of any changes to the information provided in the PQQ Submission including any material changes in its financial standing that may arise at any time during the Candidate's participation in the Procurement Process.

6.10.2 Candidates should note that the Contracting Authority reserves the right to seek confirmation from a Candidate that it continues to meet the criteria set out in this Document at any stage during the Procurement Process. In particular, Tenderers will be required to provide (at Tender Stage and/or prior to award of the Development Agreement) updated financial information so that the Contracting Authority can assess whether the Tenderer still meets the requirements to economic and financial standing. The Contracting Authority may require a Candidate to provide all or part of the supporting documents prior to the decision awarding the contract where they consider this to be necessary in view of the proper conduct of the procedure.

6.10.3 Candidates that fail to meet and maintain the minimum standards set in this Document will be eliminated from this Procurement Process.

## **6.11 Clarification of PQQ Submissions/Additional Information.**

6.11.1 While not being obliged to seek clarifications from Candidates, the Contracting Authority reserves the right, at its absolute discretion, to ask Candidates for clarification or elaboration of their PQQ Submissions to assist in its evaluation of PQQ Submissions.

6.11.2 The Contracting Authority also reserves the right to require the submission of any additional, supplementary or clarification information as it may, at its absolute discretion, consider appropriate.

**APPENDIX 1**

**PRE-QUALIFICATION QUESTIONNAIRE**

**PRE-QUALIFICATION QUESTIONNAIRE - SECTION A - PASS/FAIL REQUIREMENTS**

<b>A1 CANDIDATE SUMMARY</b>	
<b>Maximum Points:</b> Pass/Fail Only	
<b>Pass Requirement:</b> The Candidate and each member of the Candidate Team must complete this section.	
<b>Organisation Name</b>	
<b>Role in this Procurement Process</b>	
<b>Company Registration</b>	
<b>Contact Name</b>	
<b>Position</b>	
<b>Address</b>	
<b>Telephone Office</b>	
<b>Telephone Mobile</b>	
<b>Email</b>	
<b>Date of establishment, if applicable</b>	
<b>Legal Status, if any</b> <i>(Company (Ltd/DAC), Partnership, Sole Trader, etc.)</i>	

<b>A2 CONSORTIA</b>			
<b>Maximum Points:</b> Pass/Fail Only			
<b>Pass requirement:</b> Candidates must complete this section.			
Please note that each Consortium Member (if applicable) must complete Questions A1, A6, A5, A10 and A11. In addition, the Contractor must complete Questions A6-A9 and B1.			
NOTE: Candidates must carefully read the requirements outlined in Section 4.2 of this Document in relation to Consortia.			
Is the Candidate a Consortium?			
Yes <input type="checkbox"/> No <input type="checkbox"/>			
<i>If yes, please provide the following information:</i>			
Please enclose an organisational chart with the proposed hierarchical structure of the Consortium		<i>Confirm if attached</i>	
		Yes <input type="checkbox"/> No <input type="checkbox"/>	
Please describe the commercial and legal relationship amongst its members. In circumstances where a joint venture arrangement is in place please include the potential percentage split between Consortium Members.			
<b>If your answer is "Yes", please provide the following information:</b>	<b>Name</b>	<b>Consortium Member's Role</b>	<b>Confirm Separate PQQ for Relevant Questions Enclosed?</b>
<b>Consortium Member #1 and Lead Consortium Member</b>			
<b>Consortium Member #2</b>			
<b>Consortium Member #3</b>			

**A3 SUB-CONTRACTORS**

**Maximum Points:** Pass/Fail Only

**Pass requirement:** Candidates must complete this section in relation to each of their Sub-Contractors. Each Sub-Contractor must hold the relevant accreditation/registration.

**NOTE:** Each Sub-Contractor must complete Questions A1, A5, A10 and A11. In addition the Contractor must complete Questions A6-A9 and B1. Candidates must carefully read the requirements outlined in Section 4.1 of this Document in relation to Sub-Contractors.

The Contracting Authority may carry out checks to ensure that Sub-Contractors have the required accreditation/registrations and/or may require Sub-Contractors to provide evidence of such accreditations/registrations prior to award of the Development Agreement.

Please confirm that the Sub-Contractors hold the following accreditations/registrations:

Sub-Contractor	Requirement	Please tick	Identify Lead Sub-Contractor
Contractor	Registered with Construction Industry Federation and Construction Industry Register of Ireland (CIRI) or a member of the Construction Employers Federation NI (or equivalent)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Architect	Listed on the Register of Architects of the Royal Institute of Architects of Ireland or a Member of the Royal Institute of British Architects (or equivalent)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Civil and Structural Engineer	Member on the Register of Engineers Ireland or registered with the Engineering Council UK (or equivalent)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Mechanical & Electrical Engineer	Member of the Chartered Institute of Building Services Engineers or registered with the Engineering Council UK (or equivalent).	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Fire Safety Consultant	Member of the Institute of Fire Engineers (or equivalent)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Project Supervisor Design Process	Statutory appointment as set out in Safety, Health and Welfare at Work (Construction) Regulations 2013. Member of NEBOSH, IOSH (or equivalent)	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Design Certifier	Statutory appointment as set out in current Building Control (Amendment) Regulations 2014	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Assigned Certifier	Statutory appointment as set out in current Building Control (Amendment) Regulations 2014	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Energy Consultant	Member of Energy Management Professionals of Ireland (or equivalent)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Quantity Surveyor	Listed on the Register of the Society of Chartered Surveyors Ireland or accredited by the Royal Institute of Chartered Surveyors (or equivalent)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Landscape Architect	Member of the Irish Landscape Institute or a Chartered Member of the UK Landscape Institute (or equivalent)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Planning and Environmental Consultant	Registered as a member of the Irish Planning Institute or the Royal Town Planning Institute (or equivalent)	Yes <input type="checkbox"/> No <input type="checkbox"/>	

**A4 OTHER ENTITIES**

**Maximum Points:** Pass/Fail Only

**Pass requirement:** Candidates must complete this section.

If a Candidate is relying on the capacity of Other Entities, all other entities must complete Question A1, A5, A10 and A11. In addition, where the candidate is relying on the capacity of other entities in relation to economic and financial standing, each Other Entity must also complete Question A6, A8-A9 and B1. Where the Candidate is relying on the capacity of Other Entities for professional and technical ability, each such Other Entity must also complete Question A6 and the relevant question(s) in Section B of the PQQ.

**NOTE:** Candidates must carefully read the requirements outlined in Section 4.3 of this Document in relation to Other Entities.

Candidates intending to rely on the capacity of Other Entities must include, as part of their PQQ Submission, a letter from each Other Entity, on company letterhead, declaring the Other Entity will provide the necessary resources on which the Candidate intends to rely for the duration of the Contract. Failure to provide such a commitment letter may result in the exclusion of the candidate from the Procurement Process.

Is the Candidate relying on the capacity of Other Entities?

Yes  No

*If yes, please provide the following information:*

<b>If your answer is "Yes", please provide the following information:</b>	<b>Name</b>	<b>Details of the capacity of the Other Entity the Candidate is relying on</b>	<b>Is the proof of commitment from the Other Entities attached and marked as Appendix A4?</b>
<b>Other Entity #1</b>			
<b>Other Entity #2</b>			
<b>Other Entity #3</b>			



**A5 TAX COMPLIANCE DECLARED BY SELF-DECLARATION****Maximum Points:** Pass/Fail Only

**Pass requirement:** The Candidate and each member of the Candidate Team must complete either Option A or Option B of the tax clearance self-declaration form below confirming that they have, or will have, in place a current and valid tax clearance certificate and that their tax affairs are in order.

NOTE: The Candidate and each member of the Candidate Team must provide a current and valid Tax Clearance Certificate prior to the award of the Development Agreement.

**(A)** I confirm and declare having a current and valid Tax Clearance Certificate in place and our tax affairs are in order.

The Contracting Authority can verify your tax clearance status through Revenue’s online facility at <https://www.revenue.ie/itp.view.jsp>. To this end, please confirm:

Do you grant the Contracting Authority permission to verify your tax cleared position online?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Registration Number <i>(as shown in your Tax Clearance Certificate)</i>	
Certificate Number <i>(as shown in your Tax Clearance Certificate)</i>	
Expiry Date	

**OR**

**(B)** I confirm that I have applied for a Tax Clearance Certificate which will be provided prior to award of the Development Agreement.

Yes   
No

<b>Signature</b>		<b>Date</b>
<b>Print Name</b>		

**A6 INSURANCES DECLARED BY SELF-DECLARATION****Maximum Points:** Pass/Fail Only

Pass requirement: The Candidate, Contractor (to the extent that they are separate legal entities) and any Other Entities on whose capacity the Candidate or Contractor is relying in relation to the economic and financial standing and/or for professional and technical ability, must complete the insurance self-declaration form below confirming that they have in place, or have the ability to obtain, insurances for the following levels:

Insurance Type	Required Level
Public Liability	€10.0m
Employers Liability	€13m
Professional Indemnity	€6.35m

Note: The Candidate, Contractor (to the extent that they are separate legal entities) and any Other Entities on whose capacity the Candidate is relying in relation to economic and financial standing and/or for professional and technical ability will be asked to provide evidence of insurance levels, via a letter from an insurance broker confirming that the required insurance levels can be put in place, before shortlisting. Failure to provide evidence of insurance or a letter from an insurance broker when requested to do so by the Contracting Authority within the timeframe specified in the request will result in the exclusion of the Candidate from the Procurement Process.

I confirm that we have the following insurances in place:

Insurance Type	Level in Place (each and every claim)	Details of Any Excess	Expiry Date
Employers Liability			
Public Liability			
Professional Indemnity			

**AND**

I confirm that, if successful, where the levels set out above are higher than those currently in our possession, I will be in a position to put the required forms and levels of insurances required in place prior to the award of the Development Agreement.

Yes No **AND**

I confirm that I will provide the following promptly on request prior to the issue of the ITPD:

Yes No

<ul style="list-style-type: none"> <li>Evidence of insurances in place; or</li> <li>Letter from insurance broker confirming that the required levels could be put in place if successful</li> </ul>		
<b>Signature</b>		<b>Date</b>
<b>Print Name</b>		

**A7 DEVELOPMENT BOND CAPACITY DECLARED BY SELF DECLARATION****Maximum Points:** Pass/Fail Only**Pass requirement:** The Candidate must complete the Development Bond self-declaration form below confirming that it has the capacity to secure a Development Bond for the following levels:

Contract sum (€ million)	Development Bond as % of contract sum	Duration of Cover after Practical Completion (as defined in Development Agreement)
€20 million or more	12.5%	450 Days

**NOTE:** Candidates will be asked to provide a letter of undertaking from a surety in the form attached in Appendix 5 before shortlisting. Candidates will be excluded from the Procurement Process if the letter of undertaking cannot be provided when requested to do so by the Contracting Authority within the timeframe specified in the request. The Candidate will be required to provide the Development Bond in accordance with the Development Agreement.

I confirm that we are in a position to:

- (i) obtain a letter of undertaking from a surety in the form attached at Appendix 5; and
- (ii) obtain a Development Bond in accordance with the bonding requirements stated above within a 4 week period upon being required to do so in accordance with the Development Agreement.

Yes No **Signature****Date****Print Name**

**A8 TURNOVER AND AUDIT OPINION****Maximum Points:** Pass/Fail Only**Pass requirement:** The Contractor must meet the following requirements:

- (a) meet the minimum turnover requirement of €40,000,000 (ex VAT) per annum for each of the last two (2) financial years; **OR**
- where there is more than one Contractor, the main Contractor must meet the minimum turnover requirement of €25,000,000 (ex VAT) per annum for each of the last two (2) financial years and the aggregate turnover of all Contractor members must meet the minimum turnover requirement of €40,000,000 (ex VAT) per annum for each of the last two (2) financial years;
- (b) provide a **current signed** auditor's statement (or audited financial statements) certifying the turnover in each of the last two (2) financial years. For these purposes "current" means a statement signed no more than sixty (60) days prior to the date for PQQ Submission;
- (c) provide the latest set of audited financial statements showing a clean audit opinion with no going concern qualification. Should the auditor's report contain other statements regarding their findings then the Contracting Authority will consider, at its absolute discretion, if these audited financial statements meet this minimum requirement. The Contracting Authority may request such further information from the Candidate or Contractor as it considers necessary to make this assessment.

**NOTE:** The Contractor may rely on the capacity of Other Entities to meet the turnover requirements. For the avoidance of doubt, where the Contractor is relying on another entity to satisfy the turnover requirements the Contractor must provide their latest set of audited financial statements for information purposes.

In circumstances where the Contractor or the entity being relied upon is exempted from preparing annual audited financial statements, copies of alternative evidence demonstrating meeting the turnover requirement should be provided. The Contracting Authority may, at its absolute discretion, elect to accept the alternative evidence provided.

Confirm current signed auditor's statement or audited financial statements certifying turnover in each of the last 2 financial years attached at Appendix A8(b)	Yes <input type="checkbox"/> No <input type="checkbox"/>
Confirm latest set of audited financial statements showing clean audit opinion with no going concern qualification attached as Appendix A8(c)	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>OR</b>	
Confirm alternative evidence demonstrating meeting the turnover requirement attached as Appendix A8(b)&(c).	Yes <input type="checkbox"/> No <input type="checkbox"/>

**A9 BANKER'S LETTER****Maximum Points:** Pass/Fail Only**Pass requirement:** The Candidate and Contractor (to the extent that they are separate legal entities) must provide a signed statement from their principal bankers dated within the past 3 months:

- (i) stating the length (in years) of their financial relationship;
- (ii) confirming that the bank is the entity's principal banker; and
- (iii) confirming that all accounts held by the entity are currently in good standing.

**NOTE:** If the Candidate is relying on the capacity of another entity for economic and financial standing, that other entity must meet the above requirements.

Confirm banker's letter(s) attached as Appendix A9(a)		Yes <input type="checkbox"/>
		No <input type="checkbox"/>
<b>Signature</b>		<b>Date</b>
<b>Print Name</b>		

<b>A10 EXCLUSION GROUNDS: DECLARATION A</b>	
<b>Maximum Points:</b> Pass/Fail Only	
Each member of the Candidate Team must complete, sign and date these declarations. If a member of the Candidate team responds 'No' to all of the questions, it will receive a pass. If a member of the Candidate Team responds 'Yes' to any of the questions, it may be excluded in the circumstances set out in relation to each declaration.	
<b>A – GROUNDS FOR MANDATORY EXCLUSION</b>	
<b>QUESTION</b>	
<b>Has the organisation (or any parent company/affiliates) or any of its directors, partners or anyone in an equivalent position (e.g. a member of the administrative management or supervisory body or any other senior managers who have powers of representation, decision or control) been convicted of any of the offences set out in paragraphs (a) to (g) below?</b>	
a) participation in a criminal organisation, within the meaning of Article 2 of Council Framework Decision 2008/841/JHA of 24 October 2008 on the fight against organised crime;	Yes <input type="checkbox"/> No <input type="checkbox"/>
b) corruption within the meaning of the following: (i) Regulation 2 of the Regulations; (ii) Article 2(1) of Council Framework Decision 2003/568/JHA of 22 July 2003 on combating corruption in the private sector; (iii) the laws of Ireland; (iv) the laws of the country, other than Ireland, in which the organisation is established;	Yes <input type="checkbox"/> No <input type="checkbox"/>
c) fraud within the meaning of Article 1 of the Convention on the protection of the European Communities' financial interests drawn up under the Council Act of 26 July 1995;	Yes <input type="checkbox"/> No <input type="checkbox"/>
d) terrorist offences or offences linked to terrorist activities, within the meaning of Articles 1 and 3 respectively of Council Framework Decision 2002/475/JHA of 13 June 2002 on combating terrorism or inciting or aiding or abetting or attempting to commit an offence referred to in Article 4 of that Council Framework Directive;	Yes <input type="checkbox"/> No <input type="checkbox"/>
e) money laundering or terrorist financing, within the meaning of Article 1 of Directive 2005/60/EC of the European Parliament and of the Council of 26 October 2005 on the prevention of the use of the financial system for the purpose of money laundering and terrorist financing;	Yes <input type="checkbox"/> No <input type="checkbox"/>

f) child labour and other forms of trafficking in human beings, within the meaning of Article 2 of Directive 2011/36/EU of the European Parliament and of the Council of 5 April 2011 on preventing and combating trafficking in human beings and protecting its victims and replacing Council Framework Decision 2002/629/JHA.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
<p><i>[If the Candidate and/or any of its team members confirm that it meets or may meet any of the above grounds, they may provide evidence to the effect that measures taken by it are sufficient to demonstrate its reliability in accordance with Regulation 57 of the Regulations. Therefore, where you have answered "yes" to any of the above questions, please provide further information:]</i></p>		
<p><b>THIS FORM MUST BE COMPLETED AND SIGNED BY A DULY AUTHORISED OFFICER OF THE ORGANISATION</b></p> <p><b>I certify that the information provided above is accurate and complete to the best of my knowledge and belief. I confirm that I accept that any circumstance confirmed above may result in my elimination from the Procurement Process.</b></p> <p><b>I understand that the provision of inaccurate or misleading information in this declaration will lead to my organisation being excluded from participation in this Procurement Process.</b></p>		
<b>Signature</b>		<b>Date</b>
<b>Print Name</b>		



**A10 DECLARATIONS OF GOOD STANDING: DECLARATION B**

**Maximum Points:** Pass/Fail Only

Each member of the Candidate Team must complete, sign and date these declarations. If a member of the Candidate team responds 'No' to all of the questions, it will receive a pass. If a member of the Candidate Team responds 'Yes' to any of the questions, it may be excluded in the circumstances set out in relation to each declaration.

**B – GROUNDS FOR EXCLUSION FOR THE NON-PAYMENT OF TAXES ETC.**

**QUESTION**

a) Is the organisation (or any parent company/affiliates) in breach of its obligations relating to the payment of taxes or social security contributions? Yes

No

b) Has the breach referred to in (a) above been established by a judicial or administrative decision having final and binding effect in accordance with the laws of Ireland or of the country in which the organisation is established?

Yes

No

*If the organisation confirms that it meets or may meet any of the above grounds, the organisation may provide evidence to the effect that measures taken by it are sufficient to demonstrate its reliability in accordance with Regulation 57 of the Regulations. Therefore, where you have answered "yes" to any of the above questions, please provide further information.]*

**THIS FORM MUST BE COMPLETED AND SIGNED BY A DULY AUTHORISED OFFICER OF THE ORGANISATION**

**I certify that the information provided above is accurate and complete to the best of my knowledge and belief. I confirm that I accept that any circumstance confirmed above may result in my elimination from the Procurement Process.**

**I understand that the provision of inaccurate or misleading information in this declaration will lead to my organisation being excluded from participation in this Procurement Process.**

**Signature**

**Date**

**Print Name**

**A10 DECLARATIONS OF GOOD STANDING: DECLARATION C****Maximum Points:** Pass/Fail Only

Each member of the Candidate Team must complete, sign and date these declarations. If a member of the Candidate team responds 'No' to all of the questions, it will receive a pass. If a member of the Candidate Team responds 'Yes' to any of the questions, it may be excluded in the circumstances set out in relation to each declaration.

**C – GROUNDS FOR DISCRETIONARY EXCLUSION****QUESTION**

**Does one of the grounds set out in paragraphs (a) to (g) below apply to the organisation (or any parent company/affiliates) or any of its directors, partners or anyone in an equivalent position (e.g. a member of the administrative management or supervisory body or any other senior managers who have powers of representation, decision or control)?**

a) where the Contracting Authority can demonstrate by any appropriate means a violation of applicable obligations referred to in Regulation 18(4) of the Regulations;	Yes <input type="checkbox"/> No <input type="checkbox"/>
b) where the organisation is bankrupt or is the subject of insolvency or winding-up proceedings, where its assets are being administered by a liquidator or by the court, where it is in an arrangement with creditors, where its business activities are suspended or it is in any analogous situation arising from a similar procedure under the laws and regulations of any state;	Yes <input type="checkbox"/> No <input type="checkbox"/>
c) where the Contracting Authority can demonstrate, by appropriate means, that the organisation is guilty of grave professional misconduct, which renders its integrity questionable;	Yes <input type="checkbox"/> No <input type="checkbox"/>
d) where the Contracting Authority has sufficiently plausible indications to conclude that the organisation has entered into agreements with other economic operators aimed at distorting competition;	Yes <input type="checkbox"/> No <input type="checkbox"/>
e) where a conflict of interest within the meaning Regulation 24 of the Regulations cannot be effectively remedied by other, less intrusive, measures;	Yes <input type="checkbox"/> No <input type="checkbox"/>
f) where a distortion of competition from the prior involvement of the organisation in the preparation of the Procurement Process, as referred to in Regulation 41 of the Regulations, cannot be remedied by other, less intrusive, measures;	Yes <input type="checkbox"/> No <input type="checkbox"/>
g) where the organisation has shown significant or persistent deficiencies in the performance of a substantive requirement under a prior public contract, a prior contract with a contracting entity, or a prior concession contract, which led to early termination of that prior contract, damages or other comparable sanctions;	Yes <input type="checkbox"/> No <input type="checkbox"/>

<p>h) where the organisation has been guilty of serious misrepresentation in supplying the information required for the verification of the absence of grounds for exclusion or the fulfilment of the selection criteria; has withheld such information or is not able to submit supporting documents required under Regulation 59 of the Regulations;</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	
<p>i) Where the organisation has undertaken to unduly influence the decision-making process of the Contracting Authority, or obtained confidential information that may confer upon it undue advantages in the Procurement Process; where the organisation has negligently provided misleading information that may have a material influence on decisions concerning exclusion, selection or award.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	
<p><i>[If the organisation confirms that it meets or may meet any of the above grounds, the organisation may provide evidence to the effect that measures taken by it are sufficient to demonstrate its reliability in accordance with Regulation 57 of the Regulations. Therefore, where you have answered "yes" to any of the above questions, please provide further information.]</i></p>		
<p><b>THIS FORM MUST BE COMPLETED AND SIGNED BY A DULY AUTHORISED OFFICER OF THE ORGANISATION</b></p> <p><b>I certify that the information provided above is accurate and complete to the best of my knowledge and belief. I confirm that I accept that any circumstance confirmed above may result in my elimination from the Procurement Process.</b></p> <p><b>I understand that the provision of inaccurate or misleading information in this declaration will lead to my organisation being excluded from participation in this Procurement Process.</b></p>		
<p><b>Signature</b></p>		<p><b>Date</b></p>
<p><b>Print Name</b></p>		

## **A11 DECLARATION**

**Maximum Points:** Pass/Fail Only

**Pass requirement:** The Candidate and each member of the Candidate Team must sign and date this Declaration.

**Note:** The Candidate and each member of the Candidate Team must complete this section in full as failure to do so may result in the PPQ submission being rejected.

I confirm that I have read and accept the disclaimers set out in this Document.

I certify that the information supplied is accurate to the best of my knowledge. I understand and accept that false information could result in exclusion from the Procurement Process.

I undertake to notify the Contracting Authority of any changes to the information given in answer to questions in this PQQ that may arise during the Procurement Process. I also understand that any person who unduly influences or attempts to unduly influence the Contracting Authority, its staff or any other relevant person or bodies involved in this Procurement Process in relation to the conduct and outcome of this Procurement Process will be excluded from this Procurement Process.

I confirm that I have not canvassed or solicited any officer, employee or representative, of the Contracting Authority, its staff or any other relevant person or bodies in connection with the Procurement Process and that no person employed by me or acting in my/our behalf has done any such act.

I undertake that I will not in the future canvass or solicit any office, employee or representative, of the Contracting Authority, its staff or any other relevant person or body in connection with the Procurement Process and that no person employed by me or acting on my/our behalf will do any such act.

I undertake that I will not offer or agree to pay or give, or pay or give any sum of money, inducement of valuable consideration directly or indirectly to any person or have done so or cause or have caused to be done in relation to any other response to this pre-qualification process any act or omission.

I undertake that I will not enter into any agreement or arrangement with any other person that he/she shall refrain from participating in the Procurement Process.

I undertake that I will not at any time discuss with any other person any aspect of our PQQ Submission, save for the Consortium Members, other entities and/or Sub-Contractors being part of our PQQ Submission, and will procure this same undertaking from those entities.

I confirm that I have read and understand all the documentation contained within the Procurement Process.

I confirm that I have highlighted any perceived shortcomings in this Procurement Process to the Contracting Authority and any part of the documentation, or any other aspect of this Procurement Process, which I considered to be unclear or not compliant with relevant legislation, has been clarified.

I confirm that I have read and understand the timescales applicable to proceedings relating to any perceived non-compliance with relevant legislation.

***Confidentiality/Freedom of Information Declaration:***

**Before completing the Freedom of Information Declaration below Candidates should read Section 5.13 of this Document.**

I consider that the information in this PQQ Submission is commercially sensitive: YES/NO.

If the information supplied in this PQQ Submission is considered commercially sensitive, please state which information should not be disclosed and provide reasons:

Period for which information should remain commercially sensitive:

**Conflict of Interest:**

With reference to Sections 4.1.8 and 5.2 of this Document, I can confirm that there is no level of conflict, or perceived conflict of interest, in relation to the personnel or work involved in the Contract: YES/NO

If you have answered '**No**' to the above declaration, please explain what the possible conflict or perceived conflict of interest may be and who it relates to and how it could affect the Contract:

Signed:

Print Name:

Dated:

## PRE-QUALIFICATION QUESTIONNAIRE - SECTION B - SCORED CRITERIA

### **B1 FINANCIAL ROBUSTNESS OF THE CANDIDATE**

#### **Maximum Points: 200**

The Candidate and Contractor (to the extent that they are separate legal entities) must provide the following information:

#### **B1(a) Financial Statements**

Copies of the full audited financial statements for the last three financial years including all of the notes to the financial statements. The latest set of such audited financial statements must have been filed with the Companies Registration Office (or equivalent for non-Irish based companies) ("**CRO**") within the relevant statutory filing period.

Where the most recent annual financial statements have not been filed with the CRO within the statutory filing period and remain unsigned by an auditor, draft financial statements for that period must be provided, together with the signed audited financial statements for the three previous financial years, together with a reasonable and comprehensive explanation as to why such accounts remain unsigned. The Contracting Authority may, at its absolute discretion, elect to accept such unsigned statements.

Where a Candidate is an investment fund the following information should be provided:

(i) an outline as to the legal form of the fund/third party equity provider including the constitutional documents;

(ii) copies of the full audited financial statements for the fund/third party equity provider for the last three years including all notes to the financial statements. The latest set of audited financial statements must have been filed with the CRO/Central Bank of Ireland (or equivalent for non-Irish based entities) within the relevant statutory filing period. Where the most recent audited financial statements have not been filed with the CRO within the statutory filing period and remain unsigned by an auditor, the draft financial statements for that period must be provided, with a reasonable and comprehensive explanation as to why such accounts remain unsigned, together with the signed audited financial statements for the three previous financial years. The Contracting Authority may, at its absolute discretion, elect to accept such unsigned accounts. Where Candidate's originating institution are to be provided for the last three financial years, also indicating the level of ongoing support for the fund/third party equity provider;

(iii) an outline statement from the fund/third party equity provider's originator as to the background, the ownership, the investment strategy and the methodology for wind down/exit of parties from the fund/third party equity provider;

(iv) an overview as prepared by the fund/third party equity provider's manager at the latest quarter end as to the current value, the level of cash reserves, the current capital commitments and the availability of additional investment to be contributed to the fund/third party equity provider; and

(v) a statement from the fund/third party equity provider's manager as to its experience and the fund/third party equity provider's experience to date in sourcing, raising and investing equity in Projects of a similar nature.

In circumstances where the Candidate is a new entity with no annual audited financial statements or where the Candidate and/or Contractor is exempted from preparing annual audited financial statements,

copies of alternative evidence demonstrating the financial and economic standing of the Candidate and/or Contractor should be provided. The Contracting Authority may, at its absolute discretion, elect to accept the alternative evidence provided.

**B1(b) Accounts**

(i) Management accounts relating to periods subsequent to the most recent audited financial statements or confirmation that same are not yet available.

(ii) Details of any event occurring between the date on which the latest set of financial statements was authorised for issue and the PQQ Submission Deadline, which, had the financial statements not been authorised for issue until the PQQ Submission Deadline, would have required to be adjusted for, or disclosed in accordance with the provisions of International Financial Reporting Standards ("IFRS") or equivalent, or confirmation that no such event occurred.

(iii) A statement of contingent liability or loss (where not otherwise reported or occurring since the last financial statements) which would require disclosure in accordance with the provisions of IFRS or equivalent, or confirmation that no such contingent liability or loss exists.

**NOTE:** Candidates and Contractors should carefully read Section 6.5 before completing this question.

**B1(a) Financial Statements**

Confirm full audited financial statements for the last three financial years including all notes attached as Appendix B1(a).

Yes

No

**OR**

Confirm draft financial statements for the most recent financial year as well as audited financial statements for the three previous financial years attached as Appendix B1(a).

Yes

No

*If you have answered yes to the above, please provide a reasonable and comprehensive explanation as to why the most recent financial statements remain unsigned:*

**OR**

Confirm alternative evidence demonstrating the financial and economic standing attached as Appendix B1(a).

Yes

No

**B1(b) Accounts**

Are management accounts relating to periods subsequent to the most recent audited financial statements available?

Yes

No

Confirm management accounts relating to periods subsequent to the most recent

Yes

audited financial statements are attached as Appendix B1(b).		No <input type="checkbox"/>
<b>AND</b>		
Did an event occur between the date on which the latest set of financial statements was authorised for issue and the PQQ Submission Deadline which would have required an adjustment of the financial statements or a disclosure in accordance with the provisions of IFRS or equivalent?		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>If you have answered yes to the above question, please provide details of any such event(s):</i>		
<b>AND</b>		
Is there any contingent liability or loss (not otherwise reported and which occurred since the last financial statements) which would require disclosure in accordance with the provisions of IFRS or equivalent?		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>If you have answered yes to the above question, please provide a statement of such contingent liability or loss:</i>		
<b>Signature</b>		<b>Date</b>
<b>Print Name</b>		



**B2 ABILITY TO FUND PROJECT****Maximum Points:** 100 points

The Candidate must demonstrate that it has the ability to fund the Project. Candidates must include details of two projects of similar scale and complexity financed (either self-funded or thorough debt raising) in the last 7 years.

All fields below should be completed in full for each of the projects. The Contracting Authority reserves the right to verify the information with the contact person provided below.

**NOTE:** Candidates should carefully read Section 6.6 before completing this question.

The Candidate will be required to provide evidence that the finance for the Project is available at Tender Stage. Candidates will be excluded from the Procurement Process if they cannot provide satisfactory evidence of finance availability when requested to do so by the Contracting Authority within the timeframe specified in the request.

<b>Project Name</b>	
<b>Project Description</b>	
<b>Contact Name and Role</b>	
<b>Current Project Status</b>	
<b>If Debt Funded</b>	
<b>Debt Funder (inc. Phone and Email)</b>	
<b>Debt Finance Raised (€)</b>	
<b>Date Debt Finance Raised</b>	
<b>Description of Debt Facility(ies) (including Security Requirements)</b>	
<b>Term of Debt Facilities</b>	
<b>If Self-FundedS</b>	
<b>Total Committed (€)</b>	
<b>Date Funding Committed</b>	
<b>Description of Funding (including Phasing of Commitments)</b>	
<b>[The response must not exceed 1 page per project]</b>	

### **B3 EXPERIENCE OF THE CONTRACTOR**

#### **Maximum Points: 260**

Candidates should demonstrate that the Contractor identified in Question A3 has the necessary skills, efficiency, experience and reliability to deliver the Project. By reference to two mixed tenure multi-unit residential projects of similar scale and complexity completed within the last 7 years (prior to the PQQ Submission Deadline). Candidates should provide details of relevant experience which demonstrates how the Contractor successfully delivered the projects on time, within budget and to the required quality. The response should make specific reference to the following requirements:

- i) mixed-use large scale residential development including houses, duplexes, apartments and all ancillary site, infrastructural and landscape works;
- ii) phased release of individual clusters of large residential projects including quality of design and construction robustness, clusters released, management of new residents and ongoing construction process and adherence to contract delivery programmes;
- iii) expertise in delivery of a range of construction options - prefabrication, timber/steel frame, standard or enhanced domestic construction - applied to differing typologies;
- iv) proven expertise in linking quality and delivery to value engineering and construction methodology evaluation in relation to both cost and programme delivery issues;
- v) proven expertise in successfully delivering the role of Project Supervisor Construction Stage in accordance with the Safety Health and Welfare at Work (Construction) Regulations 2013;
- vi) demonstrate how the Contracting Authority's requirements for this Project were met within the examples provided.

The contracts referenced for consideration should provide comprehensive information to enable the Contracting Authority to determine whether they meet the requirements outlined above. The response should include details of the works delivered and the Candidates role from inception to completion.

All fields below should be completed in full for each of the projects. The Contracting Authority reserves the right to verify the information with the contact person provided below.

<b>Contract Name</b>	
<b>Organisation Name</b>	
<b>Contact name and role in organisation</b>	
<b>Contact email</b>	
<b>Contact phone number</b>	
<b>Contract start date</b>	
<b>Contract end date</b>	

<b>Contract value</b>	
<b>Contract location</b>	
<b>Number of housing units</b>	
<i>[The response must not exceed 2 pages per project]</i>	

**B4 EXPERIENCE OF THE ARCHITECT****Maximum Points:** 150

Candidates should demonstrate that the architect identified in Question A3 has the necessary qualifications, creativity, design and project management skills, efficiency, experience and reliability to deliver the Project. By reference to two mixed tenure multi-unit residential projects of similar scale and complexity completed within the last 7 years (prior to the PQQ Submission Deadline). Candidates should provide details of relevant experience which demonstrate how the architect contributed creatively to the successful delivery of both design and robust building quality. The response should make specific reference to the following requirements:

- i) initiating creative design to deliver high-quality residential environment for individual dwellings and to create a coherent sense of place and neighbourhood character;
- ii) ability to manage the design inputs from others in order to maximise comfort, space, light and convenience into unit design at all levels;
- iii) Manage and collaborate closely with other design team members to ensure working arrangements, standards, methods and protocols are in place to optimise performance of the project team including the employer's representatives and their advisors;
- iv) Ability to monitor closely any collaborative working arrangements to ensure that successful, robust value-for-money building solutions are clearly set out and explained in useable technical formats and shared throughout the design and construction team, including the production of as-built information;
- v) Demonstrate clear communication skills to ensure compliance and integration of statutory requirements are achieved throughout the development and that simple, practical solutions are pursued for the houses and apartments within the development;
- iv) demonstrate how the Contracting Authority's requirements for this Project were met within the examples provided.

The contracts referenced for consideration should provide comprehensive information to enable the Contracting Authority to determine whether they meet the requirements outlined above. The response should include details of the works delivered and the architect's role from inception to completion.

All fields below should be completed in full for each project. The Contracting Authority reserves the right to verify the information provided below with the contact person provided below.

**CONTRACT**

<b>Contract Name</b>	
<b>Organisation Name</b>	
<b>Contact name and role in the organisation</b>	
<b>Contact email</b>	
<b>Contract start date</b>	

<b>Contract end date</b>	
<b>Contract value</b>	
<b>Contract location</b>	
<b>Number of housing units</b>	
<i>[The response must not exceed 2 pages per project]</i>	

## **B5 EXPERIENCE OF THE CIVIL AND STRUCTURAL ENGINEER**

**Maximum Points: 50**

Candidates should demonstrate that the civil and structural engineer identified in Question A3 has the necessary qualifications, skills, efficiency, experience and reliability to deliver the Project. By reference to two projects of similar scale and complexity completed within the last 7 years (prior to the PQQ Submission Deadline). Candidates should provide details of relevant experience which demonstrate how the civil and structural engineer contributed to the successful delivery of the project on time, to budget and to high quality. The response should make specific reference to the following requirements:

- i) Demonstrate creativity in achieving robust engineering solutions to ensure that the buildings are of superior structural integrity and an ability to work with the architect's design vision for the project remaining understated, and can integrate a range of structural solutions to ensure full compliance with all applicable standards and codes of practice.
- ii) Demonstrates a clear understanding of all civil engineering requirements involved in current housing development projects and an ability to work with the architect's design vision for the project, along with a clear knowledge of the "Design Manual for Urban Roads & Streets", "Sustainable Urban Drainage Systems", the "Greater Dublin Drainage Code", and civil engineering integration into successful housing development, and street and landscape design;
- iii) Demonstrates a clear ability to engage with statutory authorities and utility companies, to successfully manage their sometimes competing requirements regarding new networks and connectors and interactions with existing roads and services infrastructure, etc.;
- iv) Clearly identifies a strong familiarity with a range of domestic and apartment construction systems including standard construction, steel frame, timber-frame, prefabrication and pre-cast concrete, etc. and how the various elements can be used to achieve a timely and successful project delivery linked to performance requirements under the Building Regulations;
- iv) demonstrate how the Contracting Authority's requirements for this Project were met within the examples provided.

The contracts referenced for consideration should provide comprehensive information to enable the Contracting Authority to determine whether they meet the requirements outlined above. The response should include details of the works delivered and the civil and structural engineer's role from inception to completion.

All fields below should be completed in full for each project. The Contracting Authority reserves the right to verify the information provided below with the contact person provided below.

### **CONTRACT**

<b>Contract Name</b>	
<b>Organisation Name</b>	
<b>Contact name and role in the organisation</b>	

<b>Contact email</b>	
<b>Contract start date</b>	
<b>Contract end date</b>	
<b>Contract value</b>	
<b>Contract location</b>	
<b>Number of housing units</b>	
<b><i>[The response must not exceed 2 pages per project]</i></b>	

**B6 EXPERIENCE OF THE QUANTITY SURVEYOR****Maximum Points: 30**

Candidates should demonstrate that the quantity surveyor identified in Question A3 has the necessary qualifications, skills, efficiency, experience and reliability to deliver the Project. By reference to two design and build projects of similar scale and complexity completed within the last 7 years (prior to the PQQ Submission Deadline). Candidates should provide details of relevant experience which demonstrate how the quantity surveyor contributed to the successful delivery of the project through value engineering to budget to high build quality and on time. The response should make specific reference to the following requirements:

- i) demonstrate the ability to work collaboratively within the design team, and the architect in early and integrated involvement on building type and form, methods of construction, and specifications and their beneficial impact on programme and value-for-money;
- ii) use of value-engineering analysis to assist in achieving a robust and compliant design solution and selection of building technologies used;
- iii) ability to respond on programme-periods, changes to project scope, to changing construction legislation, building cost patterns and collaboration with designer and the employer to ensure cost control is successfully managed;
- iv) understanding of architectural and urban design demands on building materials and systems and necessity to balance cost with both design and construction quality;
- v) demonstrate how the Contracting Authority's requirements for this Project were met within the examples provided.

The contracts referenced for consideration should provide comprehensive information to enable the Contracting Authority to determine whether they meet the requirements outlined above. The response should include details of the works delivered and the quantity surveyor's role from inception to completion.

All fields below should be completed in full for each project. The Contracting Authority reserves the right to verify the information provided below with the contact person provided below.

**CONTRACT**

<b>Contract Name</b>	
<b>Organisation Name</b>	
<b>Contact name and role in the organisation</b>	
<b>Contact email</b>	
<b>Contract start date</b>	
<b>Contract end date</b>	
<b>Contract value</b>	



<b>Contract location</b>	
<b>Number of housing units</b>	
<i>[The response must not exceed 2 pages per project]</i>	

**B7 EXPERIENCE OF THE DESIGN CERTIFIER****Maximum Points: 30**

Candidates should demonstrate that the design certifier identified in Question A3 has the necessary qualifications, skills, efficiency, experience and reliability to deliver the Project. By reference to two construction projects of similar scale and complexity completed within the last 7 years (prior to the PQQ Submission Deadline, and 3 years specifically in the role of Design Certifier). Candidates should provide details of relevant experience which demonstrate how the design certifier contributed to the successful delivery of the project by marshalling all ancillary certificates at planning stage, and on completion of the project for issue to the assigned certifier for submission to the building control management system in a comprehensive and timely manner. The response should make specific reference to the following requirements:

- i) demonstrate the ability to work collaboratively within the design team, to ensure that ancillary certifiers are completing reviews of their own design development and checking compliance at all stages with building regulations, and that the design certifier can work in a positive and collaborative way to ensure that all aspects of the building regulations are fully covered by the design team members;
- ii) demonstrates a management and co-ordination skillset to ensure that all ancillary certifiers complete their assigned tasks in a timely manner, with adequate systems for review and revision of non-compliant design;
- iii) shows an ability to respond positively on programme-milestone events, and can address problematic issues as they arise in a comprehensive manner across the design team;
- iv) demonstrates the ability to work with a positive and collaborative understanding of priorities, and hierarchies within design teams, and work closely with the assigned certifier in the performance of their statutory role;
- v) demonstrate how the Contracting Authority’s requirements for this Project were met within the examples provided.

The contracts referenced for consideration should provide comprehensive information to enable the Contracting Authority to determine whether they meet the requirements outlined above. The response should include details of the works delivered and the design certifier's role from inception to completion.

All fields below should be completed in full for each project. The Contracting Authority reserves the right to verify the information provided below with the contact person provided below

**CONTRACT**

<b>Contract Name</b>	
<b>Organisation Name</b>	
<b>Contact name and role in the organisation</b>	
<b>Contact email</b>	
<b>Contract start date</b>	

<b>Contract end date</b>	
<b>Contract value</b>	
<b>Contract location</b>	
<b>Number of housing units</b>	
<b><i>[The response must not exceed 2 pages per project]</i></b>	

**B8 EXPERIENCE OF THE ASSIGNED CERTIFIER**

**Maximum Points: 50**

Candidates should demonstrate that the Assigned Certifier identified in Question A3 has the necessary qualifications, skills, efficiency, experience and reliability to deliver the Project. By reference to two construction projects of similar scale and complexity completed within the last 7 years (prior to the PQQ Submission Deadline, and 3 years specifically in the role of Assigned Certifier. Candidates should provide details of relevant experience which demonstrate how the Assigned Certifier contributed to the successful delivery of the project by marshalling all design and ancillary certificates at commencement notice stage, and also on completion of the project for submission to BCAR system on the building control management system in a comprehensive and timely manner. The response should make specific reference to the following requirements:

- i) demonstrate the ability to work collaboratively within the building contractor and the design team, to ensure that the design and ancillary certifiers are completing reviews of their own design as the works are carried out on site and checking compliance at all stages of construction with their design and the Building Regulations, and that the Assigned Certifier can work in a positive and collaborative way to ensure that all aspects of the project and the Building Regulations are fully covered by the building contractor, the design team members, and the ancillary certifiers;
- ii) demonstrates a management and co-ordination skillset to ensure that all ancillary certifiers complete their assigned tasks under the inspection notification framework, and the relevant reports are delivered to the Assigned Certifier in a timely manner, with adequate systems for review and revision of non-compliant design and/or construction;
- iii) shows an ability to respond positively on programme-milestone events, and can address problematic issues as they arise in a comprehensive manner with the building contractor, the ancillary certifiers and the design team, and building control as necessary;
- iv) demonstrates the ability to work with a positive and collaborative understanding of priorities, and hierarchies within a project team including the building contractor, the design team, and the ancillary certifiers, and to work closely with the project team in the performance of their statutory roles;
- v) demonstrate how the Contracting Authority’s requirements for this Project are met within the examples provided.

The projects/contracts referenced for consideration should provide comprehensive information to enable the Contracting Authority to determine whether they meet the requirements outlined above. The response should include details of the works delivered and the Assigned Certifier's role from commencement to completion and handover of the project.

All fields below should be completed in full for each project. The Contracting Authority reserves the right to verify the information provided below with the contact person provided below.

**CONTRACT**

**Contract Name**

**Organisation Name**

<b>Contact name and role in the organisation</b>	
<b>Contact email</b>	
<b>Contract start date</b>	
<b>Contract end date</b>	
<b>Contract value</b>	
<b>Contract location</b>	
<b>Number of housing units</b>	
<i>[The response must not exceed 2 pages per project]</i>	

**B9 EXPERIENCE OF THE FIRE CONSULTANT**

**Maximum Points: 30**

Candidates should demonstrate that the fire consultant identified in Question A3 has the necessary qualifications, skills, efficiency, experience and reliability to deliver the Project. By reference to two construction projects of similar scale and complexity completed within the last 7 years (prior to the PQQ Submission Deadline). Candidates should provide details of relevant experience which demonstrate how the fire consultant contributed to the successful delivery of the project by managing the fire safety certificate information, and report requirements to ensure that the project is fully designed and detailed to comply with Part B building regulations and to successfully achieve an early issue of fire safety certificate, enabling the project to move to construction phase as soon as possible. The response should make specific reference to the following requirements:

- i) demonstrate the ability to work collaboratively within the design team, to ensure that entirety of the design team are fully aware of the fire safety implications of any design proposals they may suggest.
- ii) demonstrates a management and co-ordination skillset to ensure that all fire safety issues are fully identified throughout the design development, and that the completed design is fully compliant with Part B of the building regulations
- iii) shows an ability to respond positively on design changes from other design team members, and to deal effectively with fire safety issues as they may arise during design development.;
- iv) demonstrates the ability to work with a positive and collaborative understanding of priorities, and hierarchies within design teams, and work closely with the assigned certifier in the performance of their statutory role;
- v) demonstrate how the Contracting Authority’s requirements for this Project were met within the examples provided.

The contracts referenced for consideration should provide comprehensive information to enable the Contracting Authority to determine whether they meet the requirements outlined above. The response should include details of the works delivered and the fire safety consultant's role from inception to completion.

All fields below should be completed in full for each project. The Contracting Authority reserves the right to verify the information provided below with the contact person provided below.

<b>CONTRACT</b>	
<b>Contract Name</b>	
<b>Organisation Name</b>	
<b>Contact name and role in the organisation</b>	
<b>Contact email</b>	
<b>Contract start date</b>	
<b>Contract end date</b>	

<b>Contract value</b>	
<b>Contract location</b>	
<b>Number of housing units</b>	
<i>[The response must not exceed 2 pages per project]</i>	

**B10 EXPERIENCE OF THE PROJECT SUPERVISOR DESIGN PROCESS****Maximum Points: 30**

Candidates should demonstrate that the project supervisor design process identified in Question A3 has the necessary qualifications, skills, efficiency, experience and reliability to deliver the Project. By reference to two construction projects of similar scale and complexity completed within the last 7 years (prior to the PQQ Submission Deadline). Candidates should provide details of relevant experience which demonstrate how the project supervisor design process contributed to the successful delivery of the project by marshalling all relevant safety information, including risk assessments, method statements, etc. and manage the collation of the safety file for the building on completion of the project for issue to the employer for safe keeping. The response should make specific reference to the following requirements:

- i) demonstrate the ability to work collaboratively within the design team, to ensure that the design team members are completing design risk reviews of their own design as they develop, including checking materials selection, access routes for maintenance, frequency of replacements required, etc., in a positive and collaborative way to ensure that all aspects of the project are carried out and completed as safely as possible;
- ii) demonstrates a management and co-ordination skillset to ensure that all designers complete their own risk assessments of the project at appropriate stages of design development, and during the construction phase of the project as the works proceed with adequate systems for review and revision of any safety issues identified;
- iii) shows an ability to respond positively on health and safety issues as they are identified, and can work pragmatically in the resolution of those issues in order to eliminate or reduce any risks identified;
- iv) demonstrate how the Contracting Authority's requirements for this Project were met within the examples provided.

The contracts referenced for consideration should provide comprehensive information to enable the Contracting Authority to determine whether they meet the requirements outlined above. The response should include details of the works delivered and the project supervisor design process' role from inception to completion.

All fields below should be completed in full for each project. The Contracting Authority reserves the right to verify the information provided below with the contact person provided below.

<b>CONTRACT</b>	
<b>Contract Name</b>	
<b>Organisation Name</b>	
<b>Contact name and role in the organisation</b>	
<b>Contact email</b>	
<b>Contract start date</b>	
<b>Contract end date</b>	



<b>Contract value</b>	
<b>Contract location</b>	
<b>Number of housing units</b>	
<b><i>[The response must not exceed 2 pages per project]</i></b>	

**B11 EXPERIENCE OF THE ENERGY CONSULTANT**

**Maximum Points: 15**

Candidates should demonstrate that the Energy Consultant identified in Question A3 has the necessary qualifications, skills, efficiency, experience and reliability to deliver the Project. By reference to two construction projects of similar scale and complexity completed within the last 7 years (prior to the PQQ Submission Deadline). Candidates should provide details of relevant experience which demonstrate how the energy consultant contributed to the successful delivery of the project by ensuring that energy efficiency of design and materials is a key deliverable for the project from inception to completion on site. The ability to produce detailed energy calculations to produce an energy efficient and comfortable environment for the occupants of the completed development and to ensure that carbon footprint of the development is minimised in a balanced and sustainable manner, and that it fully achieves compliance with the building regulations Part L, and the tenets of Near Zero energy ideals. The response should make specific reference to the following requirements:

- i) demonstrate the ability to work collaboratively within the design team, to ensure that the energy consumption of the buildings is reduced as much as possible whilst providing a sustainable and comfortable living environment for the residents, and to demonstrate sufficient methodologies which creatively deliver energy efficient housing, in full compliance with building regulations ;
- ii) demonstrates a management and co-ordination skillset to ensure that the energy efficiency of the design complements the design approach, and that the mechanical and electrical design is fully compatible with the overall energy performance of the buildings on completion of the project;
- iii) shows an ability to respond positively on energy issues, and design problems as they arise, and to address problematic issues comprehensively in a successful manner across the design team, and the design development;
- iv) demonstrates the ability to work with a positive and collaborative understanding of priorities, and hierarchies within design teams, and work closely with the assigned certifier in the performance of their statutory role;
- iv) demonstrate how the Contracting Authority’s requirements for this Project were met within the examples provided.

The contracts referenced for consideration should provide comprehensive information to enable the Contracting Authority to determine whether they meet the requirements outlined above. The response should include details of the works delivered and the energy consultant's role from inception to completion.

All fields below should be completed in full for each project. The Contracting Authority reserves the right to verify the information provided below with the contact person provided below.

**CONTRACT**

<b>Contract Name</b>	
<b>Organisation Name</b>	
<b>Contact name and role in the</b>	

<b>organisation</b>	
<b>Contact email</b>	
<b>Contract start date</b>	
<b>Contract end date</b>	
<b>Contract value</b>	
<b>Contract location</b>	
<b>Number of housing units</b>	
<i>[The response must not exceed 2 pages per project]</i>	

**B12 EXPERIENCE OF THE LANDSCAPE ARCHITECT****Maximum Points: 10**

Candidates should demonstrate that the landscape architect identified in Question A3 has the necessary skills, efficiency, experience and reliability to deliver the Project. By reference to two mixed tenure multi-unit residential projects of similar scale and complexity completed within the last 7 years (prior to the PQQ Submission Deadline). Candidates should provide details of relevant experience that demonstrate how the landscape architect contributed to the successful delivery of the project to a high quality environmental standard and on budget. The response should make specific reference to the following requirements:

- i) demonstrate the ability to work collaboratively in design team settings, and proposed landscape and design elements to enhance a sense of place within urban design and residential layouts of larger mixed use residential schemes;
- ii) demonstrate creativity assisting design development to integrate sustainable urban drainage systems into hard and soft landscape elements as necessary;
- iii) show an ability to work collaboratively to integrate and optimise road and footpath standards of Design Manual for Urban Roads & Streets in a robust and economic manner into urban design and scheme layouts;
- iv) demonstrate the ability to assist in value-engineer landscape elements to create a sustainable landscape design solution in a practical manner to achieve high-quality residential environments;
- v) demonstrate how the Contracting Authority's requirements for this Project were met within the examples provided.

The contracts referenced for consideration should provide comprehensive information to enable the Contracting Authority to determine whether they meet the requirements outlined above. The response should include details of the works delivered and the landscape architect's role from inception to; completion. All fields below should be completed in full for each project. The Contracting Authority reserves the right to verify the information provided below with the contact person provided below.

**CONTRACT**

<b>Contract Name</b>	
<b>Organisation Name</b>	
<b>Contact name and role in the organisation</b>	
<b>Contact email</b>	
<b>Contract start date</b>	
<b>Contract end date</b>	
<b>Contract value</b>	

<b>Contract location</b>	
<b>Number of housing units</b>	
<i>[The response must not exceed 2 pages per project]</i>	

**B13 EXPERIENCE OF THE MECHANICAL AND ELECTRICAL ENGINEER****Maximum Points: 30**

Candidates should demonstrate that the mechanical and electrical engineer identified in Question A3 has the necessary qualifications skills, efficiency, experience and reliability to deliver; the Project. By reference to two projects of similar scale and complexity completed within the last; 7 years (prior to the PQQ Submission Deadline). Candidates should provide details of relevant experience that demonstrate how the mechanical and electrical engineer contributed to the successful delivery of the project to a high quality environmental standard with little change from original design and on budget. The response should make specific reference to the following requirements:

- i) demonstrate the ability to engage with growing demands of the building regulations in terms of fabric insulation, ventilation and renewable energy, and the necessity to provide full ancillary certification and BCAR compliance for their own designs, and to monitor subcontractors performance during installations on site;
- ii) show a keen interest in design development and technological advances to assist in reducing the carbon footprint of the development, and reduce ongoing maintenance requirements through selection of robust materials and products to ensure longevity in service;
- iii) show the ability to work in a collaborative manner with other design team members, and the energy consultant , and assist in the development of a robust and simple design solution for the development throughout;
- iv) demonstrate how the Contracting Authority's requirements for this Project were met within the examples provided.

The contracts referenced for consideration should provide comprehensive information to enable the Contracting Authority to determine whether they meet the requirements outlined above. The response should include details of the works delivered and the mechanical and electrical engineer's role from inception to completion.

All fields below should be completed in full for each project. The Contracting Authority reserves the right to verify the information provided below with the contact person provided below.

**CONTRACT**

<b>Contract Name</b>	
<b>Organisation Name</b>	
<b>Contact name and role in the organisation</b>	
<b>Contact email</b>	
<b>Contract start date</b>	
<b>Contract end date</b>	
<b>Contract value</b>	

<b>Contract location</b>	
<b>Number of housing units</b>	
<i>[The response must not exceed 2 pages per project]</i>	

**B14 PLANNING AND ENVIRONMENTAL CONSULTANT****Maximum Points:15**

Candidates should demonstrate that the planning and environmental consultant identified in Question A3 has the necessary qualifications skills, efficiency, experience and reliability to deliver the Project. By reference to two mixed tenure multi-unit residential projects of similar scale and complexity completed within the last 7 years (prior to the PQQ Submission Deadline). Candidates should provide details of relevant experience that required an environmental impact statement and demonstrate how the consultant contributed to the successful delivery of the project through the planning process leading to a high quality environmental standard. The response should make specific reference to the following requirements:

- i) collaborative multi-disciplinary working approach with the design team to ensure that the existing and proposed landscape, urban design and residential elements of larger mixed tenure residential schemes are fully compatible and sustainable;
- ii) collaborative working arrangements with a range of environmental survey specialists to coordinate and collate environmental analysis and mitigation strategies as part of the environmental impact statement and interaction with other statutory environmental bodies and agencies, and fully communicate those recommendations to the design team;
- iii) leading planning consultation process with the developer, the design team, the local community, local authority staff, and formatting results and formal planning submissions to An Bord Pleanála, including experience of oral hearings;
- iv) demonstrate how the Contracting Authority's requirements for this Project were met within the examples provided.

The contracts referenced for consideration should provide comprehensive information to enable the Contracting Authority to determine whether they meet the requirements outlined above. The response should include details of the works delivered and the planning and environmental consultant's role from inception to completion.

All fields below should be completed in full for each project. The Contracting Authority reserves the right to verify the information provided below with the contact person provided below.

**CONTRACT**

<b>Contract Name</b>	
<b>Organisation Name</b>	
<b>Contact name and role in the organisation</b>	
<b>Contact email</b>	
<b>Contract start date</b>	
<b>Contract end date</b>	



<b>Contract value</b>	
<b>Contract location</b>	
<b>Number of housing units</b>	
<i>[The response must not exceed 2 pages per project]</i>	

**APPENDIX 2**

**MASTERPLAN**

**This Document has been uploaded separately from the PIM/PQQ Document**

## APPENDIX 3

### SITE PLANS

**These Documents have been uploaded separately from the PIM/PQQ Document**

SITE PLANS FOR:

- PHASE 1A BLOCKS A&B SITE
- O'DEVANEY GARDENS SITE
- DEVELOPMENT SITE

## APPENDIX 4

### AWARD CRITERIA

Note: This Appendix 4 contains a high level overview of the award criteria which the Contracting Authority shall apply in the evaluation of tenders. The sub-criteria of the following award criteria, together with details of the tender evaluation process, shall be contained in the ITPD.

Award Criteria	Weighting
<b>Technical</b>	<b><u>60%</u></b>
Conceptual Design Development	30%
Construction	30%
<b>Financial</b>	<b><u>40%</u></b>
Robustness of Tender	Pass/ Fail
Evaluation of Financial Payments	40%

APPENDIX 5

LETTER OF UNDERTAKING FROM SURETY REGARDING DEVELOPMENT BOND

[ON SURETY'S LETTERHEAD]

To: [Name and Address of Candidate]

Re: Contract for the design and delivery of a sustainable integrated mixed tenure housing development at O'Devaney Gardens, Arbour Hill, Dublin 7 ("**Contract**")

Date: [Insert date]

We confirm that we have bond facilities in place which would enable us to act as sureties on your behalf in relation to the Contract, the amount of the bond to be a minimum of €20 million or 12.5% of the value of the Contract, whichever is the higher.

Therefore, subject to satisfactory application, we expect that a bond can be issued within 4 weeks of the receipt by us of the relevant application, subject to our normal terms and conditions.

We understand that you will be giving a copy of this letter to Dublin City Council.

We look forward to receiving an application from you if your tender is successful.

Yours sincerely

---

Director

[Name of Surety Company]

**APPENDIX 6**  
**REQUIREMENTS FOR HOUSING AND APARTMENTS UNITS**  
**IN DUBLIN CITY COUNCIL ADMINISTRATIVE AREA**

**These Documents have been uploaded separately from the PIM/PQQ Document**

**APPENDIX 7**

**SAMPLE CALCULATION OF CONSTRUCTION COSTS**

Nature of Costs.		
1. Normal Construction Costs (ex. VAT & builders profit)		€0.00
1.1-Substructure	€0.00	
1.2-Superstructure	€0.00	
1.3-External Works	€0.00	
1.4-Site Development Works	€0.00	
1.5-Abnormal Works	€0.00	
1.6-Indirect Project Costs	€0.00	
2. Builders' Profit (dependent on tender climate – for purpose of example say 7.5%)		€0.00
3. Project On-Costs (not exhaustive)		€0.00
3.1-Design Team Fees	€0.00	
3.2-Planning Fees	€0.00	
3.3-Legal Fees	€0.00	
3.4-Irish Water	€0.00	
3.5-GAS Networks	€0.00	
3.6-ESB Networks	€0.00	
3.7-Finance Costs	€0.00	
4. Sub-Total		€0.00
5. Value Added Tax @ 13.5%		€0.00
<b>6. Total</b>		<b>€0.00</b>