



Ballycoolin Bus Depot – Design and Build Contract.

Tender Circular 03

**National Transport Authority,
Haymarket House,
Smithfield,
Dublin 7
D07 CF98**

21st August 2026

SECTION A: TENDER QUERIES

Detailed hereafter are queries that has been received with respect to the National Transport Authority (NTA) competition – Ballycoolin Bus Depot – Design and Build Contract, together with the NTA's response. Grey shaded items represent queries and responses issued in a prior circular:

Tender Query 1:

With regards to section 3.4b, it states "Not Required".

However under the Health and Safety section 3.4.1b and 3.4.2b , it states "Evidence Required" but no instruction as to what is required.

Could you please clarify the CV's that are required or if none are required at this stage.

Response:

Applicants are required to demonstrate compliance with the Management Health & Safety competence requirements. Sections 3.4.1a and 3.4.1b shall be completed in accordance with the requirements of the criterion.

For the avoidance of doubt, there is no requirement under Section 3.4.2b for this submission. The relevant Health & Safety requirements are those contained in Sections 3.4.1a and 3.4.1b only.

Tender Query 2:

is there a brief or scope of works to be supplied here?

We would like to analyse this opportunity from the perspective of the architect role - realising that this is contractor led.

Response:

A scope of works was provided in Section 2 of the Suitability Assessment Questionnaire Project Information Memorandum that was included in the tender pack.

Further information can be found in the planning application that was submitted to Fingal County Council on the 11th of July 2025. The submitted planning application received the planning

reference FW25A/0296E.

Final grant of permission was issued on the 29th of April 2026.

Tender Query 3:

We refer to Appendix B, Suitability Assessment Questionnaire Document Schedule, of Project Information Memorandum PIM and note the Response Requirements for Designers namely BCD QW1 Part 1 and Part 2 SAQ for Contractors and the BCD QC1 Appendices.

However, Appendix E, PIM Submission Checklist, does not identify any documents to be returned by the Designer.

Could you please clarify whether,

BCD QW1 Part 1 and Part 2 SAQ for Contractors is to be completed jointly by the Contractor and Designer as part of a single submission or

Separate BCD QW1 SAQs are required, with one completed by the Contractor and a separate submission completed by the Designer.

We would appreciate your confirmation of the intended submission requirements for the Designer.

Under Appendix E, document BCD QC Part 3 FC. Where it says Part 3, is this a typo and is supposed to read Part 2?

Response:

BCD QW1 2 shall be completed by the Applicant Works Contractor.

Under the Design & Build Contract, the successful Contractor will also undertake the roles of Designer and PSDP and is therefore required to nominate the proposed specialist service providers. Accordingly, the proposed Architect, Civil & Structural Engineer, Mechanical & Electrical Engineer and Fire Consultant shall each complete the relevant BCD QC1 Suitability Assessment Questionnaire. These QC1 submissions shall form part of the Works Contractor's overall SAQ submission and are not separate stand-alone submissions to the Contracting Authority.

With regard to Appendix E, the reference to "BCD QC Part 3 FC" is an error. The intended reference is BCD QC1 Part 2 FC

Tender Query 4:

Under section 3.4a of the Architects SAQ you ask for a CV for the Managing Director.

We presume in this instance that this refers to the Director that will manage the contract, rather than the managing director of our firm?

Response:

The requirement is for a CV for the Managing Director of the Applicant organisation, being the individual with overall responsibility for management of the company. This requirement does not refer to the individual who will manage the contract unless that individual also holds the position of Managing Director.

Tender Query 5:

RFI Query – Section 3.4c: Equivalent Project Experience

Section 3.4c requires Applicants to demonstrate experience of a light industrial building, office building or equivalent building with a minimum GFA of 5,000 m².

Could the Contracting Authority confirm that education or sport infrastructure projects with a minimum GFA of 5,000 m², incorporating similar structural construction methods, complex M and E services, significant civil infrastructure and external works, ancillary office and administrative accommodation be considered equivalent?

Response:

An education project with a minimum GFA of 5,000m² will be considered an equivalent project for the purposes of this criterion. Sports facilities will not generally be considered equivalent unless the Applicant can demonstrate comparable building complexity, building services content and operational characteristics.

Tender Query 6:

Can a Project Director CV be used as Managing Director?

Response:

Please refer to the response provided to Query 4 above.

Tender Query 7:

Could you please confirm that my understanding of the below is correct re: JV

Our proposed Architectural submission may comprise of a consortium/joint venture of two architectural practices. Please confirm that each member should complete a separate copy of the Architect QC Part 2 and Architect ESPD, with the Lead Member submitting one combined QC1 technical response on behalf of the architectural consortium.

Response:

The Contracting Authority confirms that the architectural applicant may comprise a consortium or joint venture of two architectural practices. Each member of a consortium and any member being relied upon for the purpose of the Questionnaire must submit a completed ESPD. Any entity being relied upon must also complete Letter of Undertaking in Appendix 1 to the QC1 document. There is no requirement to complete separate copies of the Architect QC Part 2 document as all applicant members relied upon will be listed in Schedule II.

Tender Query 8:

Due to the impact of the summer holiday period on the resource availability, we would be grateful if the Contracting Authority would consider granting a three-week extension to the PQQ submission deadline.

Response:

The Contracting Authority confirms that due to the volume of queries received, an extension of time is being granted until the 11th of September 2026 and the deadline for receiving queries will be extended until the 1st of September 2026.

Tender Query 9:

Can you please confirm if Quantity Surveying Services are required as part of this response?

Response:

The Contracting Authority confirms that Quantity Surveying services are not required as part of this response.

Tender Query 10:

Discipline - Architectural - We note no DAC consultant is called up. Is this a requirement for the tender?

Response:

The Contracting Authority confirms that no DAC consultant is required as part of this SAQ process.

Tender Query 11:

Discipline - Architectural - What specialist consultants/ designers will be provided by the client if any?

Response:

The Contracting Authority will not be novating any specialist consultants/designers.

Tender Query 12:

Discipline - Architectural -Are Planning Conditions being responded to and closed out by Aecom as the consultant applicants?

Response:

The Contracting Authority intends to make available relevant background information including planning information, surveys and design development details after Stage 1 of the procurement process. The successful D&B Contractor for the Project will design the depot and certain ancillary facilities in accordance with the works requirements and based on the statutory grant of planning and obtain any other relevant statutory or other licences and consents in order to execute the construction works.

Tender Query 13:

Discipline - Architectural - Can a definitive list of specialist designers/ consultants be provided e.g. facade, acoustics, landscape arch, traffic/ transport engineer, sustainability, ecology, PSDP, Assigned Certifier, BIM Manager etc.

Response:

The Contracting Authority would draw attention to the full list of known design specialisms under the Architect as set out in the QC1 documents on page 14.

Tender Query 14:

Discipline - Architectural -Is BREEAM, LEED a requirement?

Response:

The Contracting Authority will specify that the project is a nearly zero energy building (nZEB).

However, it is not proposed to deliver these buildings under a formal certification such as BREEAM and LEED certification.

Tender Query 15:

Can you please confirm whether the value of the two projects required in Section 3.4a is €50 million, rather than €30 million, which is the value stated in Section 3.4c?

Response:

The Contracting Authority confirms that the requirement set out in 3.4a is for two projects over €50m of comparable scale and complexity whereas the requirement for section 3.4c is for two projects in excess of €30m which have more specific characteristics.

Tender Query 16:

Due to current market activity and the summer holiday period, we respectfully request a 3 week extension to the SAQ return deadline.

Response:

Please see response to Tender Query 8.

Tender Query 17:

We note in the PIM that the Indicate Timelines for the procurement process indicates a Stage 2 Tender Issue in Q4 2026 and also award of the Project in Q4 2026, can you confirm that these timelines are still correct?

Response:

The Contracting Authority continues to work to these timelines. Although, it is recognised that these timelines are accelerated.

Tender Query 18:

Can you confirm that PSDP is NOT required as part of the submission please?

Response:

The PSDP role is not required to be identified at SAQ stage but will be required to be nominated by the successful D&B Contractor for appointment during delivery of the D&B Contract.

Tender Query 19:

In relation to the requirements for the Fire Consultant. The requirement seems very onerous.

If a person has multiple years experience as a Director, and less than 10 as MD - would this be sufficient to pass this section?

Response:

For the purposes of this criterion, the Contracting Authority will accept experience gained in equivalent senior leadership roles, including Director-level positions, where the individual can demonstrate overall responsibility for the management and delivery of projects of comparable scale and complexity. The reference to Managing Director experience should be interpreted as senior management experience within the relevant sector. A minimum of five (5) years' experience in a Managing Director or equivalent senior leadership role will be accepted.

Tender Query 20:

Under 3.4.c (i), where the requirement is for an Applicant must demonstrate that they have completed a building project of similar complexity with a capital value greater than €30m within a 12 month period or annualised equivalent.

Can project value be reduced to €17m please.

Response:

No. The minimum project value requirement stated in the SAQ remains unchanged. Applicants should note that the criterion is intended to demonstrate experience on projects of a scale and complexity comparable to the proposed development and will remain as published in the SAQ documentation.

It should be noted that there is no capex or building size thresholds associated with the following criterion:

(iii) Applicant must demonstrate that they have completed a building project of similar complexity within a similarly constrained site where all adjacent operations were maintained and protected during the works.

Tender Query 21:

Further to Tender query no 20, is there a separate QC1 for the Designer or is BCD CS the Designer Questionnaire? We note that in Appendix B SAQ Document Schedule of the Project Information Memorandum PIM that the Designer completes a QW1 Part 2, QC1 Appendix B1, QC1 App B3 and QC1 App D. However Appendix E Submission Checklist of the PIM does not set out what has to be returned by the Designer unless it is BCD QC1 C and S?

Can you please confirm what Questionnaire the Designer completes?

Response:

Please refer to the response provided under Tender Query 3.

Tender Query 22:

We note the requirement as below for the Managing Director

(iii) A minimum of ten (10) years' experience operating at Managing Director level within the construction industry.

We would request relaxation of this requirement, from a consultancy basis this is quite restrictive.

Response:

The Contracting Authority has reviewed this requirement. For the purposes of this competition, a minimum of five (5) years' experience operating at Managing Director level, or in an equivalent senior leadership position with overall responsibility for organisational management and project delivery, will be accepted.

Tender Query 23:

Further to Tender Query 22 could you please outline the requirements for Section 3.4.1b. The PQQ states curricula vitae of the Applicant's personnel are required. Do you require a specific number of personnel CV's detailing specific roles?

Response:

Please refer to the response to Tender Query 1.

No specific number of personnel CVs is required. Applicants should provide the information required to demonstrate compliance with the relevant criterion.

Tender Query 24:

We would like to kindly request a two-week extension to the tender return date. Due to the Builders' Holidays period, our design team have been delayed. Granting an extension would greatly assist us in securing the necessary information from our design team.

Response:

Please see response to Tender Query 8.

Tender Query 25:

We respectfully request consideration of a two-week extension to the tender submission deadline.

Given the scale of the specialists requirements, together with current industry workload and the holiday period, the additional time would support the preparation and submission of a fully compliant and robust tender.

Response:

Please see response to Tender Query 8.

Tender Query 26:

Due to the current number of tender submissions and competing deadlines, combined with the additional pressures associated with the holiday period,

I would be grateful if the NTA would consider granting a 3-week extension to the current tender submission deadline.

The additional time would greatly assist us in ensuring that our submission is fully considered, comprehensive and of the highest possible quality.

We would appreciate your consideration of this request and thank you in advance for your understanding.

Response:

Please see response to Tender Query 8.

SECTION B: TENDER AMENDMENTS

The information provided in this Section C, Additional Information, constitutes part of the Instructions related to this tender competition

SECTION C: ADDITIONAL INFORMATION

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