



Tender Title:	Call for Tender for the Supply and Installation of Windows and Doors at BIM's National Fisheries College in Greencastle, Co. Donegal
BIM Internal Reference:	2026-29
Date of Issue:	Friday, 31st July 2026
Clarification Period Closing Date:	12 noon (Irish Standard Time), Friday, 28th August 2026
Receipt of Tenders Deadline:	12 noon (Irish Standard Time), Friday, 4th September 2026

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1. Introduction

Bord Iascaigh Mhara (BIM), Ireland's Seafood Development Agency remit is to provide commercially relevant and innovative services to the Irish seafood industry that drive growth opportunities, add value, enhance competitiveness and create jobs in a sustainable, natural resource-based industry for the benefit of coastal communities.

BIM's vision is a scaled Irish seafood industry capitalising on the growing opportunities for seafood in global markets and providing sustainable employment in our coastal communities.

BIM's mission is to grow a thriving Irish seafood industry to deliver on the corporate strategy (Turning the Tide, 2022-2026). BIM will implement the mission through the four strategic priorities as follows:

1. **Lead** and nurture leadership
2. **Deliver** results with solutions that effect change
3. **Invest** for long term growth
4. **Protect** our environment and our sector

Further information on BIM and its programmes is available at www.bim.ie

Invitation to tender

BIM wishes to invite tenders for the supply and installation of 21 windows and 3 external doors at BIM's National Fisheries College in Greencastle, Co. Donegal and to remove / dispose of the existing furnishings in line with Health and Safety Legislation.

BIM estimates that the expenditure on the Goods to be covered by the proposed Goods Contract and any subsequent maintenance may amount to between €60,000 to €80,000 (excl. VAT) over the Term. However, Tenderers should note that this is a maximum figure, and should they wish to achieve a competitive advantage their bid should be priced accordingly.

BIM does not bind itself to accept the lowest priced or any tender.

This Call for Tender (CFT) does not constitute an offer or commitment to enter into a contract.

No contractual rights in relation to BIM will exist unless, and until, a formal written contract has been executed by or on behalf of BIM.

Any notification of preferred bidder status by BIM will not give rise to any enforceable rights by the tenderer.

There is no guarantee made by BIM that services or goods contained in this CFT will be procured.

BIM may cancel this CFT at any time prior to a formal contract being executed by or on behalf of, BIM.

2. Scope of Tender

This is an Open CFT with any appropriately qualified vendors invited to respond.

Tenderers are requested to read instructions carefully for Phase 1, Phase 2, Phase 3 and Tender format as outlined below.

Tender responses will be evaluated in three phases:

Phase 1 – Selection Criteria

Please note tenderers will only proceed to the Phase 2 if they pass all of the criteria below.

Each of the criteria below are viewed as essential and if one or more of the criteria below is not met then the tender will be automatically eliminated.

This is a **pass/fail** phase, and no scoring will be attached to the results.

No.	Selection Criteria	Requirement
1.1	<u>Site-visit</u> In order to submit a tender response, Tenderers must attend a site visit at the NFCI Greencastle (that will be arranged with BIM within the dates specified in Section 5 below). This is a mandatory requirement and failure to attend a site visit will deem your tender as non-compliant and your submission will be eliminated from the competition.	Pass/Fail
1.2	<u>Satisfactory Insurances</u> Declaration that tenderers have or will be in a position to obtain all of the following insurances by the commencement of this contract: • Public liability insurance of not less than €6.5 million • Product liability insurance of not less than €6.5 million • Employer's liability of not less than €13 million A copy of these valid insurance certificates or insurance brokers letter is required prior to contract award. <i>Indemnity to Principal Clause must be included for Employers Liability Insurance and Public Liability Insurance and the territorial limits and jurisdiction of insurance policies include the Republic of Ireland.</i>	Pass/Fail
1.3	<u>Experience</u> Provide comprehensive details including tenderer name and a description of expertise provided for two (2) previous projects of a similar nature,	Pass/Fail

No.	Selection Criteria	Requirement
	scale and complexity carried out over the last 5 years (including, where applicable, by which subcontracting parties or members of a consortium). Relevant references must be made available upon request.	

Please note that when submitting a response to the criteria above it is sufficient for tenderers to declare that they have the relevant capacity. BIM will seek verification and evidence of such capacity only in the event of a tenderer being considered for the award of the contract. The declaration should clearly and unambiguously indicate the tenderers ability to meet each of the BIM requirements above.

Phase 2 – Award Criteria

This phase is concerned with the technical ability to fulfil the conditions of the tender.

Please note tenderers will only proceed to Phase 3, if they obtain 60% or more of the available marks for the applicable criteria below. If less than 60% is obtained in any of the criteria, tenderers will be eliminated.

Tender responses will be evaluated on the following criteria:

No.	Award Criteria	Maximum marks available	Minimum marks required (60%)
1.	<u>Technical Capacity</u> Tenderers are requested to clearly demonstrate that they have the professional capacity, technical experience and capability to fulfil the tender requirements as set out in <i>Section 4 Product Specification</i> below.	2,500	1,500
2.	<u>Proposed Project Plan</u> This should comprehensively address the requirements of this tender as set out in <i>Section 4 Product Specification</i> below including a brief project plan for completing the work. Any assumptions should be clearly stated.	1,500	900
3.	<u>Warranty and proposed after sales support</u> Outline the duration and scope of warranties offered. It is expected that all windows and doors have a guaranteed 10-year warranty with a 2-year warranty for moving parts.	1,000	600
4.	<u>Environmental Responsibility</u> In line with the Governments Climate Action Plan please provide a copy of your Environmental and Sustainability Policy. If no policy is available, please provide details of what steps you will take to ensure the work if carried out in a socially responsible way. This may include topics such as:	500	NA

No.	Award Criteria	Maximum marks available	Minimum marks required (60%)
	- Environmental Management Systems - Packaging reduction measures - Energy efficiencies - Disposal of previous fittings		
5.	<u>Corporate Social Responsibility</u> Evidence of Corporate Social Responsibility Policy, if no policy is available, please provide details of what steps you will take to ensure the work if carried out in a socially responsible way. This may include topics such as: - Ethical Sourcing Policies - Health & Safety Management Systems - Equality, Diversity and Inclusion Policies	500	NA
TOTAL		6,000	N/A

Scoring methodology marks for Phase 2 will be allocated as follows:

Weighting	Meaning
91% to 100%	Excellent response with very few or no weaknesses exceeds requirements, and provides comprehensive, detailed, and convincing assurance that the Tenderer will deliver to an excellent standard.
80% to 90%	A very good response that demonstrates real understanding and fully meets the requirements and assurance that the Tenderer will deliver to a high standard.
70% to 79%	A good response which demonstrates a satisfactory understanding of requirements and gives acceptable assurance of delivery to an adequate standard.
60% to 69%	A reasonable response which demonstrates some understanding of requirements and gives reasonable assurance of delivery to an adequate standard but does not provide sufficiently convincing assurance to award a higher mark.
30% to 59%	A response where reservations exist. Lacks full credibility/convincing detail, and there is a significant risk that the response will not be successful.
1% to 29%	A response where serious reservations exist. This may be because, for example, insufficient detail is provided, and the response has fundamental flaws, or is seriously inadequate or seriously lack credibility with a high risk of non-delivery.
0%	Response completely fails to address the criterion under consideration.

Phase 3

Tenderers who achieved 60% or more in the applicable criteria in Phase 2 will proceed to this phase. Marks from Phases 2 and 3 will be added together and this will be the final mark.

Tender responses will be evaluated on the following criteria in Phase 3:

No.	Award Criteria	Max Marks Available
3.1	<u>Pricing</u> Complete Annex 2 Form of Tender. A total of 4,000 marks are available in this phase. The lowest total price of all tenders that qualify for Phase 3 will be awarded full marks for this criterion. Other tenders will be assessed relative to the lowest priced tender using the following formula: $\frac{\text{Lowest Price}}{\text{Tendered Price}} \times 4,000 = \text{Number of Marks}$	4,000
	TOTAL	4,000

3. Tender Format

Tenders should be presented in the format and order laid out above under Section 2 Scope of Tender. Each of the sections should be clearly and separately marked and addressed in the order above.

Please complete Annex 5 - Tender Response Document (TRD) provided with this tender and complete all sections ensuring to follow all instructions. The TRD will include also include Annex 2 & 3 below.

Tenderers may be requested to attend a clarification meeting, if required.

4. Product Specification

General

BIM requires the supply and installation of 21 windows and 3 external doors to the National Fisheries College, Greencastle, Co. Donegal and to remove and dispose of the existing windows and doors in line with Health and Safety Legislation.

Each window and door to be constructed with powder coated aluminium frames, to be double glazed and to be in keeping with the design of the existing windows and doors. Window surrounding areas to be made good by successful tenderer and a defects liability period must be included in the contract ensuring that any issues within the first 12-months after installation are rectified by the successful tenderer with no extra cost.

Please see pictures of existing windows and doors to be replaced below along with the descriptions.

Windows as follows:

Window Type A:

Quantity: Fifteen (15) windows located on the first floor.

Dimensions: Approximately 2.8 metres wide × 1.6 metres high (each window).

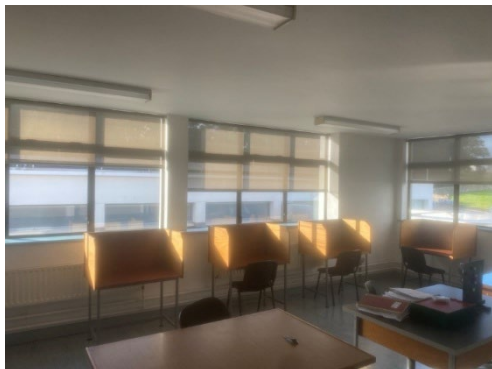
Description: Each window is divided into six (6) panels, with the centre panel opening outwards. The windows shall be brown in colour to match the existing windows.



Window Type A – Classroom 1



Window Type A – Classroom 2



Window Type A – Library



Window Type A – Staff Room

Window Type B:

Quantity: Four (4) windows located on the ground floor of the Net loft, on the north side.

Dimensions: approx. 2.8m width, 1.9m height

Description: Each window is divided into nine (9) panels, with the centre panel opening outwards. The windows shall be grey in colour to match the existing windows on that side of the building.



Window Type B – North Side of Net Loft

Window Type C:

Quantity: Two (2) windows located on the ground floor of the Net Loft building, on the south side.

Dimensions: Approximately 2.8 metres wide × 0.4 metres high (each window).

Description: Each window consists of a single panel with no opening section. The windows shall be grey in colour to match Window Type B referenced above.



Window Type C – South Side of Net Loft

Doors as follows:**Door A to BA room:**

Quantity: One (1) door assembly.

Dimensions: Approximately 3 metre high × 1.7 metres wide with a full-height panel (height as specified).

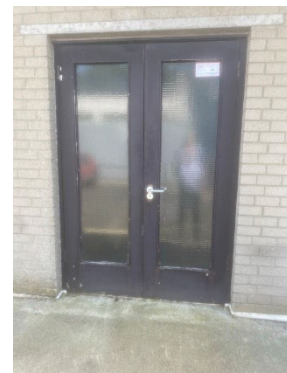
Description: Double doors with glass panels, designed to be in keeping with the existing door. The frame shall be grey in colour to match Window Type B referenced above, and the doors shall be white.

**Door B to Workshop:**

Quantity: One (1) door assembly.

Dimensions: Approximately 2.2 metres high × 1.7 metres wide with a full-height panel (height as specified).

Description: Double doors with glass panels, designed to be in keeping with the existing door. The frame shall be brown in colour to match existing windows on that side of the building.



Door C to O2 Room:

Quantity: One (1) double door assembly.

Dimensions: Approximately 2.2 metres high × 1.7 metres wide.

Description: Double doors designed to be in keeping with the existing door. The frame shall be brown in colour to match the existing windows on that side of the building. The doors shall incorporate two ventilation panels in place of glass panels.



All dimensions to be verified on site prior to manufacture, see Section 5 - Site Visit below.

Timeframe

It is anticipated that the supply and installation of all doors and windows will be awarded in early September 2026 and the works will be completed prior to the beginning of December 2026.

Deliverables

The Contractor shall outline the following deliverables, but not limited to:

- Supply all windows, doors, frames etc. as set out in this tender document.
- Ensure all products comply with all relevant building regulations and standards.
- Safely remove existing windows and doors where required.
- Dispose of all waste materials in accordance with applicable environmental regulations.
- Install all windows and doors in accordance with manufacturer recommendations and industry best practice.
- Complete all glazing works, sealing, weatherproofing and finishing works required for a complete installation.
- Make good any minor damage to surrounding finishes resulting from the works.
- Inspect all installed windows and doors to ensure compliance with specifications.
- Rectify any defects identified during inspection.
- Carry out all works in accordance with applicable health and safety legislation.
- Test all opening windows, doors, locks, handles, hinges and ventilation components.
- Supply warranties, guaranties and certification for all installed products.
- Submit confirmation that all works have been completed in accordance with the contract requirements.

Defects Liability Period

The Defects Liability Period shall be 12 months from the date of Practical Completion. Any defects identified during this period shall be rectified by the Contractor at no additional cost to the BIM within a reasonable timeframe.

Tenderers shall allow for a 5% retention in their pricing. 50% of the retention will be released at Practical Completion and the remaining 50% at the expiry of the Defects Liability Period, provided all outstanding defects have been satisfactorily addressed.

Warranty and Support

The Contractor shall provide a warranty covering the supplied fixtures and fittings for a minimum period of ten (10) years from the date of completion. There must also be a two (2) year warranty for all moving parts.

The proposed solution should be designed to deliver long-term reliability with minimal maintenance requirements and optimised lifecycle costs.

5. Site visit

BIM will facilitate an inspection visit of the National Fisheries College, Greencastle. Co. Donegal. **This is a mandatory requirement.**

All site visits must be completed by Wednesday, 26th August 2026. Tenderers wishing to make an appointment to attend a site visit on or before the above date must submit the Site Visit Request Form via the eTenders messaging facility by the date outlined below. If tenderers have any difficulties submitting this through eTenders, this can be submitted by emailing procurement@bim.ie.

Attendance will be subject to compliance with local security and health and safety arrangements.

Site visit dates	From: Monday, 24 th August 2026
	To: Wednesday, 26 th August 2026
Return of notification to attend site visit form	12 noon (Irish Standard Time), Wednesday, 19 th August 2026
BIM will thereafter confirm your site visit appointment through the contact person listed on the Site Visit Request Form, which can be found in Annex 6 below.	

6. Contract Timeframe

Any contract that may result from this Competition (the “Services Contract”) shall remain in place for a period of six (6) months (the “Term”). BIM reserves the right to extend the Term for a period or periods of up to six (6) months with a maximum of two (2) such extensions on the same terms and conditions, subject to the BIM’s obligations at law.

7. Currency

Prices must be in euros (€) and be completed to two decimal places.

8. Validity of Tender

The tenderer agrees that their tender will remain open for acceptance for a minimum of 180 calendar days from the closing date for submission of tenders.

9. Cost of Tendering

Tenderers will bear all costs associated with the preparation and submission of their tenders and BIM will not be responsible or liable for any costs or expenses regardless of the conduct or outcome of the tender process.

10. Contract Terms and Tender Documents

The tender documents issued will comprise the CFT (this document) and Annexes thereto including the Form of Tender at Annex 2 and the contract included in Annex 4. All documents issued and information given to the tenderer will be treated as confidential.

Tenderers will not release details of the tender documents other than on an “in confidence” basis to those who have a legitimate need to know or whom they need to consult for the purpose of preparing their Tenders.

11. Contract Notice

Each tenderer’s acceptance of delivery of this CFT constitutes its agreement to, and acceptance of, the terms set forth in the CFT and of the contract attached at Annex 4.

12. Extension of Tender Period

BIM reserves the right, at its sole discretion, to extend the closing date for receipt by giving notice in writing to all tenderers before the original closing date.

13. Tax Clearance Certificate

Tenderers being awarded a public contract must have tax clearance. Applications for Tax Clearance Certificates can be made online and can be accessed at www.revenue.ie/en/starting-a-business/tax-clearance/index.aspx

BIM will verify the tax clearance status of vendors online before making payment.

Professional services will be subject to Irish ‘Professional Services Withholding Tax’ at the prevailing rate (currently at 20%) as laid down by the Revenue Commissioners in Ireland. Withholding tax, if applicable, will be deducted by BIM prior to payment to the contractor.

14. Notice from BIM

BIM may (up to three (3) working days prior to the deadline for receipt of tenders) issue a notice to all tenderers, deleting, varying or extending any item in these documents. Any such notice will then become one of the tender documents and will be treated as such by the tenderer.

15. General Data Protection Regulations/Freedom of Information

Please note that BIM will use personal information in line with the General Data Protection Regulation ("GDPR"), the Data Protection Acts 2003 – 2018 and the Freedom of Information (FOI) Act 2014. Please see BIM's Privacy Statement / Data Protection Policy for further details on the use of information. All tenderers are required to implement appropriate technical and organisational measures (in particular those required under the GDPR) to ensure a level of security appropriate to the risk to the security of Personal Data they process.

16. Standstill Period

Standstill period not applicable to this below EU threshold level tender.

17. Tenderer's Queries and Clarification Requests

Any queries arising from the tender documents or the Instructions to Tenderers or information provided to tenderers must be raised through the messaging facility at www.etenders.gov.ie not later than five (5) working days before the closing date for receipt of tenders.

18. Electronic Submissions

BIM will only accept responses electronically via the eTenders website www.etenders.gov.ie. For comprehensive details on the eTenders post-box policy, please refer to **Annex 1**.

19. Expressions of Interest

All parties that wish to be kept informed of any clarifications and/or additional information regarding this tender should register their interest by registering on-line with eTenders (eTenders has been developed by the Department of Finance and is designed to help Interested parties/Tenderers find notices on government and public sector procurement across Ireland): www.etenders.gov.ie

20. Closing Date for Tender Responses

All tenders must be:

- Received prior to **12:00 noon (Irish Standard Time) on Friday, 4th September 2026.**
- Submitted using the via the eTenders post-box at www.etenders.gov.ie

For further information in using the Irish Government's eTenders post-box please refer to **Annex 1.**

Please note that non-conformance with these requirements will result in elimination.

Please note that any information submitted may be subject to the Freedom of Information Act, 2014.

Annex 1 – BIM eTenders Post-Box Policy

A User Guide to eTenders and instructions on submitting a response through the eTenders Post-box may be found here www.etenders.gov.ie/system-user-guides

Please note:

The onus is on the tenderer to ensure that the tender reaches eTenders on time. It is not advisable to wait until the last moment to upload documents in case of internet connection difficulties or other technical problems. Neither BIM or eTenders take responsibility for documents which do not reach BIM by the due deadline, for any reason.

Annex 2 - Form of Tender

I/We have reviewed the *Call for Tender for Supply and Installation of Windows and Doors at BIM's National Fisheries College in Greencastle, Co. Donegal* and do hereby offer to provide the products or services set out therein, as may be required by BIM, in exchange for the following pricing, which is inclusive of all expenses and exclusive of VAT:

No.	Description	Unit Cost (excl. VAT) (€)	Qty	Total Cost (excl. VAT) (€)	VAT rate for information purposes only (%)
1.	Supply and installation of Window Type A		15		
2.	Supply and installation of Window Type B		4		
3.	Supply and installation of Window Type C		2		
4.	Supply and installation of Door Type A		1		
5.	Supply and installation of Door Type B		1		
6.	Supply and installation of Door Type C		1		
7.	Removal and disposal of existing windows and doors (where applicable)		1		
8.	Making good, sealing, weatherproofing and finishing works		1		
9.	Testing, commissioning and handover documentation		1		
10.	Health & Safety compliance, site supervision and access equipment (if required)		1		
11.	Warranties and certification		1		
12.	Any other costs		N/A		
TOTAL					N/A

Pricing above is to be quoted in Euro (€), inclusive of all expenses and exclusive of VAT. Any travel costs should be included in the charges above and should not be costed separately.

If awarded this contract, the tenderer accepts the terms of the *Supply and Installation of Windows and Doors at BIM's National Fisheries College in Greencastle, Co. Donegal BIM 2026-29 Contract*.

The tenderer agrees to keep this offer open for acceptance by BIM for a period of 180 days from the deadline date for receipt of Tenders.

The tenderer has read and confirms its acceptance of the Instructions to Tenders.

The tenderer agrees to treat the details of this offer, together with any subsequent correspondence or contract, as private and confidential.

The tenderer acknowledges that BIM will not be responsible for any costs incurred by in the preparation of its tender or any associated work effort, howsoever arising.

The tenderer acknowledges that the essence of the public procurement process is that BIM will receive bona fide competitive tenders from all tenderers. In recognition of this principle, the tenderer certifies that this is a bona fide tender, intended to be competitive, and that it has not fixed or adjusted the amount of the tender by or under or in accordance with any agreement or arrangement with any other tenderer.

The tenderer is aware of the prohibitions contained in Article 101 of the Treaty on the Functioning of the European Union (TFEU) and the Competition Act 2002.

Dated this _____ day of _____ 2026

Signature: _____

Print Name:	
Company Name: (if applicable)	
Address:	
Telephone Number:	
Mobile Number:	
Email:	

This Annex is also provided in the Tender Response Document in Section C. Please refer to Section 3 – Tender Format on how your tender should be presented.

Annex 3 – Previous Contracts/Projects

Contract/Project Client name:	
Details of services provided:	
Contract/ Project period:	
Estimated value of Contract/ Project:	
Describe how this Contract/Project is comparable to the services required under this tender	
Clients contact details:	

Please repeat the above table two (2) times.

This Annex is also provided in the Tender Response Document in Section B. Please refer to Section 3 – Tender Format on how your tender should be presented.

Annex 4 – Draft Contract

Attached separately.

Annex 5 – Tender Response Document

Please refer to '**Annex 5 – Tender Response Document (TRD)**' document attached to this Call for Tender which is available for downloading.

All tender responses should commence with the TRD document followed by any further supporting documentation which should be explicitly referenced and linked to the requirement being addressed.

Note:

Tenderers must follow the format of this Request for Tender (RFT) as outlined in Section 3 - Tender Format.

Please also ensure to address each of the selection and award criteria as outlined in Section 2 – Scope of Tender.



Request to attend Mandatory Site Visit by appointment for the:

Supply and Installation of Windows and Doors at BIM's National Fisheries College in Greencastle, Co. Donegal
Reference: 2026-29

Site Visit Details	
Date for Visit*:	Monday, 24 th August 2026 to Wednesday, 26 th August 2026
Meeting Point:	NFCI Greencastle, Eleven Ballyboes, Greencastle, Co. Donegal, F93 PX32
Commences at:	Meeting times to be confirmed by appointment only
Point of Contact:	Garvan Meehan (garvan.meehan@bim.ie)

** Timings/dates may change depending on Government or client Health and Safety restrictions.*

Individual(s) attending Site Visit(s): Maximum two (2) persons per Tenderer:

	Name	Position	Contact Mobile No.	Car Registration
1.				
2.				

Standard Tenderer information	
Registered name of Tenderer	
Registered company address	
Company contact telephone number	
Company contact email address	

Please complete and return via eTenders messaging facility no later than Wednesday, 19th August 2026 at 12 noon (Irish Standard Time).