

04 Tender Assessment Methodology

1. General

Tenders received in response to this Invitation to Tender shall be evaluated on the basis of the Most Economically Advantageous Tender ("MEAT") in accordance with the criteria set out in this document.

The Employer reserves the right to seek clarification of any aspect of a Tender submission where considered necessary to assist in the evaluation process. Such clarifications shall not result in any material alteration to the Tender submitted.

Only compliant Tenders that satisfy the mandatory requirements of the Tender Documents shall proceed to detailed evaluation.

2. Mandatory Requirements

The following items shall be assessed on a pass/fail basis and must be submitted as part of the Tender Return:

- Completed and signed Form of Tender.
- Fully priced Bill of Quantities.
- Confirmation of acceptance of the Contract Conditions without qualification.
- Evidence of current Tax Clearance.
- Copies of relevant insurance certificates meeting the minimum requirements set out in the Tender Documents.
- Safety Statement.
- Examples of similar completed projects and client references.

Failure to submit the information listed above may result in the Tender being deemed non-compliant and excluded from further consideration.

3. Evaluation Criteria

Compliant Tenders shall be assessed using the following evaluation criteria:

Criterion	Weighting
Cost	90%
Programme and Phasing Proposal	10%
Total	100%

4. Cost Assessment (90%)

The Cost criterion shall be assessed on the basis of the Tender Sum submitted within the Form of Tender and the fully priced Bill of Quantities.

The Tender offering the lowest compliant Tender Sum shall receive the maximum score available under this criterion.

The score for all other compliant Tenders shall be calculated on a pro-rata basis using the following formula:

Score = (Lowest Compliant Tender Price ÷ Tenderer's Price) × Maximum Available Marks

The Employer reserves the right to seek clarification in relation to any arithmetic discrepancies, anomalies or abnormally low tenders in accordance with applicable procurement requirements.

5. Programme and Phasing Proposal (10%)

Tenderers shall submit a Programme and Phasing Proposal demonstrating their understanding of the operational requirements of the project and their approach to delivering the Works whilst maintaining the ongoing operation of Curraheen Park Greyhound Stadium.

The submitted proposal shall include, as a minimum:

- Proposed sequencing and phasing of the Phase 1 Works.
- Key milestones and anticipated durations.
- Identification of critical path activities.
- Anticipated lead-in periods for long-lead items and specialist packages.
- Measures proposed to minimise disruption to ongoing operations and users of the facility.
- Arrangements for contractor access, segregation of work areas and maintenance of safe operations.
- Proposed procedures for commissioning, completion of snagging items and handover of the Works.
- An overview programme for the anticipated Phase 2 Works, currently envisaged to commence in January 2027, demonstrating the Tenderer's understanding of how the remaining works may be planned and coordinated.
- An explanation of the proposed operational strategy for Phase 2, including how stadium operations would be maintained throughout the works and the measures proposed to minimise the closure of facilities and disruption to racing activities, staff, patrons and other users.

Tenderers shall refer to the Indicative Programme contained within Appendix 1 of the Employer's Requirements and demonstrate how the proposed programme aligns with the Employer's anticipated delivery dates, including the requirement to complete the Phase 1 Works in advance of the first round of the 2026 Laurels.

The quality of the Programme and Phasing Proposal will be assessed having regard to:

- The feasibility and credibility of the proposed Phase 1 programme.
- The Tenderer's understanding of the operational constraints associated with the project.
- The extent to which the proposal minimises disruption to the operation of Curraheen Park Greyhound Stadium during Phase 1.
- The robustness of the proposed sequencing and phasing arrangements.
- The appropriateness of the proposed mitigation measures for critical activities and long-lead items.
- The quality and practicality of the proposed overview approach to Phase 2 delivery.
- The extent to which the Tenderer demonstrates an understanding of how stadium operations can be maintained during Phase 2 whilst minimising the closure of areas and disruption to greyhound racing activities and other users of the facility.

Particular consideration may be given to proposals that demonstrate proactive planning through procurement strategy, advance ordering of long-lead items, off-site preparation, temporary accommodation measures or alternative sequencing arrangements that minimise disruption to the ongoing operation of the stadium and support achievement of the Employer's key milestone dates.

6. Award of Contract

Subject to the Employer's rights set out within the Tender Documents, the Contract shall be awarded to the Tenderer achieving the highest aggregate score following completion of the evaluation process.

The Employer reserves the right not to award the Contract where it considers it appropriate to do so