

TENDER BULLETIN LIST

Note: Query numbering is sequential

Note: Previously issued Tender Bulletins will be in black, newly issued Tender Bulletins will be highlighted in yellow.

A. RESPONSES TO TENDERER'S QUERIES WHICH WILL FORM PART OF THE CONTRACT

A1 Tender Query: Can the authority confirm that travel and subsistence is chargeable separately to the rates provided as advised in the tender.

Response: The Authority confirms that tenderers shall include all travel, subsistence, accommodation, mileage, travel time and attendance costs associated with the delivery of the services within their tendered hourly rates for Lots 1, 2 and 3.

For the avoidance of doubt, no additional payment will be made in respect of travel or subsistence expenses incurred in attending meetings, workshops, hearings, site visits, oral hearings, arbitrations, assessments or any other activities required under the Contract.

Tenderers should therefore ensure that all such costs are fully reflected in the hourly rates submitted as part of their tender.

An addendum has been issued to amend the text in Appendix 1, refer to F1 below.

A2 Tender Query: We note within the service requirement document Lot 2 section 2.1 it references property consultants to "Provide expert advice on the nature, extent and cost of accommodation works required to minimise the impact of the Project on land holdings". Please note the cost element in particular for these service does not form part of typical valuation advises and would generally be detailed and costed by engineers/Quantity Surveyors. Please confirm this will not fall within the remit of valuation services.

Response: To clarify, the requirement does not extend to the preparation of engineering or quantity surveying cost estimates for accommodation works.

The intention is that the Property Consultant provides valuation and land acquisition advice to support the assessment and comparison of alternative accommodation work solutions. This may include considering the land, property and compensation implications of different options, for example the acquisition of severed lands, the provision of an underpass, or the creation of diversion access tracks.

In this context, the consideration of cost relates to the property, compensation and land acquisition impacts of the various options. Such assessment is considered to fall within the scope of the valuation services required under this contract.

A3 Tender Query: With regards to the responses relating to Appendix 1, can the Authority provide any guidance on what it is expecting to receive and any page limitations associated with the response i.e. is the Authority expecting tenderers to address each and every point details against the applicable lot?

Response: Appendix 1 sets out the Authority's requirements and specification for the Services and does not require a separate standalone response.

Tenderers should demonstrate their understanding of and ability to deliver the requirements set out in Appendix 1 through their Tender Submission, including their responses to the Quality Award Criteria and the supporting information required elsewhere in the RFT.

An addendum has been issued to amend the opening paragraph of Appendix 1 to reflect this position, refer to F1 below.

A4 Tender Query: Page 27 and the paragraph relating to assessment under Lot 1. Assessment is exercised under the TII/IFA agreement for agricultural cases under Lot 1 we assume this should be removed given the nature of Lot 1 being a regeneration focused piece. Therefore we assume this is not applicable under this lot and can be removed, please confirm.

Response: The Authority confirms that the references to Assessment under Lot 1 are correct and remain applicable. The reference to "Assessment (CI Arb/IFA or similar)" is intended to encompass assessment processes that may arise in connection with regeneration and development projects and is not limited to TII projects.

A5 Tender Query: Can the tender return date be extended?

Response: The latest date and time for submission of completed tenders has been extended to 12:00pm on Monday 31st August 2026. The dates on the eTenders Portal have been updated.

B. RESPONSES TO TENDERER'S QUERIES WHICH WILL NOT FORM PART OF THE CONTRACT

B1 Tender Query: Section 3.2.B states that, for Lots 2 and 3, the tenderer must have experience of compulsory land acquisition projects where the total land acquisition value exceeded €10 million.

However, the description of Lot 2 (page 21) states that Minor Projects are those with an overall project cost, including land and property acquisition, of between €0.5 million and €20 million.

Could you please confirm whether the relevant previous tenderer experience requirement for Lot 2 is specifically for compulsory land acquisition projects with a total land acquisition value exceeding €10 million, or whether the experience requirement relates to projects with an overall project cost, including land and property acquisition, of between €0.5 million and €20 million?

Response: We confirm that the relevant experience requirement for tenderers applying for Lot 2 is that set out in Section 3.2.B(iv)(b) of the tender documentation, namely:

Tenderers for Lots 2 must have at least nine (9) years' experience in the valuation of property, with at least five (5) years' experience in the assessment of compensation for the compulsory acquisition of land on projects where the total land acquisition value (inclusive of all costs) exceeded €10 million.

Accordingly, for Lot 2, tenderers must demonstrate experience in compulsory land acquisition projects where the total land acquisition value (inclusive of all costs) exceeded €10 million, as specified in Section 3.2.B(iv)(b).

The reference in the Lot 2 description to projects with an overall cost of between €0.5 million and €20 million relates to the categorisation of projects within that Lot and does not alter the minimum eligibility requirements.

B2 Tender Query: Can the Authority confirm if there are any page limitations for responses relating to 3.2b

Response: There is no prescribed page limit for responses under Sections 3.2.b(i) to 3.2.b(v). Tenderers should ensure submissions are concise while providing sufficient information to demonstrate compliance with the minimum requirements.

B3 Tender Query: PQQ - Can the authority clarify where CSCS cards are required as part of this submission, it is our belief that for the nature of the works being procured these should not be required.

Response: The Authority confirms that CSCS cards are not required as part of this tender submission and will not be assessed as part of the procurement process.

However, the successful tenderer shall ensure that all personnel attending sites comply with all applicable health and safety legislation and site-specific requirements. This includes holding any statutory certifications required for site access, such as a valid Safe Pass card where applicable, together with any other mandatory training or inductions required by the site owner or Contracting Authority.

Tenderers may mark any CSCS-related questions in the PQQ as "Not Applicable" where appropriate.

B4 Tender Query: Section 3.2.b. (i) (i) a Director who is head of the Company, head of a discipline within the Company or head of a regional office of the Company. Can you please confirm that it is one of the three titles required and not all three.

Response: For the avoidance of doubt, Section 3.2.b(i)(i) should be interpreted as requiring the proposed Director to be either the head of the Company, or the head of a discipline within the Company, or the head of a regional office of the Company.

Accordingly, it is sufficient for the proposed Director to satisfy one of these criteria. All other requirements set out under Section 3.2.b(i) continue to apply.

C. ISSUE OF SUPPLEMENTARY DATA IN THIS BULLETIN WHICH WILL NOT FORM PART OF THE CONTRACT
C1

D. ISSUE OF SUPPLEMENTARY DATA IN THIS BULLETIN WHICH WILL FORM PART OF THE CONTRACT
D1

E. AMENDMENTS IN THIS BULLETIN TO THE INSTRUCTIONS TO TENDERERS/ SUITABILITY QUESTIONNAIRE WHICH WILL NOT FORM PART OF THE CONTRACT
E1



Document Title

Tender Bulletin List

Prepared by

Anna Kelly

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F. AMENDMENTS IN THIS BULLETIN TO THE TENDER DOCUMENTS WHICH WILL FORM PART OF THE CONTRACT

F1 Valuation services tender Documents - “Valuation Servies RFT Final Zip” has been withdrawn and is replaced by “Valuation Servies RFT Final Zip_TB1”

The revised documents supersede any documents with the same name issued previously.

[The revised documents are issued as Tracked Changes (TC) and Changes Accepted (CA)]

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