

SKIBBEREEN STEAM MILL

TENDER ADDENDUM & QUERY SHEET REGISTER

AN ARCHITECT-LED MULTI-DISCIPLINE SERVICE
PROVIDER (MDSP)



DOCUMENT CONTROL SHEET

CONTRACTING AUTHORITY	Cork County Council
PROJECT TITLE	Skibbereen Steam Mill
DOCUMENT TITLE	Tender Addendum & Query Sheet Register
PROJECT NUMBER	ATS1_W_2017_042

Rev.	Issue Purpose	Author(s)	Reviewed by	Approved by	Issue Date	Comments
A	Tender	JH			6 th July 2026	No 01
B	Tender	JH			14 th July 2026	No 02
C	Tender	JH			23 rd July 2026	No 03
D	Tender	JH			5 th August 2026	No 04

NOTICE TO ALL TENDERERS

The tender documents for this project are modified as set forth in this Addendum. The original tender documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the tender documents.

THE LATEST TIME AND DATE FOR SUBMISSION OF TENDERS

The latest time and date for submission of tenders, remains the same and is not changed by this Addendum.

	QUERY	ADDENDUM / RESPONSE				
1.	Turnover May we request a reduction in the Minimum Turnover level for Architect to €350,000. We note QC2 Part states Architect Design Services – Average Minimum Turnover: €700,000. We note the Steam Mill project has a estimated budget of '€6m to €9m to €12m'. We also note the project is 'expected to be put forward for Category 1 RRDF funding'. The current RRDF funding call has a €10m funding limit unless exceptional circumstances so it is likely the Steam Mill project will be targeted within the €10m envelope. Capital Works Management Framework Guidance Note 1.6.3 on page 16 notes for project Value of €10million the suggested Average Minimum Turnover is €350,000. We would respectfully suggest this is a more appropriate level of turnover for this tender. A turnover of €500,000 would only be applicable to a project with a value of between €15m and €20m according to the above noted guidance note.	TENDER ADDENDUM <i>Average minimum turnover is now revised for ADS /C&S Eng / M&E Eng / QS, please refer to Suitability Assessment Questionnaire Revision B.</i> <table><tr><td><i>E-tenders message number</i></td><td>727614</td></tr><tr><td><i>Date issued</i></td><td>6-07-26</td></tr></table>	<i>E-tenders message number</i>	727614	<i>Date issued</i>	6-07-26
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	QUERY	ADDENDUM / RESPONSE				
2.	Query We note that the tender brief seeks updated bat and breeding bird surveys. Could you please provide the existing survey data for the purposes of scoping?	TENDER ADDENDUM Existing Ecology Report is now included in Information Pack (Revision B). Skibbereen Information Pack Rev B supersedes the previous version of that document (Revision A). <table><tr><td>E-tenders message number</td><td>734862</td></tr><tr><td>Date issued</td><td>14-07-26</td></tr></table>	E-tenders message number	734862	Date issued	14-07-26
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3	Queries The following items have been listed as both declaration and not applicable. (See screenshot below) Could you confirm if they require evidence to be submitted by the principle service providers in response, and if so, in what format please? 3.4.a 3.4.b 3.4.c Could you also confirm if 3.4.a-3.4.c are required to be submitted by an sub-consultants on this bid.	RESPONSE Criterion 3.4 a Educational and Professional Qualifications (Management), 3.4 b Educational and Professional Qualifications (Personnel) and 3.4 c List of Technical Services Provided over the past 5 years all contain sub criteria, namely 3.4.1 a Safety and Health Supplement, 3.4.1b Safety and Health Supplement and 3.4.1 c Safety and Heath Supplement respectively. As noted in the Suitability Assessment Questionnaire, only the sub-criteria are applicable.				

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	<i>The table below summarizes which criteria are applicable.</i> <table><tr><th>No.</th><th>Requirement/Criterion</th><th>Applicable</th><th>Response</th><th>Evaluation</th></tr><tr><td>3.4 a</td><td>Educational and Professional Qualifications (Management)</td><td>No</td><td>Not Required</td><td>N/A</td></tr><tr><td>3.4.1 a</td><td>Safety and Heath Supplement</td><td>Yes (Principal Service Provider)</td><td>Declaration Required</td><td>Pass/Fail</td></tr><tr><td>3.4 b</td><td>Educational and Professional Qualifications (Personnel)</td><td>No</td><td>Not Required</td><td>N/A</td></tr><tr><td>3.4.1 b</td><td>Safety and Heath Supplement</td><td>Yes (Principal Service Provider and Specialist Skills Providers as listed in SAQ under 3.4.1 b)</td><td>Declaration Required</td><td>Pass/Fail</td></tr><tr><td>3.4 c</td><td>List of Technical Services Provided over the past 5 years</td><td>No</td><td>Not Required</td><td>N/A</td></tr><tr><td>3.4.1 c</td><td>Safety and Heath Supplement</td><td>Yes (Principal Service Provider and Specialist Skills Providers as listed in SAQ under 3.4.1 c)</td><td>Declaration Required</td><td>Pass/Fail</td></tr></table> <i>The completed declaration at Section 3.0 Applicant Declaration of The Suitability Assessment Questionnaire Part 2 Applicant Details and Declaration is to be provided in response to these criterions.</i> <table><tr><td><i>E-tenders message number</i></td><td>742968</td></tr><tr><td><i>Date issued</i></td><td>23-07-26</td></tr></table>	No.	Requirement/Criterion	Applicable	Response	Evaluation	3.4 a	Educational and Professional Qualifications (Management)	No	Not Required	N/A	3.4.1 a	Safety and Heath Supplement	Yes (Principal Service Provider)	Declaration Required	Pass/Fail	3.4 b	Educational and Professional Qualifications (Personnel)	No	Not Required	N/A	3.4.1 b	Safety and Heath Supplement	Yes (Principal Service Provider and Specialist Skills Providers as listed in SAQ under 3.4.1 b)	Declaration Required	Pass/Fail	3.4 c	List of Technical Services Provided over the past 5 years	No	Not Required	N/A	3.4.1 c	Safety and Heath Supplement	Yes (Principal Service Provider and Specialist Skills Providers as listed in SAQ under 3.4.1 c)	Declaration Required	Pass/Fail	<i>E-tenders message number</i>	742968	<i>Date issued</i>	23-07-26
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4.	Accreditation of Conservation Engineer I realise the deadline for queries has passed, but i would be grateful if you could clarify the required credentials of the conservation engineer which is referred to in the tender documents. As there are a very limited number (9) of CARE accredited engineers in ireland. Would a non-accredited enginner who can demonstrate adequate experience working with protected structures and conservation/heritage buildings comply with the requirements of this tender submission?	RESPONSE <i>The conservation accredited civil and structural engineer should be certified through the Conservation Accreditation Register for Engineers (CARE) or equivalent institute/body that matches CARE’s certification and possess proven skills and specialized expertise in the conservation of historical structures and sites.</i> <table><tr><td>E-tenders message number</td><td></td></tr><tr><td>Date issued</td><td>05-08-26</td></tr></table>	E-tenders message number		Date issued	05-08-26
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