



THE LAND DEVELOPMENT AGENCY

Pre-Qualification Questionnaire (PQQ)

Clongriffin Lands Phase 2 (Zone 8, 9 & Creche), Dublin 13 – Main Contractor

PQQ issue date: 02nd September 2026

Procurement Stage	<i>Pre-Qualification Questionnaire for the Design & Construction of the Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project, Dublin 13</i>
Procedure	Competitive Procedure with Negotiation
eTenders CfT ID	8968204
OJEU REF	
Issue Date	02 nd September 2026
Closing Date for Queries	21 st September 2026 at 16:00 (Irish Standard time)
Contact for Queries	Questions and Answers facility on www.etenders.gov.ie
Closing Date / Time for receipt of Completed PQQ	05 th October 2026 at 16:00 (Irish Standard time)
<i>Please note that information relating to this Pre-Qualification Questionnaire, including clarifications and changes, will be published on the Irish Government Procurement Opportunities Portal (www.etenders.gov.ie). Registration is free of charge and there is no charge for documents. Please note that the Contracting Authority cannot accept responsibility for information relayed (or not relayed) via third parties.</i>	
<i>Note: Interested Economic Operators are reminded to use the Expression of Interest function on eTenders to ensure they form an Association with this RFT in this procurement procedure on the new eTenders platform to ensure they receive all correspondence/updates associated with this competition.</i>	

Internal use only

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1 Introduction

1.1 The Land Development Agency

The Land Development Agency (the “**Contracting Authority**” (CA) or the “**LDA**”), established in 2018, is a semi-state company, with the mandate to facilitate the development of affordable housing for individuals and families by activating sites and landbanks in urban areas. For more information, please go to www.lda.ie.

1.2 Clongriffin Lands Project Development Overview

The site is located at Clongriffin, Dublin 13. Phase 1 is currently under construction with 408 apartments due for completion by Q4 2026.

Phase 2 consists of three zones, Zone 7, Zone 8, Zone 9 plus a crèche. Zone 7 will be completed by a separate contractor. Zone 8, Zone 9 and the crèche are the subject of this opportunity. Planning permission for Phase 2 was received from Dublin City Council on 13th July 2026 for 711 apartments.

Outline areas for the LDA lands at Clongriffin, Phase 1, Phase 2 and Zone 8 & Zone 9 & Crèche (subject to this opportunity) are shown in *Figure 1*.



Figure 1. LDA Clongriffin Lands, Phase1, Phase 2 Planning Application Boundary, & Subject Site

A design & build construction contract (the “**Works Contract**”) will be entered into between the successful tenderer (the “**Works Contractor**”) and the Contracting Authority for the delivery of Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project. It is anticipated that construction works will commence Q2 2027.

The Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) project involves the construction of 263 apartments in Zone 8, 168 apartments in Zone 9, and a standalone creche building adjacent to Zone 9. This phase also includes major infrastructure works such as roadways, cycle lanes, utilities, and public open spaces, as well as existing utility diversions and attenuation below ground. The creche has been designed to accommodate 120 child spaces and includes a 509sqm play area.

In summary, the Development consists of:

- 431 no. apartments in 2 no. blocks ranging in height from 6-10 storeys in the form of:
 - 45 no. studio apartments
 - 187 no. 1-bed apartments
 - 52 no. 2-bed 3-person apartments
 - 147 no. 2-bed 4-person apartments
- C. 546sqm of community space in Zone 8
- C. 622sqm of retail space in Zone 9
- Standalone creche with capacity for 120 children (c. 911sqm)
- All associated and ancillary site development and infrastructural works including the completion of eastern section of Market St to where it meets Clongriffin Road/Station Square, hard and soft landscaping, and boundary treatment works. All car and bike parking is at grade and there is no basement.

Figure 2 outlines the ground floor layout for Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project.

Figure 3 outlines the massing for Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project.

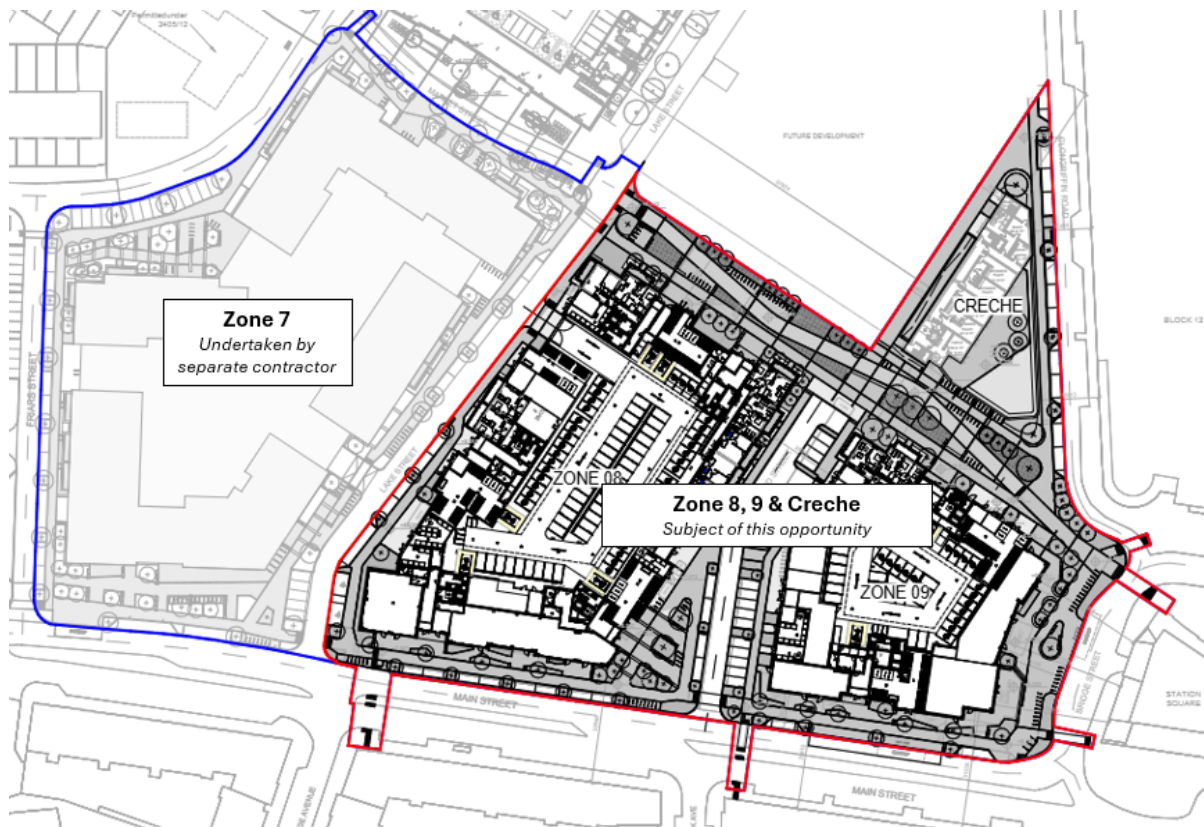


Figure 2. Clongriffin Lands Phase 2 – Ground Floor Site Layout (Zone 8, 9 & crèche)



Figure 3. Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project – Height and Massing Diagram

The development is required to be delivered in accordance with ISO 19650 standards, utilising BIM (Building Information Modelling). Details in relation to BIM requirements will be provided in the RFT.

The Clongriffin site is located in Dublin 13 with both residential and commercial premises within the surrounding area. Contractor community engagement & communication will be required prior to commencement and during construction.

The development is to achieve Home Performance Index Certification with the Irish Green Building Council on completion, and the successful Works Contractor will be required to provide information and input into this process. Requirements will be set out in the RFT.

Design Team: The development design team appointed by the LDA are:

- Architect: Henry J Lyons
- Civil & Structural, Traffic Engineers: CS Consulting Engineers
- Mechanical & Electrical Engineers: EDC Engineering
- Landscape Architects: Brady Shipman Martin
- Fire Safety Design: Maurice Johnson and Partners
- Quantity Surveyors: KSN Cost Consultants
- Project Management: KSN Project Management

2 Project Overview

2.1 Site Location

The subject site is – (hereafter referred to as “**the site**”), is located at Clongriffin, Dublin 13. The greenfield site sits south of Clongriffin Phase 1 and is bounded by Friar’s St, Main St and Station Square. There are no buildings or features of note on the development site, with the land currently vacant. The Contractor is to make themselves familiar with the site. The site forms part of a land bank owned by the LDA, shown previously in *Figure 1*.

Figure 4 outlines the surrounding environment for the Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project.

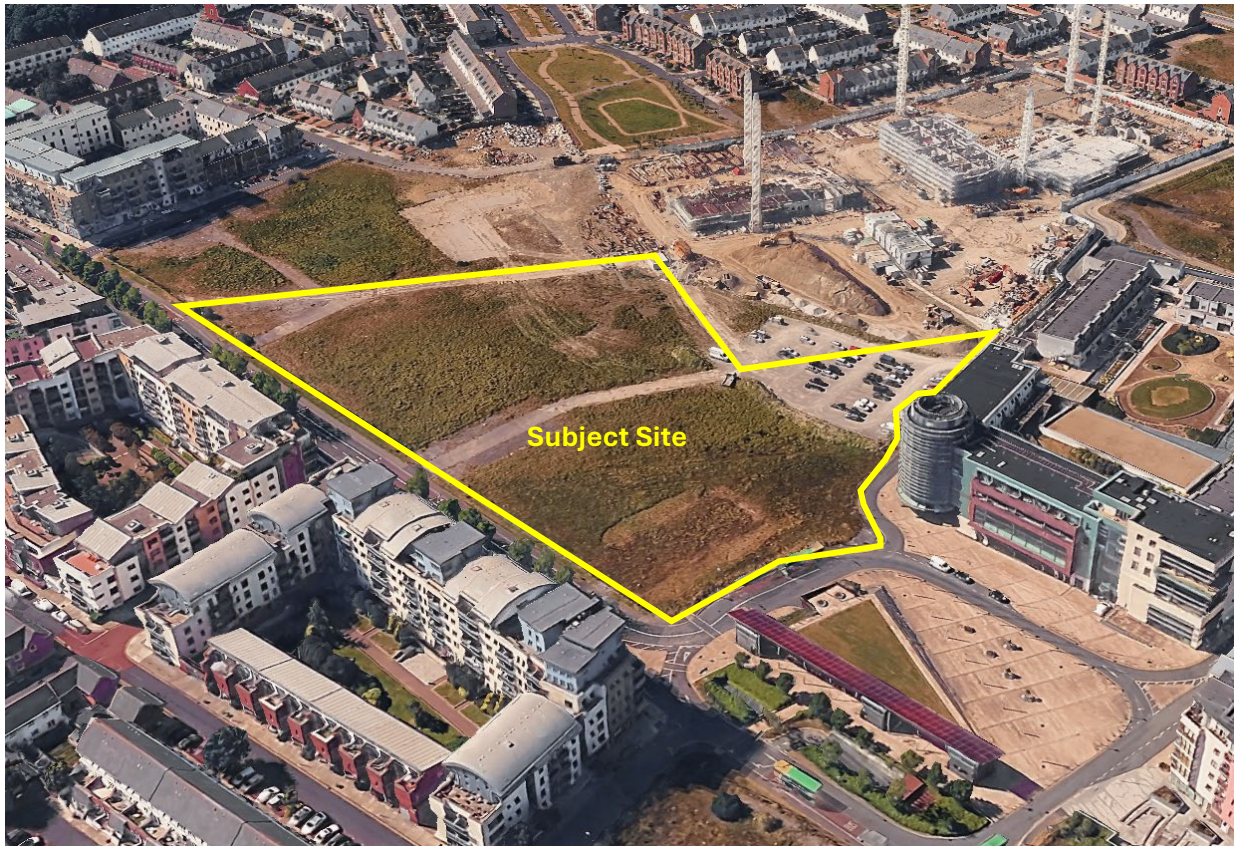


Figure 4. Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project – Site location ariel view.

2.2 Planning Permission

Planning permission was received from Dublin City Council on 13th July 2026. Further details of the approved development can be found at <https://planning.agileapplications.ie/dublincity/search-applications/> with the planning application number: LRD6098/26-S3.

3 Project Information and Service Requirements

3.1 Form of Contract

The construction contract to be awarded pursuant to this competition (the “**Works Contract**”) will be an amended version of the Building Contract, 2017 Edition, published by the Royal Institute of the Architects of Ireland (where quantities do not form part of the contract). The Works Contract will be let on a Design & Build basis.

This document (the “**PQQ**”) relates to the pre-qualification procedure whereby the Contracting Authority invites submissions from interested parties (the “**Applicants**”), in order to identify up to four (4) suitable applicants to be shortlisted and invited to tender for the Works Contract. The PQQ should be read in conjunction with the Applicant Submission Document.

This procurement competition is being undertaken in accordance with applicable public procurement law requirements.

We also note that Applicants should note the Data Privacy Notice on the eTenders website (www.etenders.gov.ie).

3.2 Submission of Pre-Qualification and Application Submissions

- Applicants must submit their applications electronically through the e-tender Tender Box facility (the “**eTenders platform**”) on www.etenders.gov.ie only. Tenders submitted by any other means (including but not limited to by email, fax, post or hand delivery) are liable to be rejected.
- Tenderers not familiar with uploading to the e-Tenders platform should ensure that they familiarise themselves with the process prior to the deadline for receipt of submissions as set out in Section 3.3 of this PQQ (the “**Submission Deadline**”). *This is emphasised as the procurement procedure is being carried out on the new eTenders platform. It is the Applicant’s responsibility to familiarise itself with the eTenders website in advance of the Submission Deadline.*
- The application is to be structured as follows:
 - (i) 1 nr. PDF document containing the **Applicant Submission Document**, with the following items completed:
 - Section 1 (Applicant Details), Section 2 (Main Contractor Submissions) and Section 3 (Submission Checklist) to confirm that all required information is provided.
 - Appendix A – Applicant Declaration.
 - (ii) 1 nr. PDF document containing responses to all **Quantitative Criteria** labelled as follows “**Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project – [Insert Applicant Name] – PQQ Part A**”. The submission must contain 1 nr. PDF document only, containing the following sections.
 - Section 5.1 – Evidence of Financial and Economic Standing
 - Section 5.2 – Evidence of Main Contractor Insurances
 - Section 5.3 – Evidence of Main Contractor CAR Insurances
 - Section 5.4 – Evidence of Main Contractor Undertaking for the Performance Bond
 - Section 5.5 – Evidence of Main Contractor Health & Safety Information
 - Section 5.6 – Evidence of Main Contractor Environmental Information
 - Section 5.7 – Evidence of Main Contractor Quality Information
 - Section 5.8 – Evidence of Self-Declaration re Regulation 57
 - (iii) 1 nr. PDF document containing responses to all **Qualitative/Scored Criteria** labelled as follows “**Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project – [Insert Applicant Name] –**

PQQ Part B''. The submission must contain 1 nr. PDF document only, containing the following sections.

- Section 5.9 – Evidence of Main Contractor Oversight Resource Experience
 - Section 5.10 – Evidence of Main Contractor Delivery Resource Experience
 - Section 5.11 – Evidence of Main Contractor Relevant Company Experience
- All submissions shall be in A4 format. Response page limits are detailed at relevant sections within the PQQ, and Applicants are advised to use a minimum size 10 (ten) font and single line spacing.
 - Applicants should also note that if they exceed the page numbers limit, only that number of pages stated within each criterion in the PQQ will be reviewed and any information contained in pages beyond this will not be reviewed.
 - The Contracting Authority is not responsible for corruption in electronic documents. Applicants must ensure electronic documents are not corrupt and should ensure they give themselves sufficient time to upload their submission. It is the Applicant's responsibility to upload the submission before the Submission Deadline.
 - Applications must be submitted in English.
 - Please note that upload speeds vary. There is a maximum of 250MB for uploading individual files and a total size for all uploaded files up to 500MB. These size limits are visible to Applicants that access the Document Library in order to upload files. *The eTenders Platform is a third-party platform and is subject to change from time to time. It is the Economic Operators responsibility to always be aware of the requirements and limits of the eTenders Platform.* An Applicant shall be entitled to modify and re-submit a submission up until the Submission Deadline. Applicants should be aware that they cannot modify or submit a response after the submission deadline. It is the Applicant's responsibility to familiarise themselves with the eTenders platform in advance of the Submission Deadline. The Applicant must contact the eTenders platform directly for technical support should it be required.
 - It is the responsibility of the Applicant to ensure that their application is complete and is uploaded by the Submission Deadline. Applications that are received late or via other means are liable to be rejected.

3.3 Timeline

The deadline for receipt of applications/submissions from interested parties is:	5th October 2026 at 16:00 (Irish Standard time)
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Any Applications that are submitted after the Submission Deadline are liable to be rejected.

The target timetable for the Works Contractor selection and award process is set out below. This timetable is indicative only and the Contracting Authority will advise of firm dates at later stages in the competition.

Activity	Date
PQQ issued by the CA	Sep-26
Submission Deadline	Oct -26
CA concludes evaluation of Pre-Qualification Submissions	Nov-26
CA confirms shortlisted Applicants/Works Contractors	Nov-26
CA issues RFT to shortlisted Applicants/Works Contractors	Q4-26
Tenderers submit Tender Proposals	Q1-27
CA completes Tender Evaluation	Q3- 27

Table 1: Indicative Timeline of Activities

The proposed procurement process is set out in Section 4.

3.4 Queries/Clarification Requests

All queries in relation to any aspect of the application documents should be submitted via the eTenders platform query process, clearly marked with the subject line “**QUERY – Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project PQQ**”. The following additional conditions govern the submission of queries:

- (i) No approach of any kind should be made to any other person within, or associated with, the Contracting Authority in connection with the procurement procedure. Any such approach may, at the absolute discretion of the Contracting Authority, result in the elimination of the Applicant in question from this process; and
- (ii) The Contracting Authority will endeavour to respond to all reasonable queries received but does not undertake to respond to all queries indiscriminately.

Applicants should note that responses to queries and other communications from the Contracting Authority will be issued via the messaging facility available on www.etenders.gov.ie. Responses will therefore be issued only to those Applicants that have registered an interest in the competition / associated its Economic Operator entity with the competition on www.etenders.gov.ie. Applicants must register their interest in the competition so as to ensure that they receive communications from the Contracting Authority. The Contracting Authority has no responsibility for communications which are not received by any Applicant (whether registered for the competition or not).

The closing date for queries/clarification requests is:	21st September 2026 at 16:00 (Irish Standard time)
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4 Procurement Process and Evaluation

4.1 Introduction

A notice has been dispatched by the Contracting Authority to the Official Journal of the European Union and e-tenders with respect to the Works Contract inviting submissions from interested parties with a view to being shortlisted to submit a tender for the works. This section provides additional information in relation to the competition.

4.2 Procurement Process

The proposed procurement process is a two stage, competitive procedure with negotiation with the objective of appointing an economic operator to design and construct the development as described in this PQQ.

The procurement stages are further described below and a flow chart for this process is set out in Appendix A for information. Stage 2 will be set out in full detail in the RFT.

4.3 Pre-qualification Procedure

The first stage of the competition is a pre-qualification stage, which is open to all interested parties who wish to submit a pre-qualification submission (the **"PQ Submission"**).

The first stage requires interested Applicants to submit a PQ Submission and to self-declare (in accordance with Section 4.5 below), that they are not subject to any exclusion grounds set out in Article 57 of the Procurement Directive (Directive 2014/24/EU, as transposed into Irish law pursuant to the EU (Award of Public Authority Contracts) Regulations 2016 (S.I. 284 of 2016) (as amended)) (the **"European Procurement Regulations"**) and can meet the relevant Selection Criteria set for the competition. The purpose of the Selection Criteria is to assess the capability of each Applicant to carry out the required works.

The Contracting Authority intends to shortlist up to four (4) Applicants. Applicants who are shortlisted may be asked to provide evidence and supporting documents in order to prove that they meet the Selection Criteria and are not subject to any exclusion grounds as declared, prior to being invited to tender.

The PQ Submissions will be assessed by the Contracting Authority and those Applicants who are successful in the first stage will be shortlisted and invited to submit tenders at the second stage of the procurement competition.

The tenders submitted by the shortlisted Applicants (the **"Tender Submissions"**) shall be assessed against the Award Criteria set out in the RFT. Tender Submissions will be assessed in accordance with the rules, criteria and weightings set out in this PQQ and the RFT.

4.4 Design Team Novation

With the exception of the Project Supervisor Design Process, Assigned Certifier and Cost Consultant, it is the intention that all design disciplines will be novated to the Works Contractor post-award of the Works Contract, however, this will be confirmed to Applicants at RFT stage.

The appointed Project Manager will act as Contractor Administrator.

4.5 Self-Declaration by Applicants

The PQQ has been structured to permit Applicants to self-declare criteria, where appropriate, with evidence of these self-declarations to be submitted to the Contracting Authority when requested. This aims to reduce the upfront submission requirements for Applicants, ensuring that only the successful Applicant is required to provide evidence to verify the initial declarations provided by them.

If self-declaration is requested, this will be outlined in the PQQ. Otherwise, all Applicants are required to submit the evidence requested in each criterion.

In this respect, please note that the Contracting Authority proposes to shortlist Applicants based on the PQ Submissions. This includes the matters which are the subject of self-declaration. While the Contracting Authority reserves the right to seek this information at any stage throughout the tender process, the Contracting Authority intends to seek verification of matters that are the subject of self-declaration at a later stage in the procurement process.

The successful Applicant shall be required, to provide this information in support of the self-declarations made in their application within five (5) business days of a Contracting Authority request. An Applicant's continued participation in the tender process shall be conditional upon providing the required and satisfactory information in the form required.

Please note that in the event an Applicant fails to provide any of the information requested, where the information submitted does not meet the required minimum standards, or where the Applicant otherwise fails to verify the information the subject of the self-declaration, such Applicant is liable to be eliminated from the tender process. Should this occur, the Contracting Authority reserves the right, at that stage, to revert to the next ranked Applicant and to invite such Applicant to provide the documentation in support of the self-declarations made in their application within five (5) business days of the Contracting Authority's request. The Contracting Authority reserves the right to continue the process of reverting to the next ranked Applicant until an Applicant has submitted the required and satisfactory information.

4.6 Confirmation of Financial Standing

At any stage of the procurement process, including as a condition of or following shortlisting and/or appointment as preferred tenderer, the LDA reserve the right to undertake (or for its professional advisors to undertake) a Counterparty Financial Risk Assessment of the shortlisted Candidate(s)/preferred Tenderer(s) and require the Candidate/ Tenderer(s) to provide

- Details of the financial robustness of the Tenderer, including relevant financial metrics such as Turnover, Gross Profit, Operating Profit, Cash and Net Assets position;
- Other details necessary for confirmation of financial standing.

The Contracting Authority reserves the right to determine, at its discretion, whether the outcome of any such assessment and the information provided by the Candidate/Tenderer are satisfactory.

4.7 Contracting Authority Information

Information	Details
Contracting Authority Name:	The Land Development Agency
Contracting Authority Address:	George's Court, 54-62 Townsend Street, Dublin D02 R156
Contact Name:	LDA Procurement Department
Contact Address (if different from Contracting Authority):	As above
Contact Telephone No:	01 910 3400
Contact Email Address:	procurement@lda.ie

Table 2: Contracting Authority Information

4.8 Works Contractor's Role

The successful Applicant is to be appointed for the roles on the Clongriffin Phase 2 Zone 8, 9 & Creche Road Project as outlined in the tables below.

Works Contractor:	The successful Applicant will be appointed Works Contractor on the Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project in accordance with the Safety, Health and Welfare at Work (Construction) Regulations 2013 (S.I. No 291 of 2013) (the "Construction Regulations").
PSCS:	The successful Applicant will be appointed PSCS on Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project in accordance with the Construction Regulations.
Health and Safety Coordinator (HSC):	The successful Applicant will be required to provide a HSC for approval and appointment by the PSDP in accordance with the Construction Regulations.
Designer (H&S):	The successful Applicant will be appointed as a Designer on the Clongriffin Lands Phase 2 (Zone 8, 9 & Creche) Project in accordance with the Construction Regulations.
Design Certificate (BCAR):	The successful Applicant will be required to sign the Certificate of Completion (Design) in accordance with the Building Control (Amendment) Regulations 2014 (S.I. No. 9/2014)

Table 3: Works Contractor's Role

5 Works Contractor Prequalification Requirements

5.1 Financial and Economic Standing

5.1.1 Certified Average Annual Turnover – Pass / Fail

The evidence required to pass this criterion is certified statements of yearly turnover on a cumulative three-year basis, based on the 3 (three) previous audited financial years of the Applicant preceding the date of the submission of the application in accordance with the specific requirements set out below. If, for a reason deemed valid by the Contracting Authority, the evidence sought cannot be provided then alternative evidence which is considered appropriate by the Contracting Authority may be provided.

Area of Business/Work:	Minimum average Yearly Turnover over the 3 (three) most recent years arising from the area of work specified:
Building & Construction Works	€100,000,000

The aggregated turnover for all members of a consortium or joint venture must meet the turnover requirement set out above. If only one (1) member has the skills, resources, and experience for the work, that member must have an average turnover that demonstrates financial capacity for the work as set out below.

Note: Minimum average turnover must be in building & construction works.

5.1.2 Statement of Going Concern – Pass / Fail

The evidence required to pass this criterion is a statement from a director of the Applicant; or where the Applicant is a consortium, joint venture or partnership, then a statement from a director of each member of the Applicant; certifying that:

Based on the current financial evidence available, the Applicant is a going concern and has the financial and operational capacity to:

- (i) Continue to trade as a going concern for, at least, the next 12 months, and
- (ii) Fulfil the requirements of the Development Agreement insofar as they are outlined in this PQQ, (the “Statement of Going Concern”)

5.2 Insurance – Pass / Fail

Applicants are required to provide written confirmation from their insurance broker in the form of the template provided in **Appendix D of the Applicant Submission Document**, that the Applicant has the below levels of insurance cover in place or can provide those levels if necessary.

Insurance	Level Required
*Public Liability Indemnity	€13,000,000 any one occurrence
Employer’s Liability Indemnity	€13,000,000 any one occurrence
Professional Indemnity	Details in relation to professional indemnity insurance requirements will be contained in the RFT. PI cover will be required from the contractor, design team and sub-contractors with design responsibility.

Employer may require the Contractor to effect non-negligence insurance.

* The LDA reserve the right to insure the project via OCIP.

* The LDA reserve the right to increase the Professional Indemnity level.

5.3 Contractors All Risk Insurance – Pass / Fail

Applicants are required to provide written confirmation from their insurance broker in the form of the template provided in **Appendix D of the Applicant Submission Document**, that the Applicant has the below levels of insurance cover in place or can provide those levels if necessary. .

Insurance	Level Required
*Contractors All Risk Insurance	Full value of the works inclusive of VAT (in accordance with RIAI Blue Form Clause 22(b)(i))

Employer may require the Contractor to effect non-negligence insurance.

* The LDA reserve the right to insure the project via OCIP.

5.4 Performance Bond – Pass / Fail

Applicants are required to provide a Letter of Undertaking issued by a surety, authorised to do guarantee business in Ireland, confirming that the surety is in a position to provide a performance bond to meet the requirements listed below.

Performance Bond Requirements	Level Required
The amount of the Performance Bond required (expressed as a percentage of the eventual VAT inclusive contract sum)	10 %
Period after Practical Completion where the surety is released of their total liability	12 Months

The surety providing the Letter of Undertaking must be rated AAA, AA, A or a BBB by a recognised international ratings agency.

5.5 Health & Safety Information – Pass / Fail

5.5.1 Health and Safety Management System

Applicants must provide proof and documentation of the company's Health and Safety Management System as it relates to delivering this scope of works. Max two (2) A4 pages (excluding evidence of third-party certification).

The Applicant should note that full details of the company's Health and Safety Management System are not required.

The Applicant's submission should include:

- Evidence of its Safety Management Systems' current certification.
- Applicants must confirm with this section's submission that they have fulfilled the role of Project Supervisor for the Construction Stage (PSCS) on previous projects. Please note that the Applicant will be required to provide a declaration of competency for undertaking the role of PSCS prior to award of the Works Contract. For clarity, award of the Works Contract will be conditional on the Applicant providing this information.

5.5.2 Accident/Incident Recording and Reporting

Applicants must provide details of their Accident/Incident recording and reporting systems. Max two (2) A4 pages.

As part of the response the Applicant shall provide details in the table below of its accident / incident performance (including joint ventures and sub-contractors working on its behalf) for each of the last three (3) years (up to the date seven (seven) calendar days before the latest date for submission of the response to this PQQ). Insert “0” (zero) if no incidents recorded or “NA” if data is unavailable. If data is unavailable, the Applicant should provide an explanation in the Applicant’s response (which can be included in additional pages over and above the max two (2) A4 page limit). Any explanation of an ‘NA’ response must be considered appropriate and to the satisfaction of the Contracting Authority in order to pass.

Ref No.	Details	2024	2023	2022
1	Man-hours worked			
2	No. of fatalities			
3	No. of Reportable Lost Time Accidents (> 3 days)			
4	No. of Lost Time Accidents (≤ 3 days)			
5	No. of reportable dangerous occurrences (to the relevant authority e.g., HSA/HSE)			

Table 4: Accident/Incident Reporting Data

Table 2 above is provided in **Appendix E** of the Applicant Submission Document, and your response must be provided in this format.

5.5.3 Enforcement Actions

The Applicant must confirm whether its organisation (inclusive of any subsidiaries) or any of its directors or executive officers have been served with an improvement notice, a prohibition notice, or been convicted of any offences under Safety, Health & Welfare legislation (or equivalent, outside Ireland) in the previous three (3) years to the date of this PQ Submission.

If any of enforcement actions set out above have occurred, the Applicant must provide details of such event(s) including information detailing the remedial actions or changes the organisation has made as a result of such event(s) and evidence that any improvement notice or prohibition notice has been lifted to the satisfaction of the relevant health and safety regulator (in Ireland, the Health & Safety Authority), or that appropriate and detailed proposals have been prepared for submission to the relevant regulator to the satisfaction of the Contracting Authority.

If any of the enforcement actions set out above have occurred, the details provided in relation to these events must be satisfactory to the Contracting Authority in order to pass this criterion.

The Contracting Authority reserves the right to raise further queries and/or seek further information during the PQQ evaluation stage of the competition in order to validate compliance with its requirements. This shall apply generally to Section 5.

Note: Refer to **Appendix E** of the Applicant Submission Document.

5.6 Environmental Information – Pass / Fail

Applicants must provide proof and documentation of its Environmental Management Statement as it relates to delivering this scope of works. Max two (2) A4 pages.

The Applicant's submission should include confirmation that it has an Environmental Management System in place.

The Applicant is to provide information on the measures in place to ensure environmental measures are brought to the fore in the delivery of works, for example by way of a 3rd party certified system, or an equivalent in-house quality control process or system. Such certification can be included, in addition to the two (2) page limit.

The Applicant should note that full details of the company Environmental Management System are not required, and the page limit outlined in this section applies.

5.7 Quality Information – Pass / Fail

Applicants must provide proof and documentation of the company's Quality Management Statement as it relates to delivering this scope of works. Max two (2) A4 pages.

The Applicant's submission should include:

- confirmation that the Applicant has a Quality Management System in place. The Applicant is to provide information on the measures it has in place to ensure quality measures are brought to the fore in the delivery of works, for example by way of a 3rd party certified system, or an equivalent in-house quality control process or system. Such certification can be included, in addition to the two (2) page limit.

The Applicant should note that full details of the company's Quality Management System are not required, and the page limit outlined in this section applies.

5.8 Self-Declaration Re Regulation 57 (Pass / Fail)

Applicants must complete and submit a self-declaration regarding the Applicant's circumstances in the form set out in the 'Self-Declaration re Regulation 57' in **Appendix F of the Applicant Submission Document**.

The grounds under which the Contracting Authority may exclude an Applicant, any member of the Applicant (where the Applicant is a consortium, joint venture or partnership), or any entity relied upon by the Applicant, from participation in this competition are set out below.

The term 'Applicant' as used below refers to each of (a) the Applicant (b) any member of the Applicant (c) any entity being relied upon by the Applicant.

Subject always to the provisions of Regulation 57 of the European Procurement Regulations:

- (a) if:
 - (i) Applicant is in one of the situations listed in Regulations 57(1) or 57(3) of the European Procurement Regulations; or
 - (ii) a member of the administrative, management or supervisory body of the Applicant/member of the Applicant, or a person having powers of representation, decision or control therein, is in one of the situations listed in Regulation 57(1) of the European Procurement Regulations,

the Applicant shall be excluded from the competition;

(b) if the Applicant (or a member of the Applicant, where the applicant is a consortium, joint venture or partnership), is in any of the situations listed in Regulation 57(4) or 57(8) of the European Procurement Regulations that are applied by the Contracting Authority for the purposes of this competition,

the Applicant may be excluded from the competition.

Any Applicant which is in one of the situations referred to above must provide details of any factors or circumstances which it believes are relevant to the Contracting Authority's assessment of whether the existence of these grounds should lead to the exclusion of the Applicant. For example, where an Applicant is in one of the situations referred to above but has taken measures which it believes are sufficient to demonstrate its reliability, that Applicant may provide evidence of such measures to the Contracting Authority for consideration. Applicants should note that, with regard to the situations listed in (a) above, the circumstances which the Contracting Authority may take into account before deciding whether or not to exclude an Applicant are prescribed by law, and Applicants are directed to Regulation 57 of the European Procurement Regulations in this regard.

If an entity being relied upon is in one of the situations listed above, the Contracting Authority may require that the Applicant replaces such entity with another entity which is not in any of these situations. In the event that the entity cannot be replaced with another entity to whom the grounds do not apply (including where the Contracting Authority concludes that to permit such replacement would be contrary to law), the Contracting Authority reserves the right to eliminate the Applicant from the competition.

Where grounds for exclusion apply in the competition, the Applicant, each member of the Applicant and any entity being relied upon by the Applicant (or any member of the Applicant), must provide a self-declaration regarding the situations referred to above in the form in the 'Self-Declaration re Regulation 57' in **Appendix F of the Applicant Submission Document**.

The Contracting Authority reserves the right to exclude any Applicant from the competition should the Contracting Authority be of the view that entry into the Works Contract with such Applicant (bearing in mind any Applicant members (here the Applicant is a consortium, joint venture or partnership), entities relied upon or subcontractors) would be contrary to any applicable law or regulation, including any applicable sanctions regimes.

Where required Applicants shall be required to disclose in the Applicant Submission any issues giving rise to possible sanctions applications.

Applicants are required to provide a declaration (in the form 'Self-Declaration re Regulation 57' in **Appendix F of the Applicant Submission Document**) in relation to Regulation 57 (Exclusion Grounds) of the European Procurement Regulations.

5.9 Oversight Resource Experience – Main Contractor (175 Marks)

Applicants are required to provide one (1) curriculum vitae (CV) for each of the three (3) oversight and management positions listed below. Each CV must follow the template provided at **Appendix B** of the Applicant Submission Document and be limited to a maximum of two (2) A4 pages.

The evaluation will consider the overall strength, balance, and suitability of the proposed oversight team, based on the qualifications, skills, and relevant experience of all three roles. The CVs will be assessed collectively, and a single overall score of up to 175 marks will be awarded for this criterion.

Applicants must provide project examples undertaken by their proposed team members that demonstrate experience in strategic project oversight, contract administration, performance monitoring, stakeholder engagement, compliance management, and other relevant oversight and management experience on projects of a similar nature, size, and complexity to the Clongriffin Phase 2 Zone 8, 9 & Creche Project.

For any project examples the Certificate of Substantial Completion / Practical Completion must have been issued no earlier than seven (7) years prior to the date of issue of this PQQ or is to be issued imminently within the next six (6) nr. months.

The three (3) required roles are listed below. Each of these is a minimum requirement and no alternative/other CV's will be assessed.

1. Construction / Project Director
2. Contracts Manager
3. Health & Safety Director / Senior Manager

This criterion will be evaluated based on the overall relevance of experience, the depth of governance and managerial expertise, the distribution of skills across the team, and the quality and applicability of the reference projects provided.

The Contracting Authority will assess and score the CVs presented and any Applicant who fails to achieve at least 40% of the available marks for this criterion will be eliminated.

5.10 Delivery Resource Experience – Main Contractor (225 Marks)

Applicants are required to provide one (1) curriculum vitae (CV) for each of the four (4) delivery and implementation positions listed below. Each CV must follow the template provided at **Appendix B** of the Applicant Submission Document and be limited to a maximum of two (2) A4 pages.

The evaluation will consider the overall strength, balance, and suitability of the proposed delivery team, based on the qualifications, skills, and relevant delivery experience of all three roles. The CVs will be assessed collectively, and a single overall score of up to 225 marks will be awarded for this criterion.

Applicants must provide project examples undertaken by their proposed team members that demonstrate experience in day-to-day site/project management, design coordination, cost control, quality assurance, and on-site problem solving on projects of a similar nature, size, and complexity to the Clongriffin Phase 2 Zone 8, 9 & Creche Project.

For any project examples the Certificate of Substantial Completion / Practical Completion must have been issued no earlier than seven (7) years prior to the date of issue of this PQQ or is to be issued imminently within the next six (6) nr. months.

The four (4) required roles are listed below. Each of these is a minimum requirement and no alternative/other CV's will be assessed.

1. Site Project Manager
2. Contractor's Site Design Coordinator / Manager
3. Site Quantity Surveyor
4. Site Health & Safety Manager

This criterion will be evaluated based on the overall practical relevance of experience, the depth of expertise, the distribution of skills across the team, and the quality and applicability of the reference projects provided.

The Contracting Authority will assess and score the CVs presented and any Applicant who fails to achieve at least 40% of the available marks for this criterion will be eliminated.

5.11 Relevant Company Experience – Main Contractor (600 Marks)

The Applicant must provide examples of works (the “**Reference Projects**”) that it has completed over the last seven (7) years that are similar in nature, size, and complexity to the works required for the Clongriffin Phase 2 Zone 8, 9 & Creche Project. The evidence must be provided in the format specified below.

Three (3) Reference Projects must be submitted in response to this criterion. The Project Experience Template at **Appendix C** of the *Applicant Submission* Document must be used for each Reference Project and must be limited to a maximum of three (3) A4 pages per Reference Project. If more than three (3) Reference Projects are submitted, only the first three (3) listed/included in the response will be considered.

The three (3) Reference Projects will be evaluated collectively, and a single overall score of up to 600 marks will be awarded for this criterion.

At least one (1) Reference Project must be provided for each of the items numbered (1) and (2) below. Applicants must submit a minimum of three (3) separate projects in total under this criterion. The same project may be used to demonstrate compliance with both items (1) and (2), provided that at least three distinct projects are submitted overall.

1. Project completed under a design & build contract with a contract value greater than €50,000,000 (fifty million euro)
2. Project completed with a contract value greater than €75,000,000 (seventy-five million euro)

Requirements (1) and (2) must be clearly demonstrated in your response. Failure to do so will result in 0 (zero) marks being awarded for this criterion.

The following non-exhaustive factors will be considered in the evaluation of the Reference Projects:

Similarity and Relevance:

Higher marks will be awarded where Reference Projects are similar to the Clongriffin Phase 2 Zone 8, 9 & Creche Project in terms of nature, size, complexity, and the likely challenges to the works required.

Collaborative Delivery and Value Engineering:

Evidence and examples of collaborative behaviours within contractor-led successful value engineering initiatives that improved quality, programme, or cost efficiency.

Supply Chain Management and Integration:

Demonstrated capability in the effective management of the project supply chain, including;

- Selection, coordination, and oversight of subcontractors and suppliers to ensure quality, compliance, and timely delivery.
- Evidence of supply chain relevance and familiarity with the regional context of the project location and Examples of how strong supply chain collaboration contributed to programme certainty and build quality.

Quality and Sustainability:

Project experience demonstrating high-quality execution and sustainability certification for low energy performance buildings, such as IGBC HPI, EU Taxonomy, Passive, LEED, BREAM.

The Certificate of Substantial Completion / Practical Completion must have been issued no earlier than seven (7) years prior to the date of issue of this PQQ for each Reference Project or is to be issued imminently within the next six (6) nr. months.

The Contracting Authority will assess and score the Reference Projects presented and any Applicant who fails to achieve at least 40% of the available marks applicable to this criterion will be eliminated.

6 Evaluation of Submissions

Applicants should refer to Section 5 of this document, which identifies the information to be submitted (Pass/Fail & Qualitative criteria). Each application will be assessed in accordance with the criteria outlined, a summary of which is provided in the table below:

PQQ Ref	Description	Max. Score Achievable
5.1	Financial and Economic Standing	
5.1.1	Certified Minimum Turnover	Pass / Fail
5.1.2	Statement of Going Concern	Pass / Fail
5.2	Insurance	Pass / Fail
5.3	Contractors All Risk Insurance	Pass / Fail
5.4	Performance Bond	Pass / Fail
5.5	Health and Safety Information	Pass / Fail
5.6	Environmental Information	Pass / Fail
5.7	Quality Information	Pass / Fail
5.8	Self-Declaration Re Regulation 57	Pass / Fail
5.9	Oversight Resources Experience (Main Contractor)	175
5.10	Delivery Resources Experience (Main Contractor)	225
5.11	Relevant Company Experience (Main Contractor)	600
	TOTAL SCORE:	1000

Table 5: Evaluation Scoring Summary

- Applications will firstly be assessed according to the Pass / Fail criteria set out within the PQQ at Sections 5.1 to 5.8 inclusive (Pass/Fail).
- If an application passes all criteria in the Pass/Fail criteria, it will be evaluated under the Qualitative Assessment at Sections 5.9, 5.10 and 5.11. Applications must pass the minimum standard before receiving marks under the Qualitative Assessment.
- If an application does not achieve the minimum standard for any criterion, it will be deemed to have failed the pre-qualification assessment and will be eliminated from the procurement procedure. Applicants should note that they must achieve a minimum rating of 40% for each of the criteria set out at Criterion 5.9, 5.10 and Criterion 5.11 in order to avoid elimination from the procurement procedure. If during PQQ evaluation it is assessed that the Applicant has not achieved the minimum score required for any criterion (5.9, 5.10 & 5.11), the Applicant will be eliminated from the evaluation process, and the other criteria will not be evaluated.
- It is the Applicant's responsibility to clearly outline its compliance with the PQQ requirements.

- Applicants should note the page limits noted in each respective selection criteria. The Contracting Authority shall only consider and evaluate the response up to the maximum page limit as noted for each respective criterion. If an Applicant exceeds the maximum page limit the Contracting Authority will only evaluate that part of the Applicant's response up to the maximum page limit. Any part of the Applicant's response which exceeds the maximum page limit shall not be evaluated. The page limit applies to any photographs / graphics, etc. provided as part of the Applicant's responses.

If an application fails to comply in any respect with the requirements set out in this PQQ or the Applicant Submission Document or is ambiguous, the Contracting Authority will be entitled at its absolute discretion (but will not be obliged), to take such steps as it considers appropriate (at its sole discretion) including (but not limited to):

- a) rejecting the relevant response as non-compliant.
- b) without prejudice to the Contracting Authority's right to reject the response:
 - (i) meet with, raise issues and/or seek clarification from the Applicant in respect of the relevant response;
 - (ii) request the Applicant to provide the Contracting Authority with information or items which have not been provided or have been provided in an incorrect form or on an incorrect basis;
 - (iii) waive a requirement which, in the opinion of the Contracting Authority, is not material and/or is procedural; and/or
 - (iv) amend the relevant requirement and invite the other Applicants to adjust their respective responses on the basis of such revised requirement.

The Contracting Authority may seek clarification of any aspect of any response. The Contracting Authority may, at its absolute discretion (but will not be obliged) seek clarification or verification of any aspect of an Applicant's submission or any response.

6.1 Evaluation Matrix

The criteria within the PQQ will be evaluated based on the following matrix:

Evaluation	Rating (%)	Interpretation
Excellent	91 – 100	Requirements are fully addressed; responses are very detailed in content/justification and explanation; inspires confidence about ability to meet requirements to an excellent standard.
Very Good	81 – 90	Requirements are addressed; demonstrates that tenderer could exceed some of the requirements; responses are detailed in content/justification and explanation; assurance that the tenderer will meet the requirements to a very good standard.
Good	71 – 80	Requirements are addressed; responses have a good level of content/justification and explanation; offers a high level of degree of confidence over ability to meet the requirements to a good standard.
Satisfactory	61 – 70	Requirements are broadly addressed; responses have a reasonable level of content/justification and explanation; offers confidence over ability to meet the requirements.
Acceptable	40 – 60	Requirements are addressed to some extent; some responses lack content/explanation.
Poor	0 – 39	Submission is below the expected standard there are significant gaps or omissions in addressing the requirements.

Table 6: Evaluation Matrix

6.2 Applicant's Final Score for Shortlisting

The weighted scores for each Criterion added together will represent each Applicant's final score. The highest ranked Applicants will be placed on a shortlist for tendering, with the intention being to qualify up to four (4) applicants. The Contracting Authority reserves the right to increase the number of Applicants should there be a tie for fourth place.

The Contracting Authority reserves the right to proceed to tender with less than four (4) Applicants.

If an Applicant who has been shortlisted subsequently either withdraws or is excluded from the procurement process, the Contracting Authority may, at its discretion and without any obligation whatsoever, invite the next highest scored Applicant, to enter into the procurement process and to receive the RFT. In such circumstances the Contracting Authority will notify Applicants accordingly and may amend the indicative procurement timetable.

7 Conditions

7.1 Important Notice

The information in this document is preliminary only and will be superseded by the RFT documents. The information provided is offered in good faith for guidance purposes to each specialist Applicant, but no warranty or representation is given as to the accuracy or completeness of any of it and the Land Development Agency and its advisors shall not be under any liability for any error, misstatement, or omission in this PQQ. No Applicant will be reimbursed for any expense incurred in making a pre-qualification submission.

The document is for information only and does not constitute, and shall not be interpreted as, the basis of an offer or commitment to enter into a Works Contract or part of a Works Contract between the Contracting Authority and any Applicant. The Contracting Authority reserves the right not to follow up this invitation in any way and / or to change the tender procedure and / or to terminate discussions with any or all of the Applicants at any time. The Contracting Authority shall not be obliged to enter into a Works Contract with any Applicant. No legal relationship or other obligation shall arise between any Applicant and the Contracting Authority unless and until the Works Contract has been formally executed in writing by the Contracting Authority and the successful tenderer and any conditions precedent to the effectiveness of such Works Contract have been fulfilled.

The Contracting Authority reserves the right to amend the project information, its requirements and any information contained herein at any time by notice, in writing, to the Applicants.

Nothing in this document is, nor shall it be relied upon as constituting a promise or representation as to the Contracting Authority's ultimate decision in relation to the award of the Works Contract.

Nothing contained in this document is, nor shall it be relied upon as constituting a representation of fact or promise as to the future dealings of the Contracting Authority. Any summaries or descriptions of documents or contractual arrangements contained in any part of this document cannot be and are not intended to be comprehensive, nor any substitute for the underlying documentation (whether existing or to be concluded in the future) and are in all respects qualified in their entirety by reference to them.

Reference in this Important Notice to the PQQ shall include all information contained in this document together with any appendices attached hereto and any other information (whether written, oral, or in machine-readable form) or opinions made available during the pre-qualification stage of the competition by or on behalf of the Contracting Authority, its respective advisors, consultants, contractors, servants and / or agents in connection with this PQQ or the Clongriffin Phase 2 Zone 8, 9 & Creche Project (as further detailed in sections 1 & 2). The Contracting Authority reserves the right, at any time and without notice or liability, not to proceed with some or all of the Applicants to terminate the procurement process (or any part thereof), to change the basis of and the procedures for the bidding process and/or to procure the Clongriffin Phase 2 Zone 8, 9 & Creche Project by alternative means if, in the Contracting Authority's opinion and at its sole discretion, it appears that the Clongriffin Phase 2 Zone 8, 9 & Creche Project can be thereby more advantageously procured.

Defined terms contained within this Section 7.1 (Important Notice) shall have the meanings given to them within this PQQ.

Irish law is applicable to this PQQ. The Irish courts shall have exclusive jurisdiction in relation to any disputes arising from this PQQ.

7.2 Reliance on Resources

Where, in order to prove its financial, economic and technical standing with a view to being admitted to participate in the tendering procedure, an Applicant or a member of an Applicant relies on the resources of entities or undertakings with which it is directly or indirectly linked, whatever the legal nature of those links may be (including, for example, but not limited to, reliance on a parent company's

resources) it must establish that it has available to it the resources of those entities or undertakings which are necessary for the performance of the Works Contract in accordance with Section 7.3 below. If sufficient evidence is not provided then the Applicant or member of the Applicant will be evaluated based on its own financial, economic and technical standing.

Where the Applicant is relying on a parent or other entity to meet the turnover requirement, the Applicant must provide with its response to the PQQ, a letter from such parent or other entity confirming that it (i.e. the parent or other entity) has the required turnover and that it will, if the Applicant is awarded the Works Contract and if requested to do so by the Contracting Authority, enter into an appropriate contractual commitment in favour of the Contracting Authority. Before being invited to tender the Contracting Authority may require Applicants to provide satisfactory evidence of turnover, such as a certificate from their auditor (and / or the auditor of the parent or other entity on which it is relying for the purpose of meeting the turnover requirement, if applicable). Combined total turnover for all members of a consortium (including any entities being relied upon) must meet the minimum turnover. If only one (1) member has the skills, resources and experience for the services, that member must have an average turnover that demonstrates (to the Authority's satisfaction) financial capacity for the work.

7.3 Applicant Composition

In order to offer the resources and the range and depth of skills required, interested parties may wish to collaborate to form a consortium which will then apply as a single Applicant for the purposes of the competition.

If the Applicant is a consortium or grouping of members, the Applicant must specify in its Applicant Submission Document the commercial and legal relationship amongst its members and any agreements giving effect to same. The Contracting Authority reserves the right to request copies of any such agreements and to comment upon them and make them subject to its approval as a condition of award. However, these agreements should not be provided as part of the Applicant's application.

If the Applicant is a consortium or grouping of members, the Applicant must nominate a lead firm which will act as the Contracting Authority's principal contact in respect of this process and, if applicable, the works. The lead firm will be the prime contractor and may participate in one (1) Pre-Qualification Submission only. Other consortium members may only participate in more than one (1) Pre-Qualification Submission with prior Contracting Authority approval.

7.4 Change in Applicant or Consortium Members

To facilitate participation by the SME sector in public procurement, applications will be accepted from groups of economic operators who combine their resources in order to satisfy the minimum requirements of the PQQ.

The Applicant must notify the Contracting Authority in writing if any of the information submitted or declared as part of the Pre-Qualification Submission subsequently changes.

7.5 Confidentiality

Notwithstanding anything set out in the PQQ, these documents shall be treated as private and confidential by the Applicants, who shall not release details of these documents other than on a confidential basis to those who have a legitimate need to know or to whom they need to consult for the purpose of preparing their application.

Applicants shall not at any time release information concerning these documents and / or the scope of works and / or services for publication in the press or on radio, television, screen or any other medium.

7.6 Amendments to and / or Clarifications of the PQQ

Notwithstanding anything else in the PQQ, the Contracting Authority has the right, at any time, to issue clarifications or updated information to Applicants, via the eTenders platform messaging facility. This

may include information prompted by a confidential query, even if the confidential query has been withdrawn by an Applicant.

7.7 Conflict of Interest

Any conflict of interest or potential conflict of interest must be fully disclosed to the Contracting Authority as soon as such conflict or potential conflict becomes apparent. In the event of any conflict or potential conflict of interest, the Contracting Authority shall, in its absolute discretion, decide on the appropriate course of action.

7.8 Tax Clearance Certificates

It is a condition of entry into the Works Contract that the successful Applicant is required to produce for inspection by the Contracting Authority a current tax clearance certificate within two (2) weeks of request or such further period as may be permitted by the Contracting Authority. The successful tenderer and other relevant parties must continue to hold current versions of such certificate until the final payment becomes due under the Works Contract.

7.9 Own Costs

The Contracting Authority is not responsible for and will not pay for any expense or cost incurred or loss or damage suffered or incurred by an Applicant in the preparation or submission of its Pre-Qualification Submission, participation in this competition or otherwise. Each Applicant is fully responsible for the entirety of all expenses and / or costs it incurs in the presentation or submission of a Pre-Qualification Submission or in participating in this process and competition.

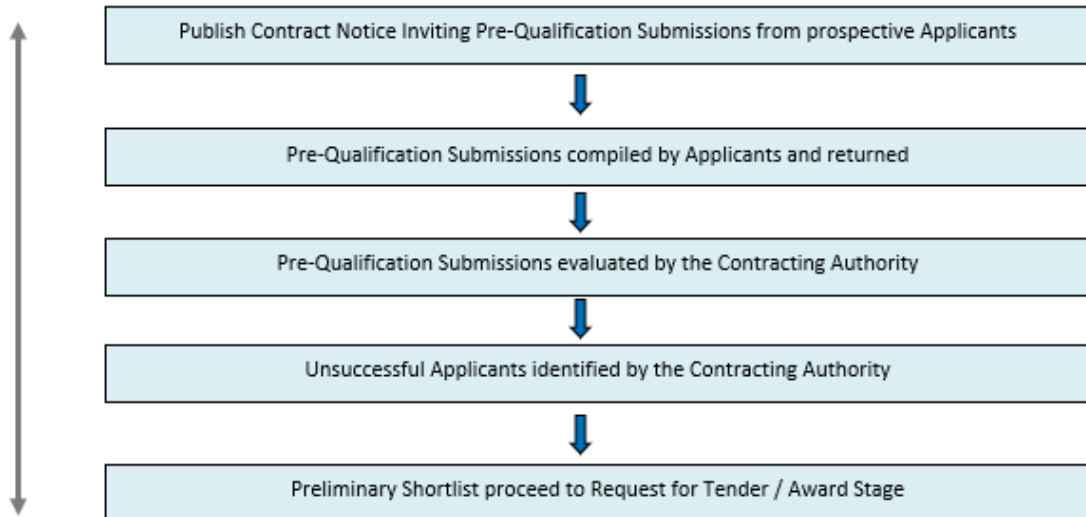
7.10 Governing Law

This document and any matter or disputes related to or in any way connected with or arising out of this competition are governed by and construed in accordance with Irish law and subject to the exclusive jurisdiction of the Irish courts.

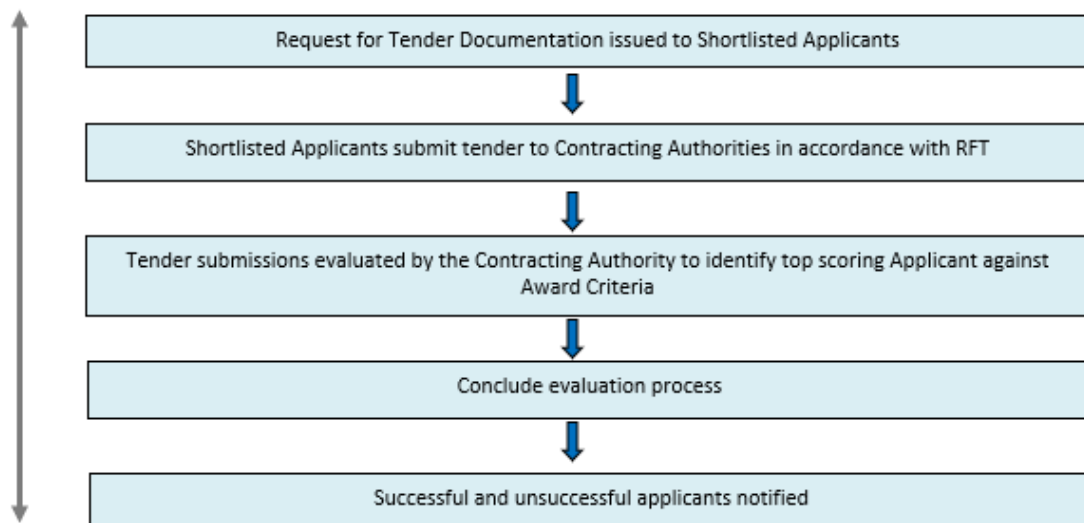
Appendix A

Two Stage Competitive Procedure with negotiation

STAGE 1: Prequalification Stage



STAGE 2: Tender Evaluation / Award



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