



Ringaskiddy West

Information Memorandum and Pre-Qualification Questionnaire

STRICTLY PRIVATE & CONFIDENTIAL

12th October 2026

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INFORMATION MEMORANDUM

Section 1

1.1 IMPORTANT NOTICE

- 1.1.1 The Contracting Authority has prepared this Pre-Qualification Document with its respective professional advisers for the sole purpose of inviting expressions of interest from potential Applicants. The information set out in this Pre-Qualification Document is being made available on condition that it is used only in connection with the pre-qualification exercise and for no other purpose whatsoever.
- 1.1.2 The information in this Pre-Qualification Document is preliminary and indicative only and does not purport to contain all the information that an Applicant may require in connection with this Project. The information set out herein will be superseded by the Invitation to Negotiate.
- 1.1.3 The contents of this Pre-Qualification Document and of any other documentation issued to Applicants in respect of this process are provided on the basis that they remain the property of the Contracting Authority and must be treated as confidential. Applicants shall not at any time release information concerning this tender process for publication in the press or on radio, television, screen or any other medium. Where an Applicant is unable or unwilling to comply with these requirements, the Applicant is required to destroy this Pre-Qualification Document and all associated documents immediately and must not retain any electronic or paper copies.
- 1.1.4 This Pre-Qualification Document is made available in good faith. No warranty is given as to the accuracy or completeness of the information contained in it and any liability for any inaccuracy or incompleteness is therefore expressly disclaimed by the Contracting Authority and its advisers provided that nothing in this document seeks to exclude or limit the liability of any person for fraudulent misrepresentation.
- 1.1.5 Nothing contained in this Pre-Qualification Document is, or will be relied upon as, a representation of fact or promise regarding the future, nor as constituting the basis of a contract for this Project. No legal relationship or other obligation will arise between an Applicant and the Contracting Authority unless and until a formal contract is executed in writing by the Contracting Authority and the Applicant.
- 1.1.6 The Contracting Authority reserves the right to cancel the tender process at any point. The Contracting Authority is not liable for any costs resulting from cancellation of this process nor for any costs incurred by Applicants taking part in the tender process.
- 1.1.7 Any Invitation to Negotiate following this Pre-Qualification Document does not imply any guarantee by the Contracting Authority as to the Applicant's financial standing or technical competence. The right to seek more detailed information in respect of these matters as part of the formal tender evaluation process is reserved.
- 1.1.8 Where there is any indication that a conflict of interest exists or may arise then it shall be the responsibility of the Applicant to inform the Contracting Authority detailing the conflict in writing as an attachment to its Pre-Qualification Submission. The Contracting Authority will be the final arbiter on cases of potential conflicts of interest. Failure to notify the Contracting Authority of any potential conflict of interest will invalidate any verbal or written agreement. See further details in Section 7.4 of this Pre-Qualification Document.
- 1.1.9 If the Applicant considers that any of the information provided in their Pre-Qualification Submission is commercially sensitive (meaning it could reasonably cause prejudice to the Applicant if disclosed to a third party) then it should be clearly marked as **"Not for disclosure to third parties"** together with valid reasons in support.

1.1.10 The Contracting Authority will not be held liable for any loss or prejudice caused by the disclosure of information that;

- a) has not been clearly marked as "Not for disclosure to third parties" with supporting reasons; or
- b) in cases where there is no absolute statutory duty to withhold information, in circumstances where it is in the public interest to disclose any such information.

1.1.11 Applicants are deemed to understand fully the processes that the Contracting Authority is required to follow under relevant European and Irish legislation, particularly in relation to the tender process that will be followed pursuant to the European Union (Award of Contracts by Utility Undertakings) Regulations 2016 (S.I. No. 286 of 2016), as amended.

1.1.12 The Contracting Authority reserves the right at any time to take such steps as it considers appropriate in respect of the competition, which may include (but are not limited to):

- to change the basis of, or the procedures (including the timetable) relating to, the tender process;
- to reject any, or all, of the Pre-Qualification Submissions;
- not to invite an Applicant to proceed further;
- not to furnish an Applicant with additional information;
- not to otherwise negotiate with an Applicant in respect of the award of the Works Contract at any time; or
- to abandon the competition

1.1.13 The Contracting Authority may, in its absolute discretion, issue a clarification, additional information, or amend the Pre-Qualification Document at any time.

1.1.14 This Pre-Qualification Document is governed and construed in accordance with the laws of Ireland. The Irish courts will have exclusive jurisdiction in relation to any disputes arising from this Pre-Qualification Document.

1.1.15 In this Important Notice, references to this Pre-Qualification Document include all information contained in it, any accompanying documentation, 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, their respective advisers, consultants, contractors, servants and/or agents in connection with this Pre-Qualification Document or the Project including, without limitation, the information made available in response to any queries.

1.1.16 Defined terms used in this Important Notice shall have the meaning given to them in Section 1.2 (Definition of Terms) of the Information Memorandum.

1.2 DATA PROTECTION NOTICE

1.2.1 As part of your Pre-Qualification Submission, you may provide personal data relating to yourself, employees or other third parties. In this Pre-Qualification Document, "Data Protection Law" means all applicable data protection law including the General Data Protection Regulation (Regulation (EU) 2016/679) and the Data Protection Act 2018; and the terms 'personal data', 'process', 'controller', 'processor' and 'data subject' shall have the meanings given to them under Data Protection Law.

1.2.2 Where you provide personal data relating to third parties, you must ensure that such third parties are made aware of the contents of this Data Protection Notice in full.

1.2.3 Where such personal data is provided, the relevant controller is the Contracting Authority. If you have any questions about our use of your personal data, please use the eTenders messaging system to raise these with the Contracting Authority.

1.2.4 We generally process the following personal data as part of Pre-Qualification Submissions:

- name;
- contact details;
- qualifications;
- curriculum vitae;
- company / project organogram;
- any other personal data provided by you as part of your submission.

1.2.5 We collect personal data from you directly, and from the following sources:

- your employer (where relevant);
- other members of your Consortium;
- any other source of personal data referred to in this Pre-Qualification Document.

1.2.6 Any personal data provided will be processed for the purposes of the tender process. Our legal basis for processing such personal data in accordance with the provisions of this Data Protection Notice is that it is necessary for the exercise of official authority vested in us.

1.2.7 We may disclose your personal data to various recipients in connection with the tender process, including:

- your employer;
- other members of your Consortium;
- third party service providers of the Contracting Authority, such as advisors and contractors; and
- other potential recipients identified in this Pre-Qualification Document.

1.2.8 In connection with the above we may transfer your personal data outside the European Economic Area, including to a jurisdiction which is not recognised by the European Commission as providing for an equivalent level of protection for personal data as is provided for in the European Union (a "Third Country"). If and to the extent that we do so, we will ensure that appropriate measures are in place to comply with our obligations under applicable law governing such transfers, which may include entering into a contract governing the transfer which contains the 'standard contractual clauses' approved for this purpose by the European Commission or, in respect of transfers to the United States of America, ensuring that the transfer is covered by the EU-US Privacy Shield framework (or any replacement framework). Further details of the measures that we have taken in this regard are available on request from the Contracting Authority.

1.2.9 Any data subjects in respect of which we hold or process personal data have rights in relation to their personal data, including the right to request access to their data and, in certain circumstances to request rectification, erasure or restriction of the processing of their personal data. All such data subjects have the right to lodge a complaint with the Irish supervisory authority, the Data Protection Commission. The provision of such personal data is not a contractual requirement, however, failure to provide sufficient information may affect the completeness of your Pre-Qualification Submission.

1.3 DEFINITION OF TERMS

Term	Definition
Applicant	The term “Applicant” refers to a sole proprietor, partnership, incorporated company or Consortium as appropriate which submits a Pre-Qualification Submission.
Consortium	A partnership, consortium, grouping of entities or any other form of joint venture or structure formed to constitute an Applicant.
Contracting Authority	The term "Contracting Authority" refers to the Port of Cork Company and/or its wholly owned subsidiaries.
ESPD	The European Single Procurement Document, completed electronically on eTenders, which must be completed by the Applicant (and where relevant, its Consortium members) in accordance with its provisions and the obligations set out in this Pre-Qualification Document.
Information Memorandum	The Information Memorandum set out in Sections 1 -7 of the Pre-Qualification Document.
Invitation to Negotiate or ITN	The various documents to be issued by the Contracting Authority inviting the shortlisted Applicants to submit tenders for the Works Contract.
Pre-Qualification Document	The term “Pre-Qualification Document” comprises the Information Memorandum and the Pre-Qualification Questionnaire.
Pre-Qualification Questionnaire or PQQ	The pre-qualification questionnaire set out in Section 8 of the Pre-Qualification Document.
Pre-Qualification Submission	The completed Pre-Qualification Questionnaire including the completed ESPD and any requested documentation to be submitted by Applicants in accordance with the provisions of the Information Memorandum.
The Project	Re-development of Ringaskiddy Port as further described in Section 2.2 of the Information Memorandum.
Works Contract	The contract to be awarded to the successful Tenderer in accordance with this Pre-Qualification Document and subsequent ITN as further described in Section 3.3.2 of the Information Memorandum.

Section 2

2.1 INTRODUCTION AND BACKGROUND INFORMATION

- 2.1.1 The Contracting Authority is a commercial state owned company. The Contracting Authority offers a wide variety of freight and passenger based services and plays a critical part in the success of the local, regional and national economy. The Port of Cork is designated as a 'core' port under the TEN-T Guidelines in recognition of its strategic importance on the island of Ireland. The island of Ireland is heavily dependent on the sea as a mode of transport for both imports and exports. The Port of Cork is a designated priority port under the North Sea Mediterranean Corridor.
- 2.1.2 The Irish Government's National Port's Policy has identified Port of Cork as a 'Tier 1 Port of National Significance'. The Irish Government's Policy as set out in the National Spatial Strategy and the Cork Area Strategic Plan sets out the importance of the re-development of the port in the wider economic interest of the area. As the second largest multi-modal port in Ireland, and the largest natural harbour, the Port of Cork plays a key strategic role in the development of both the Cork Metropolitan and Gateway Region and the wider Irish Economy. By facilitating the movement of goods to and from the UK and Continental Europe, the Port of Cork also plays an important role in the development of the EU's Internal Market.

2.2 THE PROJECT

- 2.2.1 The Contracting Authority wishes to invite expressions of interest in the Works Contract described below.
- 2.2.2 The Contracting Authority is proposing to continue the re-development of Ringaskiddy Port which is situated on the south coast of Ireland. The proposed re-development is primarily located on or immediately adjacent to the existing port lands in the vicinity of the existing port facilities at Ringaskiddy as shown in Figure 1 below.

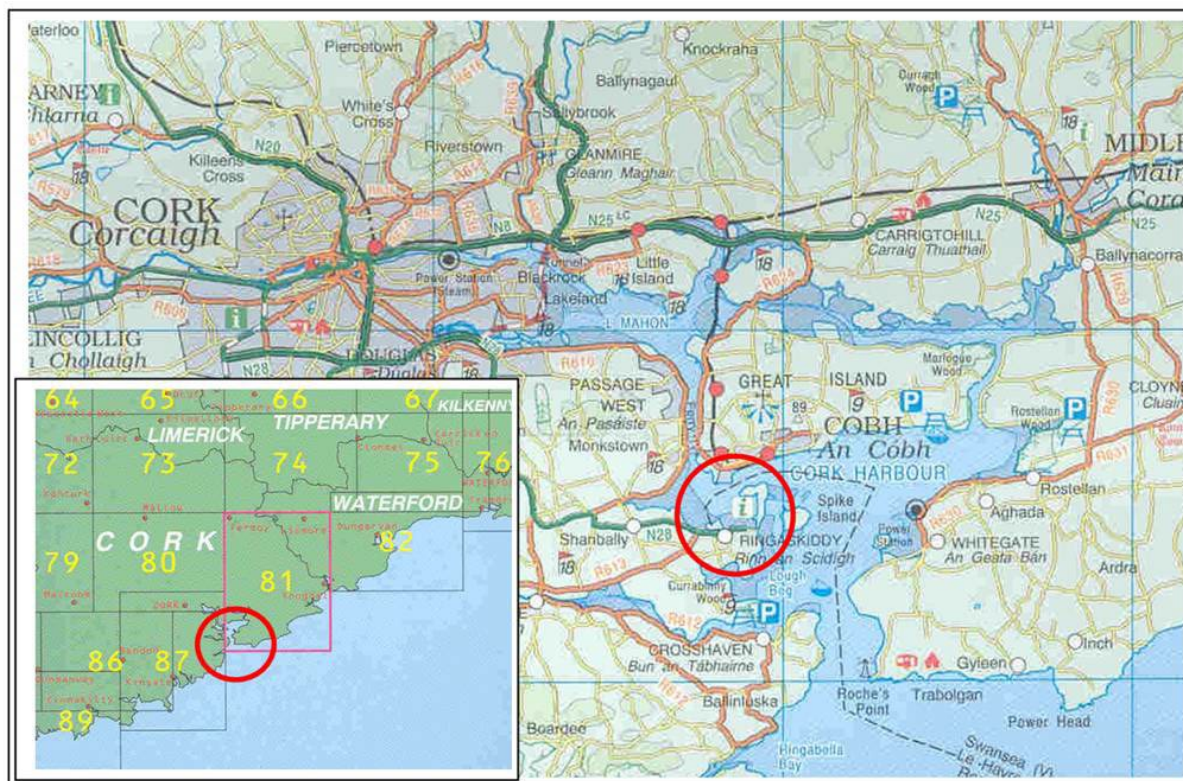


Figure 1 Site Location

2.2.3 The development is permitted through the An Coimisiún Pleanála permissions reference ABP321875-25.

2.2.4 The planning permission includes for an extension to the existing Deepwater Berth (DWB), which will comprise a filled quay structure, extending no further than the edge of the existing DWB, dredging works to varying levels to facilitate navigational access to the new facilities, and ancillary works, including services and lighting.

2.2.5 In order to give interested parties some guidance on the current views of the Contracting Authority as to its requirements, indicative details regarding particular aspects of the Project are set out below under Section 2.2.6.

2.2.6 The Works Contract

The Works Contract is intended to comprise, but is not limited to, the following main elements of works:

- A new extension to the existing deep-water berth.
- Surfacing of lands behind the new quay
- Dredging of the seabed to a level of -13.4m Chart Datum
- Lighting
- Associated drainage
- All other associated civil engineering and mechanical and electrical works

All elements of the Works Contract set out above are approximate only and may be reduced or added to by the Contracting Authority.

Further information regarding the Works Contract will be set out in the Invitation to Negotiate to be issued to those Applicants that proceed to the next stage of this tender process.

Applicants are referred to the reference drawings contained in Appendix 4, which are provided to illustrate the proposed development. These drawings are provided for information purposes only and do not form part of the Works Contract requirements.

Applicants are also referred to the planning application drawings and associated documents, which are available online. Applicants should note that the Works Contract may not include all elements of the development as permitted under the planning consent.

The total construction period under the Works Contract is currently intended to be 24 months. The Contracting Authority reserves the right to extend or reduce this period.

Applicants are reminded that the description of the Project and the Works Contract are indicative only and do not purport to contain all the information that an Applicant may require in connection with the Project. The information set out in this Pre-Qualification Document will be superseded by the ITN.

2.2.7 Employer Design

It is the intention of the Contracting Authority to use an employer designed contract (FIDIC based) which may be amended.

Therefore, the Works Contract will be tendered on an employer design basis.

2.3 HEALTH AND SAFETY

The successful tenderer awarded the Works Contract will be required to comply with the Safety, Health and Welfare at Work Act, 2005, as amended and with the Safety, Health and Welfare at Work (Construction) Regulations, 2013. In particular the successful tenderer will be appointed as Project Supervisor for the Construction Stage (PSCS).

2.4 SITE VISIT

Any Applicant wishing to visit the site is required to contact the Port of Cork Company pursuant to Section 6.3 (Enquiries), giving at least five (5) calendar days' notice of the intended visit and the names of the Applicant's representatives requiring access. No access will be allowed unless and until an Applicant has received written confirmation to that effect from the Contracting Authority.

The Contracting Authority will use reasonable endeavours to facilitate a site visit by each Applicant. However, the Contracting Authority reserves the right to decline access at particular times. Applicants will comply with any legal requirements and access procedures required for site visits and abide by any instructions of the Contracting Authority in respect of such visits. Each Applicant is limited to one site visit.

Section 3 PROCUREMENT PROCESS & TIMETABLE

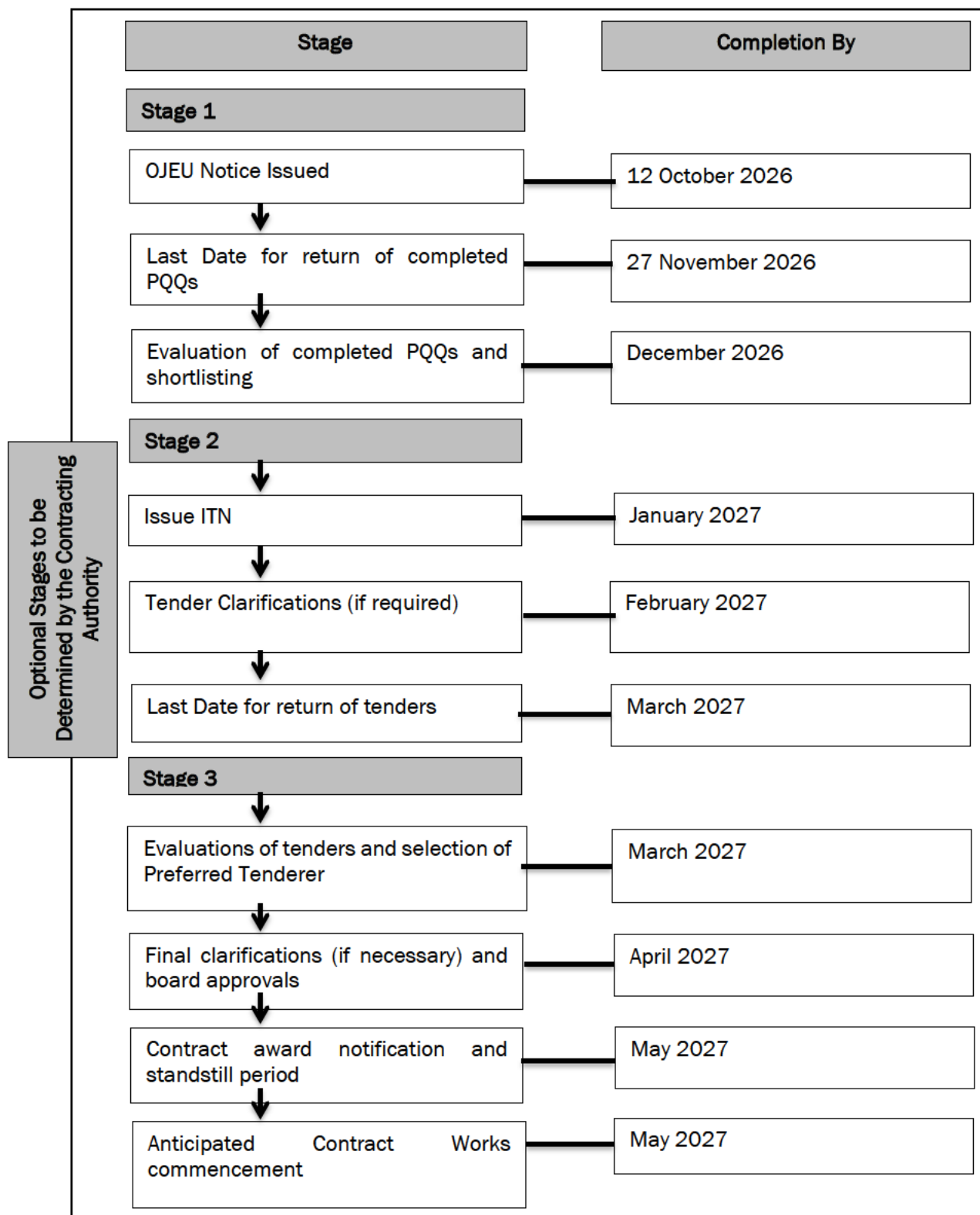
3.1 PROCUREMENT PROCESS

- 3.1.1 The regulatory framework applicable to this tender process comprises Directive 2014/25/EU of the European Parliament and of the Council on procurement by entities operating in the water, energy, transport and postal services sectors and repealing Directive 2004/17/EU, (the “**Directive**”), implemented into Irish law by the European Union (Award of Contracts by Utility Undertakings) Regulations 2016 (S.I No 286/2016) as amended.
- 3.1.2 The Works Contract is being procured in accordance with the negotiated procedure as set out in the Directive.
- 3.1.3 The Contracting Authority dispatched a contract notice for publication in the Official Journal of the European Union (“**OJEU**”) and on the e-tenders website (www.e-tenders.gov.ie) on Monday 12th October 2026 inviting Pre-Qualification Submissions from interested parties (the “**Contract Notice**”).
- 3.1.4 This Information Memorandum provides additional information and describes the procedure for the shortlisting of Applicants and Applicants are required to complete the PQQ set out in Section 8. This Pre-Qualification Document should be read in conjunction with the Contract Notice.
- 3.1.5 It is currently anticipated that (at the absolute discretion of the Contracting Authority) the five (5) highest ranking Applicants (provided a sufficient number are qualified from those who express interest) will be shortlisted to proceed to the next stage of the tender process (“**Tenderers**”).
- 3.1.6 Applicants should note that at the next stage of the tender process the Contracting Authority intends to proceed directly from submission of tenders to the identification of a Preferred Tenderer.
- 3.1.7 Further information on the tender process will be set out in the Invitation to Negotiate (“**ITN**”) that will be issued to the Tenderers.

3.2 TIMETABLE

The Contracting Authority anticipates that the tender process is capable of being completed within the indicative timeframe set out below. The diagram summarises in illustrated form the proposed procurement process. Applicants should note that the timescales shown in the table are indicative only and are subject to change at the Contracting Authority’s absolute discretion.

SUMMARY OF NEGOTIATED PROCESS & INDICATIVE TIMESCALE



3.3 THE THREE STAGES OF THE PROCUREMENT PROCESS

The three stages of the procurement process are explained briefly below:

3.3.1 Stage 1 – Contract Notice (OJEU) and Pre-Qualification

The Contracting Authority published a Contract Notice (OJEU) inviting expressions of interest from prospective Applicants. Pre-Qualification Submissions returned by Applicants will be assessed in accordance with the Eligibility Requirements set out in Section 4.1 and the Minimum Requirements for Pre-Qualification set out in Section 4.2 of this Pre-Qualification Document.

Applicants that satisfy the Eligibility Requirements and the Minimum Requirements for Pre-Qualification will have their Pre-Qualification Submission evaluated in accordance with the Assessment Criteria set out in Section 4.3 (Assessment Criteria) and will receive a ranking solely according to their total Professional and Technical Capability score.

It is anticipated that the five (5) highest ranked Applicants will be shortlisted (at the sole discretion of the Contracting Authority) and issued with the ITN.

Applicants who do not pre-qualify or who are not short listed will be notified in writing by the Contracting Authority. The Contracting Authority intends to provide feedback to those Applicants on that Applicant's Pre-Qualification Submission only.

If an Applicant either withdraws or is expelled from the tender process, the Contracting Authority may, in its absolute discretion, invite the next ranked Applicant(s) to enter into the tender process. In such circumstances the Contracting Authority will notify an Applicant accordingly and may amend the indicative timetable.

3.3.2 Stage 2 – Invitation to Negotiate

The next stage of this tender process will commence with the issuing by the Contracting Authority of the ITN to each shortlisted Tenderer. The ITN will supersede this Pre-Qualification Document and contain greater detail about the scope of works, the Works Contract, supporting material, and detailed information regarding the award process and award criteria.

As noted above, it is currently envisaged that, once tenders have been submitted, the Contracting Authority will evaluate these tenders against the award criteria and will then select a Preferred Tenderer.

3.3.3 Stage 3 – Tender Evaluation and Preferred Tenderer Period

Following the submission and evaluation of tenders, the Contracting Authority will select a Preferred Tenderer based on the award criteria set out in the ITN.

Following notice of the Contracting Authority's intention to award the Works Contract to the Preferred Tenderer, the Contracting Authority intends to provide feedback to other Tenderers on their tender(s) only.

Section 4 PRE QUALIFICATION PROCESS

The prequalification process will comprise two stages as follows:

1. Assessment of Pre-Qualification Submissions against Eligibility Requirements and the Minimum Requirements for Pre-Qualification as outlined in Sections 4.1 and 4.2; and
2. Assessment of Pre-Qualification Submissions according to the Assessment Criteria outlined in Section 4.3.

4.1 ELIGIBILITY REQUIREMENTS

Subject always to the provisions of Article 57 of Directive 2014/24/EU and Regulation 57 of the European Union (Award of Public Authority Contracts) Regulations 2016 (SI 284 of 2016):

- a. If any of the conditions set out in Articles 57(1) or 57(2) (first paragraph) of Directive 2014/24/EU or Regulations 57(1) or 57(3) of the 2016 Regulations apply to the Applicant (or any Applicant member, in the case of a Consortium), the Applicant **shall** be excluded from the competition;
- b. If any of the conditions set out in Articles 57(2) (second paragraph) or 57(4) of Directive 2014/24/EU or of Regulation 57(4) or 57(8) of the 2016 Regulations apply to the Applicant (or any Applicant member, in the case of a Consortium), the Applicant **may** be excluded from the competition.

The Applicant (or any Applicant member, in the case of a Consortium) must provide a declaration in this respect in their completed ESPD. Any Applicant which is in one of the situations referred to above is invited to provide details of any factors or circumstances which it believes are relevant to the Contracting Authority's assessment of these grounds for exclusion. 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, such Applicant may provide evidence of such measures to the Contracting Authority for consideration in accordance with Regulation 57(12) – (18) of the 2016 Regulations.

Entities being relied upon (as described in Section 4.4 of this Pre-Qualification Document) and any subcontractors proposed must also complete the declaration in Part III of the ESPD. Subject again to the provisions of Article 57 of Directive 2014/24/EU and Regulation 57 of the 2016 Regulations, and provided the Contracting Authority is satisfied that it is otherwise compliant with law to do so:

- i. to the extent that any of the grounds listed in Regulations 57(1) or 57 (3) of the 2016 Regulations or Articles 57(1) or 57(2) of Directive 2014/24/EU applies to such entity/subcontractor, the Authority shall require that the Applicant replaces such entity/subcontractor with another entity/subcontractor to whom the grounds do not apply;
- ii. to the extent that any of the grounds listed in Regulations 57(8) of the 2016 Regulations or Article 57(4) of Directive 2014/24/EU applies to such entity/subcontractor, the Contracting Authority may require that the Applicant replaces such entity/subcontractor with another entity/subcontractor to whom the grounds do not apply.

In the event that the entity/subcontractor cannot be replaced with another entity/subcontractor 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.

4.2 MINIMUM REQUIREMENTS FOR PRE-QUALIFICATION

The minimum criteria that each Applicant must satisfy in order to proceed to the next stage of the pre-qualification process are as follows:-

4.2.1 FINANCIAL STANDING

The Contracting Authority will assess each Applicant's financial and economic standing on a pass/fail basis by reference to the information submitted in response to Part B of the PQQ and the Financial Evaluation Methodology set out in Appendix 3.

The financial standing assessment will comprise the following sequential stages:

Minimum Turnover Requirement

The minimum turnover requirement will be assessed in accordance with Question B3a. The nominated Applicant member, or guarantor where proposed in accordance with Question B1, must satisfy each of the following requirements:

Minimum Requirement	Assessment Basis
Turnover of at least €40,000,000, exclusive of VAT, in each of the previous three financial years	Pass/fail
Provision of a current signed auditor's statement or audited financial statements certifying turnover in each of the previous three financial years	Pass/fail
Provision of the latest audited financial statements showing a clean audit opinion with no going-concern qualification, subject to the provisions of Question B3a	Pass/fail

An Applicant that fails to satisfy any applicable element of the minimum turnover requirement will be awarded a fail and will not proceed to the financial robustness assessment.

Financial Robustness Assessment

Where an Applicant satisfies the minimum turnover requirement, the Contracting Authority will proceed to assess the Applicant's financial robustness in accordance with Question B3b and Appendix 3.

The purpose of the financial robustness assessment is to determine whether the Applicant has sufficient financial capacity and resilience to meet the financial requirements and contingencies that may arise from undertaking the Works Contract.

The financial robustness assessment will be based on the audited financial statements for the previous three financial years and the other financial and supporting information submitted in response to Part B. The assessment will include consideration of:

- the auditor's report and directors' report;
- trading performance, including turnover, profitability and profit margins;
- liquidity, including cash balances, cash generation, the current ratio, the quick ratio, debtors' days, creditors' days and stock-turn days;
- gearing and debt-servicing capacity, including PBIT interest cover, net gearing, long-term

debt as a percentage of capital employed, net debt as a percentage of total net worth and net debt to PBIT;

- balance-sheet strength, including fixed assets, net current assets and net assets; and
- The applicable financial ratios will be calculated in accordance with the definitions and methodology set out in Appendix 3.

An Applicant that satisfies the applicable financial robustness requirements will be awarded a pass. An Applicant that does not satisfy those requirements will be awarded a fail and will not be considered further in the pre-qualification process.

The Contracting Authority may seek clarification or further supporting information where permitted under this Pre-Qualification Document. Any clarification or further information provided will not relieve an Applicant of its obligation to demonstrate compliance with the applicable requirements.

Note: The methodology that will be applied by the Contracting Authority for the purposes of evaluating Applicants under the Financial Standing Assessment is set out in detail at Appendix 3, Financial Evaluation Methodology, of this Pre-Qualification Document.

Question Reference	Financial Standing	
N/A	Completion of all Part B required responses	Pass/Fail
B1a	Confirmation of Guarantor proposals	Information only
B1b	Letter of Reliance (if applicable)	Pass/Fail
B1c	Guarantor responses to questions B2 and B3 (if applicable)	Pass/Fail
B2a	Provision of financial statements	Pass/Fail
B2b	Statements of confirmation plus accompanying information and evidence (where required)	Pass/Fail
B2c	Statements of confirmation plus accompanying information (where required)	Pass/Fail
B2d		Pass/Fail
B2e		Pass/Fail
B2f		Pass/Fail
B2g		Pass/Fail

B2h		Pass/Fail
B2i		Pass/Fail
B3a	Minimum turnover requirement	Pass/Fail
B3b	Financial robustness assessment	Pass/Fail
B4	Applicant Guarantee	Pass/Fail
B5a	Acceptance of Performance Bond requirement	Pass/Fail
B5b	Letter of intent from Performance Bond provider	Pass/Fail

4.2.2 INSURANCE

Applicants must provide confirmation (in the form of the Self Declaration provided at **Appendix 2** of this Pre-Qualification Document) that, if successful in the tender process, it will procure and maintain the levels and type of insurance set out below, under forms of policy which are acceptable to the Contracting Authority:

Insurance Type	Level Required
Employers Liability	€13,000,000 per claim
Public and Product Liability	€13,000,000 per claim
Professional Indemnity	€6,500,000 per claim

The Contracting Authority reserves the right to review and, where appropriate adjust the insurance requirements at ITN stage to reflect the legal structure of the preferred Tenderer.

In addition to the above insurance levels, the successful Tenderer will be required to maintain Contractors All Risk insurance at a level to be specified in the ITN documentation. It is anticipated that the required level of cover will be commensurate with the contract value, which is currently estimated at approximately €70 million.

4.2.3 TAX CLEARANCE

Applicants must provide a current and valid tax clearance certificate number to facilitate the on-line verification of the Applicant's tax status. In the first instance, Applicants must declare that they hold or have applied for a Tax Clearance Certificate by submitting the Self Declaration at **Appendix 2** of this Pre-Qualification Document. If the Applicant is a Consortium, this self-Declaration should be completed by each member of the Consortium.

It will only be in the event that the Applicant is ultimately successful in this tender process that it will be required, as a condition of contract award, to provide evidence that it satisfies the minimum requirements relating to **insurance** and **tax clearance**. At that point, the Applicant will be given seven (7) calendar days to produce the relevant evidence. If it fails to produce the evidence within the relevant period, the Contracting Authority reserves the right to award the Works Contract to the next highest ranked Tenderer.

4.2.4 QUALITY MANAGEMENT SYSTEMS STANDARD

Applicants must be registered to a recognised Quality Management Systems Standard such as ISO9001, BS5750, ISO9002, BS5750 or other equivalent standard.

In the first instance, Applicants must declare by way of ESPD that they satisfy the Quality Management Systems Standards set out above or other equivalent standards (by ticking yes to the Global Indication for All Selection Criteria Part IV of the ESPD); and when requested, provide a copy of the relevant evidence.

4.2.5 HEALTH AND SAFETY

The successful Tenderer will be required to undertake the role of Project Supervisor for the Construction Stage for the Works Contract in accordance with the Safety, Health and Welfare at Work (Construction) Regulations 2013 ("PSCS"). Applicants must have previously undertaken the role of PSCS or similar approved role and have competency to perform this role.

Applicants must declare by way of ESPD that they satisfy the above requirement relating to Health and Safety (by ticking yes to the Global Indication for All Selection Criteria Part IV of the ESPD); and when requested, provide a copy of the relevant evidence.

It will only be in the event that an Applicant is shortlisted to the next stage of this tender process that it will be required to provide evidence that it satisfies the minimum requirements relating to **Quality Management Systems and Health and Safety**. At that point, the Applicant will be given seven (7) calendar days to produce the relevant evidence. If it fails to produce the evidence within the relevant period, the Contracting Authority reserves the right to shortlist the next highest ranked Applicant.

4.3 ASSESSMENT CRITERIA

The Contracting Authority will wish to be satisfied that each Applicant selected to participate in the next stage of the tender process has the appropriate financial standing and technical capacity to undertake the tasks required of the Contracting Authority in the Works Contract. Applicants who have met the Eligibility Requirements and the Minimum Requirements for Pre-Qualification as outlined above will be short-listed on the basis of the Assessment Criteria listed in the below table.

The Contracting Authority will assess Applicants' professional and technical capability in accordance with this Section 4.3.

Professional and Technical Capability will be assessed and scored in accordance with Section 4.3.1. Applicants must achieve the specified minimum technical score. Applicants that satisfy all applicable eligibility, minimum and financial requirements and achieve the minimum technical score will be ranked solely by reference to their total Professional and Technical Capability score.

Overall Criteria	Assessment	Section	Assessment Basis	Minimum Requirement
Professional and Technical Capacity	and	Part C – Part G of the PQQ	Scored out of 100 marks	50 marks out of 100

4.3.1 PROFESSIONAL AND TECHNICAL CAPABILITY ASSESSMENT CRITERION

The Professional and Technical Capability assessment criterion is further broken down as follows:-

PROFESSIONAL AND TECHNICAL CAPABILITY			
Question Reference	Area of Assessment		Score Weighting
PART C - Management Systems	C1 Quality Management C2 Programme Management C3 Sub Contractor Management	2% 2% 1%	5 %
PART D - Health & Safety	D1 Health & Safety	10%	10 %
PART E - Experience	E1 Construction Experience	60%	60 %
PART F - Resources	F1 Management Personnel	15%	15 %
PART G - Environmental	G1 Experience in working with Environmental Constraints	6%	10 %
	G2 Environmental Management	4%	
OVERALL TOTAL			100 %

Scoring Methodology for Assessment Criteria Parts C, D, F and G

Each submission will be scored on a scale of 0 to 10 in accordance with the descriptors set out below. The score awarded will then be multiplied by the weighting applicable to the relevant criterion to determine the weighted score.

For example, a score of 8 awarded under a criterion weighted at 15% would result in a weighted score of 12 marks ($8/10 \times 15$).

Meaning	Score
Excellent response that demonstrates real capability to exceed the Contracting Authority's requirements. Excellent degree of relevance of experience. Excellent range and/or depth of experience.	10
A response which the Contracting Authority has no reservations about. A good response that demonstrates real capability to satisfy the Contracting Authority's requirements. Good degree of relevance of experience. Good range and/or depth of experience.	8 - 9
A response which the Contracting Authority has slight reservations about. A response which demonstrates a reasonable capability to satisfy the Contracting Authority's requirements but lacks sufficient detail to award a higher mark. Experience is relevant. Reasonable range and/or depth of experience.	6 - 7
A response which the Contracting Authority has reservations about. Lacks convincing detail. Limited degree of relevance of experience. Limited range and/or depth of experience.	4 - 5
A response which the Contracting Authority has serious reservations about.	1 - 3

Limited detail provided. Significant lack of relevance of experience. Very limited range and/or depth of experience.	
Failed to address the question/issue.	0

Scoring Methodology for Criteria E - Construction Experience:

In evaluating the Professional and Technical Capability of Applicants under Assessment Criteria **Part E** (Construction Experience), the Contracting Authority will apply the following Scoring Methodology:

Assessment Criterion – Question E	Score Awarded
Maximum marks available	60
Excellent response fully supported by detailed examples of projects of a similar scale, nature and complexity and includes works in all of the specified elements including experience in marine works	50-60
Good response well supported by examples of projects of a similar scale, nature and complexity and includes works in all of the specified elements	40-49
Satisfactory response adequately supported by some examples of experience in similar projects and includes works in several aspects of the specified elements	30-39
Poor response , inadequately supported by examples that do not demonstrate experience in all aspects of the works	1-29
Unacceptable - No response or unacceptable information provided	0

Note

- The first stage score out of 10 awarded to the Pre-Qualification Submission in respect of each criterion/sub-criterion apart from criterion E1 will be divided by 10 and then multiplied by the maximum percentage available for that sub-criterion in order to obtain the factored percentage for that sub-criterion.
- The first stage score out of 60 awarded to the Pre-Qualification Submission in respect of criterion E1 will be divided by 60 and then multiplied by the maximum percentage available for that criterion in order to obtain the factored percentage for that criterion.
- The percentage scores thus obtained for each of the sub-criteria will be added to give a total percentage score for the assessment criteria.
- All scores other than first stage scores will be calculated to two decimal places.
- Applicants will note reference in the statements in the scoring bands above to the relevance of experience. The relevance of experience to the Works Contract will be assessed by the Contracting Authority having regard to the description of the Works Contract in Section 2.2 of this Information Memorandum.
- Applicants are required to receive a pass mark of 50 (out of a maximum of 100) under the Technical Capability criterion in order to be considered suitable. Applicants not meeting this minimum requirement will not be considered further.

4.4 RELIANCE ON RESOURCES

- 4.4.1 An Applicant or a member of a Consortium may, in order to prove its financial and economic standing and/or its technical capability with a view to being shortlisted to proceed to the next stage of the tender process, rely 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).

- 4.4.2 Where an Applicant or a member of a Consortium wishes to rely on the resources of another entity or undertaking, it must establish that it has available to it the relevant resources of those entities. For example, a letter from such other entity confirming that it will provide the necessary financial and/or technical support will suffice at Pre-Qualification Submission stage. See further Part B of the PQQ in relation to the requirements relating to financial standing. A contractual commitment from any such supporting entities in a form satisfactory to the Contracting Authority may be required at contract execution stage. If sufficient evidence is not provided, the Applicant and/or member of a Consortium will be evaluated based on its own financial and economic standing and/or technical capability.
- 4.4.3 Any entity being relied upon in accordance with this Section 4.4 must complete an ESPD and such completed ESPD must be included in the Pre-Qualification Submission.

Section 5 INSTRUCTIONS TO APPLICANTS

5.1 INSTRUCTIONS FOR COMPLETING PRE - QUALIFICATION QUESTIONNAIRE

Applicants should complete the Pre-Qualification Questionnaire attached in Section 8 of this Pre-Qualification Document and provide any other information or documentation which is requested therein. Information required in more than one Part in the Pre-Qualification Questionnaire is only required to be provided once, but its location within the Pre-Qualification Submission shall be clearly noted in all other responses to Parts that seek to rely on it. It should be noted that non-provision of information requested may be considered as a ground for exclusion. Furthermore, the Contracting Authority may exclude any Pre-Qualification Submission not in the format required.

5.2 FORMAT OF PRE-QUALIFICATION SUBMISSIONS

5.2.1 Applicants shall present their Pre-Qualification Submission in sections as set out below.

Section No.	Contents	
1	Pre-Qualification Questionnaire and any other General Information including the Self Declaration in Appendix 2	
2	Financial information (including only additional / supporting information requested in Part B of the Pre-Qualification Questionnaire)	
3	Technical information (including only additional / supporting information requested in Parts C-G of the Pre-Qualification Questionnaire)	

5.2.2 The Pre-Qualification Submission shall be prepared using the English language. Where copies of original documents are provided in languages other than English, an accurate English translation (or explanation) must be provided or the documents will not be considered for evaluation.

5.2.3 Unless otherwise stated, documents provided are not required to be notarised or legalised at this stage nor is a power of attorney required at this stage for an Applicant's authorised representative. However, the Contracting Authority reserves the right subsequently to seek a power of attorney, notarisation or legalisation. Applicants are required to provide all details which they consider necessary to provide a sufficient response to each Part including client contact details where requested.

5.2.4 Answers must be provided to all questions in the Pre-Qualification Questionnaire. If a question is not relevant to an Applicant "Not Applicable" or "n/a" must be inserted.
All documents requiring a signature must be signed in ink.

5.2.5 All financial information must be denominated in Euro (€), except where financial information is being provided in a certified or audited supporting document such as a set of financial statements in which case it is sufficient for the information to remain in its original currency.

5.3 PRE-QUALIFICATION SUBMISSIONS FROM CONSORTIA

5.3.1 It is accepted that, in order to offer the resources and the range and depth of skills required by the Contracting Authority for the Works Contract, companies may wish to collaborate to form a Consortium, which will then apply as an Applicant for pre-qualification. Each Applicant, and where the Applicant is a Consortium, each member of the Consortium, should supply the

requested information where required in the Pre-Qualification Questionnaire. For further information, see the guidance notes in the PQQ.

- 5.3.2 It is currently anticipated that the Contracting Authority will approve the details of such companies, firms or other bodies as part of the Tenderer's proposals at the next stage of the tender process. It is the experience of the Applicant relevant to the criteria set out in Sections 4.1 - 4.2 only, as provided in the Pre-Qualification Submission, which will be used for the purposes of assessment.
- 5.3.3 It is important to note that the members of a Consortium and/or the shareholding or role of a member of a Consortium each as identified in the Pre-Qualification Submission, may only be changed prior to award of the Works Contract (where applicable) with the prior written consent of the Contracting Authority. However, an Applicant's choice of legal structure (e.g. joint venture / incorporated / unincorporated) will not be relevant in assessing eligibility at this stage.
- 5.3.4 While Applicants are not required to convert into a specific legal form in order to submit a Pre-Qualification Submission, the successful Tenderer may be required to do so prior to award of the Works Contract if the Contracting Authority considers it necessary to ensure that the Works Contract is carried out to its satisfaction. The Contracting Authority also reserves the right to contract with each member of the Consortium on the basis of joint and several liability, or with one member of the Consortium as a main contractor with a number of sub-contractors, or on any other basis the Contracting Authority considers appropriate.
- 5.3.5 Where a Pre-Qualification Submission is made on behalf of a Consortium, the Applicant should clearly state the full name of each relevant member of the Consortium in response to Part A of the Pre-Qualification Questionnaire. It will be each such entity who may ultimately be expected to become a party to the relevant documentation associated with the Project (depending on the legal structure adopted). In circumstances where an appropriate letter as per Part A7 of the Pre-Qualification Questionnaire from another company in respect of a member of the Consortium has been provided and the resources of that other company have therefore been relied upon for the purposes of evaluation, it will be expected that such other company will be the entity to enter into the relevant documentation associated with the Project (depending on the legal structure adopted), unless otherwise approved by the Contracting Authority.

Section 6 RETURN OF COMPLETED PRE-QUALIFICATION QUESTIONNAIRE AND ENQUIRIES

6.1 RESPONSES

- 6.1.1 Pre-Qualification Submissions corresponding to the requirements set out in Section 5 above must be uploaded in full to the eTenders portal available on www.etenders.gov.ie by the Closing Date.
- 6.1.1 Responsibility for ensuring successful uploading of all documents to eTenders rests with the Applicants. Applicants must ensure that they give themselves sufficient time to upload and submit all required Pre-Qualification documentation before the Closing Date. Applicants should take into account the fact that upload speeds vary. The file size limit for each individual file is 250MB. There is a maximum of 500MB for the total (combined) documents sent to the electronic post box.
- 6.1.2 Hard-copy, emailed or Faxed Pre-Qualification Submissions will not be accepted.
- 6.1.3 In order to submit a document to the electronic post box, please note that you must click "Submit". After submitting you can still modify and re-send your response up until the Closing Date. Applicants should be aware that the "Submit" button will be disabled automatically upon the expiration of the Closing Date. It is each Applicant's responsibility to ensure that their Pre-Qualification Submission is received by the Closing Date.
- 6.1.4 Any technical problems with the eTenders system/platform or questions of the functionality in the eTenders system/platform should be directed to the eTenders (European Dynamics) helpdesk. Applicants should contact eTenders (European Dynamics) helpdesk via email at irish-eproc-helpdesk@eurodyn.com or by phone on 0818 001459 (Ireland) or +353 818001459 (International). Please note that phone and online support is available between 9.00am - 5.00pm Irish time, Monday to Friday).

6.2 DEADLINE FOR PRE-QUALIFICATION SUBMISSIONS

- 6.2.1 The last date and time for receipt of completed Pre-Qualification Submissions is **the 27th November 2026 at 5pm** (the "Closing Date").
- 6.2.2 Failure to meet the Closing Date will result in an Applicant's Pre-Qualification Submission not being considered, unless there are exceptional mitigating circumstances outside of the control of the Applicant. Such a decision shall be entirely at the discretion of the Contracting Authority..
- 6.2.3 The Contracting Authority does not take any responsibility for documents which are not submitted by the Closing Date, for any reason.

6.3 ENQUIRIES

- 6.3.1 If Applicants require clarification on any aspect of this document, you may direct enquiries to the messaging facility available on www.etenders.gov.ie by **5.00pm on 13th November 2026** (the "Deadline for Queries").
- 6.3.2 Any communication shall state clearly that it relates to "**Ringaskiddy West**". The Contracting Authority will endeavour to respond to all reasonable queries/requests received by the Deadline for Queries but does not undertake to respond to all queries/requests received. The Contracting Authority may, at its absolute discretion, respond to queries received after this date.

- 6.3.3 Replies will be circulated via eTenders to all parties that have registered an interest in the competition on eTenders. The Contracting Authority will endeavour, but will not be obliged, to answer any questions raised by an Applicant before the Deadline for Queries referred to above.
- 6.3.4 If an Applicant believes a query/request and/or its response relates to a confidential or commercially sensitive aspect of its submission it must mark the query/request as “confidential” or “commercially sensitive”.
- 6.3.5 If the Contracting Authority, at its absolute discretion, is satisfied that the query/request and/or its response should be properly regarded as confidential or commercially sensitive, the nature of the query/request and its response shall be kept confidential (subject to the requirements of any law or legal requirement).

Section 7 GENERAL PROVISIONS

7.1 APPLICANT INTERVIEWS

Without prejudice to the generality of Section 7.2 the Contracting Authority reserves the right to request Applicants to attend interviews with the Contracting Authority before the Applicants are selected or to request clarification of any matter set out in an Applicant's Pre-Qualification Submission. If this proves necessary, Applicants will be informed as soon as possible after receipt of Pre-Qualification Submissions.

7.2 AMENDMENTS TO AND CLARIFICATIONS OF THE PRE-QUALIFICATION DOCUMENT

If at any time the Contracting Authority is of the opinion that a clarification of and/or amendment is required to be made to the Pre-Qualification Document, and/or additional information is required to be issued, then the Contracting Authority shall be entitled to make any such clarification of and/or amendment to the Pre-Qualification Document and/or issue such additional information, at any time during the pre-qualification stage of the tender process.

7.3 PRE-QUALIFICATION REQUIREMENTS

7.3.1 If a Pre-Qualification Submission fails to comply in any respect with the requirements set out in this Pre-Qualification 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):

- i. rejecting the relevant Pre-Qualification Submission as non-compliant;
- ii. without prejudice to the Contracting Authority's right to reject the Pre-Qualification submission;
 - a) meeting with, raising issues and/or seeking clarification from the Applicant in respect of the relevant Pre-Qualification Submission;
 - b) requesting 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;
 - c) waiving a requirement which, in the opinion of the Contracting Authority, is not material and/or is procedural; and/or
 - d) amending the relevant requirement and inviting the other Applicants to adjust their respective Pre-Qualification Submissions on the basis of such revised requirement,

PROVIDED HOWEVER that no amendment and/or change to the Contracting Authority's requirements will be permitted if, in the opinion of the Contracting Authority, the amendment and/or change, if accepted, would constitute a material amendment and/or change to the Contracting Authority's requirements.

7.3.2 The Contracting Authority's decision as to whether a Pre-Qualification Submission is compliant is final.

7.4 CONFLICT OF INTEREST

7.4.1 Any conflict of interest or potential conflict of interest affecting an Applicant must be fully disclosed in writing 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.

7.4.2 Subject to the paragraph below, an Applicant or a member of a Consortium (or an adviser, contractor, consultant, funder, servant or agent to an Applicant or a member of a Consortium) may not also be or have been:

- (i) an adviser, consultant, funder, contractor, servant or agent to the Contracting Authority (or any local authority or relevant authority);
- (ii) an adviser, contractor, consultant, funder, servant or agent to another Applicant or a member of another Consortium; or
- (iii) a member of another Consortium,

in relation to this Project.

7.4.3 The Contracting Authority recognises that an adviser, contractor, consultant, servant or agent to the Contracting Authority (or any local authority or relevant authority) or to an Applicant or a member of a Consortium may seek to participate on, advise or carry out work in relation to a separate bidding team for this Project. In the event that the Contracting Authority considers that such participation is not material or does not give rise to a conflict of interest, it may in its absolute discretion, on receipt of prior written notice together with appropriate assurances and implementation of safeguards, permit such adviser, contractor, consultant, servant or agent to proceed with such participation.

7.5 AMBIGUITIES

Applicants shall immediately notify the Contracting Authority should they become aware of any ambiguity, discrepancy, error or omission in this Pre-Qualification Document. The Contracting Authority shall, upon receipt of such notification, notify all Applicants of its ruling in respect of any such ambiguity, discrepancy, error or omission. Such ruling shall be issued in writing, shall form part of the competition documents and may in the Contracting Authority's sole discretion form part of the contract documents to be entered into in respect of the tender process.

7.6 AI TOOLS

The Contracting Authority is aware of the use of generative Artificial Intelligence tools and Large Language Models ("AI Tools") in business and in the preparation of responses in procurement processes. While the use of AI Tools in responding to this tender process is not prohibited, it is critical that Applicants maintain control of, and responsibility for, their Pre-Qualification Submissions. Applicants must not use multi-tenant AI Tools and/or use the Pre-Qualification Document with an AI Tool that will use the Pre-Qualification Document to train itself or similar models or AI Tools. Applicants must not use the Pre-Qualification Document with AI Tools for any other purpose than to prepare a Pre-Qualification Submission.

Any AI Tool used by an Applicant as part of this tender process must comply with all applicable legislation in addition to all other requirements of the Pre-Qualification Document, including the European Union's Artificial Intelligence Act which came into force on 1 August 2024 (the "AI Act") and all applicable Data Protection Laws. In responding to this Pre-Qualification Document, Applicants are required to declare if and where AI Tools have been used to draft, develop, inform or augment any part of their Pre-Qualification Submission. This declaration is included in Appendix 2 and the Contracting Authority reserves the right to request further information from an Applicant on their use of AI Tools.

The Contracting Entity will assess Pre-Qualification Submissions based on the information provided by an Applicant regardless of how the Pre-Qualification Submission was generated. Any declarations made on the use, or non-use, of AI Tools will not influence the evaluation process or outcome provided that such declaration is true and accurate. However, should the

Contracting Authority determine that any declaration made in this regard by the Applicant is incomplete or has been incorrectly or inaccurately completed, then the Applicant's Pre-Qualification Submission may be deemed to be non-compliant and may not be evaluated.

REGULATORY APPROVALS

Applicants are requested to outline in their Pre-Qualification Submission any regulatory approvals (e.g. under the Screening of Third Country Transactions Act 2023, or the Competition Act 2002 (as amended) that may be required if the Applicant is awarded the Works Contract. This information will be used for the purposes of informing any pre-conditions to the award of the Works Contract.

7.8 INTERNATIONAL PROCUREMENT INSTRUMENT (IPI)

The Contracting Authority refers Applicants to the provisions of Regulation (EU) 2022/1031 on the access of third country economic operators, goods and services to the Union's public procurement and concession markets and procedures supporting negotiations on access of Union economic operators, goods and services to the public procurement and concession markets of third countries (International Procurement Instrument – IPI), and to their obligation to comply therewith. In particular, Applicants should note in Article 6 of Regulation (EU) 2022/1031, the obligations for a Contracting Authority in the context of a procurement procedure where the EU Commission has adopted an IPI measure.

7.9 SANCTIONS

The Contracting Authority reserves the right to exclude any Applicant from the tender process should the Contracting Authority be of the view that to enter into any contract with that Applicant (including any entity relied upon by that Applicant, or any members or subcontractors of that Applicant) would be contrary to any applicable law or regulation, including any applicable sanctions regime. Applicants are required to disclose in their Pre-Qualification Submission any issues giving rise to a potential application of sanctions, including (but not limited to):

- If the Applicant (including any entity relied upon by that Applicant, or any members or subcontractors of that Applicant) is targeted by financial /economic sanctions; and/or
- If the Applicant (including any entity relied upon by that Applicant, or any members or subcontractors of that Applicant) is directly or indirectly, owned or controlled by an individual, entity or body that is a target of such sanctions; and/or
- If the fulfilment of any contract to be entered into involving the provision of goods, technology, software, or services may expose the Contracting Authority to any risk under any sanctions regime.

SECTION 8

PRE-QUALIFICATION QUESTIONNAIRE

Contents

The Pre-Qualification Questionnaire consists of 9 Parts:

Part A Company Structure

The information relating to the Company structure is for information only to ensure the Contracting Authority has the correct details of all shortlisted entities.

Part B Financial Information (Minimum Criteria)

Part B will be assessed on a **pass/fail** basis and will not be scored. Applicants must first satisfy the minimum turnover requirement specified in Question B3a. Applicants that satisfy the minimum turnover requirement will then be assessed for financial robustness using the audited financial statements and supporting information submitted in response to Part B. The financial robustness assessment will include the calculation and application of the financial ratios specified in Question B3b and Appendix 3. Applicants must pass both the minimum turnover requirement and the financial robustness assessment in order to remain eligible for further consideration.

Part C Management Systems (Assessment Criteria/Scored Section)

This Section will be scored out of an available **5 marks** on the quality management systems demonstrated by the Applicant/ the Applicant's approach to programme management and the Applicant's approach to sub-contractor management together with past experience of managing sub-contractors. The Contracting Authority reserves the right to seek more detailed information as part of the formal tender evaluation process.

Part D Health & Safety (Assessment Criteria/Scored Section)

This Section will be scored out of an available **10 marks** and the Applicant must demonstrate that they have good systems in place for the management of Health and Safety record in terms of procedure. If an Applicant has breached Health and Safety law, the Contracting Authority reserves the right not to consider the Applicant further in the process.

Part E Experience (Assessment Criteria/Scored Section)

This Section will be scored out of an available **60 marks** on the experience of the Applicant.

Part F Resources (Assessment Criteria/Scored Section)

This Section will be scored out of an available **15 marks** on the experience of the proposed team.

Part G Environmental (Assessment Criteria/Scored Section)

This Section will be scored out of an available **10 marks** on the Applicant's approach to environmental issues.

Part H Undertaking (Eligibility Requirements)

This must be satisfactorily completed.

Part I

ESPD

The Applicant must complete and submit an ESPD. In addition, where an Applicant is relying upon the capacity of other entities (for example, sub-contractors) it must ensure that each such entity completes an ESPD and such completed ESPD must be included in the Pre-Qualification Submission. Further, where an Applicant is a Consortium, each member of the Consortium must also complete and submit an ESPD.

Guidance Notes

The Applicants Pre-Qualification Submission should include this completed Pre-Qualification Questionnaire. The Pre-Qualification Questionnaire is available in soft copy and Applicants are permitted to add additional pages as required.

Please note that all financial information should be denominated in Euro, except where financial information is being provided in a certified supporting document such as a set of Financial Statements where it is sufficient for the information to remain in its original currency.

Where information is required by more than one Part in the PQQ, it need only be provided once and its location within the Pre-Qualification Submission should be referenced clearly in all other Parts to which it relates.

Additional information submitted by Applicants in excess of any stated limit shall not be considered by the Contracting Authority nor shall it be included in the evaluation/ assessment process, i.e. where a maximum of 10 pages are specified for a particular response, the Contracting Authority shall only consider the information presented in the first 10 pages of that response section and additional pages shall not be read or assessed.

If any of the Parts in the PQQ are not relevant to an Applicant or member of a Consortium, please insert 'n/a'.

The Applicant should complete the relevant Parts as follows:

Part A: The information in Part A should be provided by the Applicant or if the Applicant is a Consortium JOINTLY on BEHALF OF ALL members of the Consortium.

Part B: The information in Part B should be completed by the Applicant or if the Applicant is a Consortium SEPARATELY by EACH member of the Consortium.

Part C: The information in Part C should be provided by the Applicant or if the Applicant is a Consortium JOINTLY on BEHALF OF ALL members of the Consortium.

Parts D, E, F & G: The information in Parts D, D, F & G should be provided by the Applicant (or if the Applicant is a Consortium JOINTLY on BEHALF of ALL members of the Consortium). The assessment of Parts D, E, F & G will be based on the combined technical ability of all proposed members of the Consortium.

Part H: The information in Part H should be provided by the Applicant or if the Applicant is a Consortium JOINTLY on BEHALF OF ALL members of the Consortium.

Part I: A completed ESPD is a formal statement that the organisation making the declaration has not breached any of the exclusions grounds. Consequently, all the organisations that you as an Applicant will rely on to meet any of the criteria listed in the Pre-Qualification Document need to provide a completed ESPD. For example, these could be parent companies, affiliates, associates, or essential sub-contractors, if they are relied upon to meet the criteria included in the Pre-Qualification Document. This also means that where you are joining in a group of organisations, including joint ventures and partnerships, each organisation in that group must complete one of these self-declarations. Sub-contractors that you rely on to meet the criteria must also complete a self-declaration (although sub-contractors that are not relied upon do not need to complete the ESPD).

Section 8 PRE-QUALIFICATION QUESTIONNAIRE

PART A - COMPANY STRUCTURE

The answers to the questions in Part A should be provided by the Applicant or if the Applicant is a Consortium JOINTLY on BEHALF OF ALL members of the Consortium.

A1 Applicant

Name:	
Address:	
Telephone Number:	
e-mail Address:	
Company Registration Number	
Place of Registration	
Year Established	

Applicant's Authorised Representative

Name:	
Address:	
Telephone Number:	
e-mail Address:	

Note: All fields including email are required to be completed.

A2 Legal Form of Applicant

Is your company a:	Yes	No
Private Limited Company		
Public Limited Company		
Unlimited Liability		
Other (Please specify) (Note, if the Applicant is a Consortium, the legal structure of the Consortium is addressed at A5)		

A3 Applicant Structure

Is the Applicant a single bidder or is it a Consortium?

Tick as appropriate

Single

☐

Consortium

☐

Bidder

A4

I/we confirm that the representative named above at A1 is authorised to act as agent on behalf of the Applicant and is the principal contact for the Applicant in dealings with the Contracting Authority.

(Please note: Power of Attorney not required at this stage)

Signed (to be completed by the Applicant or if the Applicant is a Consortium, SEPARATELY by EACH member of the Consortium)

Signature	Name	Title	For and on behalf of (member's name to be stated in full)

IF THE APPLICANT IS A CONSORTIUM, PLEASE ANSWER PARTS A5 TO A9.

A5

**Legal Form of Consortium
Is the Consortium?**

Tick as appropriate

Limited Company ☐

Yet to be incorporated ☐

Not to be incorporated ☐

If the company is incorporated, please
provide the following:

Country of registration:

Year of Incorporation:

Company Registration Number:

Amount of Issued Share Capital:

(Applicants will not be discriminated against
on grounds of their country of origin)

A6 Consortium Activities

Is it proposed that the Consortium will be a single
purpose entity formed solely to undertake the
Project?

Tick as appropriate

Yes ☐

No ☐

If no, in what other undertakings will the Consortium
be involved?

A6 Consortium Member Agreements

Is there a legal agreement that defines the
rights and liabilities of each member person
or firm of the Consortium?

Yes ☐

No ☐

If "Yes" give details of the legal agreement:
*Note: Copies are not required to be provided
at this stage*

A7 Members of Consortium

In the case of an Applicant which is a Consortium, please detail the name of each member of the Consortium and provide a description of the relationship between the participants including, where relevant, the approximate likely shareholding of each member of the Consortium. Applicants should note Section 5.3 of the Information Memorandum.

Full Name and Address of member of Consortium (and details of entity providing resources if applicable – see Section 4.4 of the Information Memorandum)	Role within Consortium and Works Contract (e.g. Main contractor, designer/ member/ construction JV member)	Percentage Shareholding in Consortium and Type of Share to be held

A8 Reliance on Resources (to be completed separately by each member of a Consortium)

Is the Applicant or any Consortium member relying on the resources of entities with which it is directly or indirectly linked (including, for example, but not limited to, reliance on a parent company's resources) for the purposes of proving its financial, economic and/or technical capacity, as set out in Section 4.4 (Reliance on Resources) of the Information Memorandum. See further also Part B (Financial Details) which requires information regarding any guarantor.

Response to A8 Reliance on Resources	No	Yes (See A9 below)
(a) Is the Applicant or any Consortium Member relying on the resources of entities with which it is directly or indirectly linked (including for example, but not limited to, reliance on a parent company's resources) for the purposes of proving its financial standing as set out in Section 4.4 (Reliance on Resources) of the Information Memorandum.		
(b) Is the Applicant or any Consortium Member relying on the resources of entities with which it is directly or indirectly linked (including for example, but not limited to, reliance on a parent company's resources) for the purposes of proving its professional and technical capacity as set out in Section 4.4 (Reliance on Resources) of the Information Memorandum.		

A9 If the response to A8 (b) (reliance on resources for **professional and technical capacity**), is yes, the Applicant or Consortium member must provide evidence satisfactory to the Contracting Authority in the form of a written undertaking from such other entity confirming that it will provide the necessary support:

- including details of the resources that will be made available and
- the basis upon which those resources will be made available.

Note, if sufficient evidence is not provided then the Applicant or Consortium member will be evaluated based on its financial and technical standing.

If the response to A8 (a) (reliance on resources for **financial standing**) is yes, further specific information regarding that entity must be provided pursuant to Part B of the PQQ.

PART B – FINANCIAL DETAILS

The answers to the questions in Part B should be provided by the Applicant or if the Applicant is a Consortium SEPARATELY by EACH member of the Consortium.

Part B of the PQQ evaluates whether each Applicant member (or guarantor where proposed in response to question B1) has an appropriate financial and economic standing. The Applicant should provide responses to the questions in this section with reference to the financial evaluation methodology set out in **Appendix 3** of the Pre-Qualification Document.

Guarantor(s)

B1. If the information required in response to questions B2 and/or B3 indicates that an Applicant member may fail to pass the test parameters described in the financial evaluation methodology, the Contracting Authority requires a guarantor to be proposed for that Applicant member.

- a. Any proposed guarantor(s) should be clearly identified in the following table (extend table if required):

Guarantor	Applicant member for which Guarantor is proposed	Relationship of Guarantor to Applicant member
[Name each Guarantor or state 'Not applicable']		

- b. Please provide a letter of reliance from the guarantor confirming its agreement in principle to provide a guarantee of the Applicant member's performance under the Works Contract.

Please confirm that the letter of reliance has been provided, or state 'N/A'

- c. Where a guarantor is proposed, the Contracting Authority will apply the financial tests specified in questions B2 and B3 to that guarantor instead of the Applicant member for which the guarantee is to be provided. Therefore the response to questions B2 and B3 should be provided by that guarantor instead of that Applicant member.

Please confirm that the required information has been provided, or state 'N/A'

Submission of Financial Statements and accompanying confirmations

B2 Please separately provide the items listed below for each Applicant member (or guarantor where proposed in response to question B1).

- a. Copies of the full audited financial statements for the last three financial years including all notes to the financial statements. The latest set of such statements must have been filed with the Companies Registration Office (or equivalent for non-Irish based companies) ("CRO") within the relevant statutory filing period. Where the most recent

annual financial statements have not been filed with the CRO (or equivalent) within the relevant statutory filing period and remain unsigned by an auditor, the draft financial statements for that year must be provided, with a reasonable and comprehensive explanation as to why such accounts remain unsigned, in addition to the signed audited financial statements of the three previous financial years. The Contracting Authority may, at its absolute discretion, elect to accept such unsigned accounts. Confirmation of each set of financial statements submitted should be provided in the following table (extend table if required):

Applicant member / Guarantor	Years for which audited financial statements submitted

- b. If any of the audited financial statements provided in response to question B2a above are qualified with a disclaimer or adverse opinion, please provide:
- a written statement, with accompanying evidence, demonstrating whether rectification action has been taken; and
 - a written statement, with accompanying evidence, demonstrating whether the underlying reason for the qualification will affect the Applicant member's (or guarantor's where proposed in response to question B1) ability to undertake a contract of this nature and scale (including the provision of any credit support arrangements); and
 - a written statement, with accompanying evidence, demonstrating whether the qualification indicates a material concern in respect of the financial and trading position of the Applicant member (or guarantor where proposed in response to question B1).

Either provide required details per Applicant member (or guarantor where proposed in response to question B1) or state 'N/A'

- c. A statement confirming, since the date of approval of the last audited financial statements:

- details of any material adverse change in financial or trading position;

Either provide required details per Applicant member (or guarantor where proposed in response to question B1) or state 'None'

- ii. any material adverse post balance sheet event that would require adjustment (where accounts not yet re-issued) or disclosure in accordance with the provisions of International Accounting Standards.

Either provide required details per Applicant member (or guarantor where proposed in response to question B1) or state 'None'

- d. a statement of any contingent liability or loss (where not otherwise reported) which would require disclosure in accordance with International Accounting Standard 10.

Either provide required details per Applicant member (or guarantor where proposed in response to question B1) or state 'None'

- e. a statement confirming any changes to accounting policy or any planned changes in accounting policy since the last published accounts and provide details of the reasons for such changes (e.g. changes to accounting standards, mergers acquisitions or other material transactions) and an estimate of the impact on the financial statements.

Either provide required details per Applicant member (or guarantor where proposed in response to question B1) or state 'None'

- f. a statement confirming whether the Applicant member (or guarantor where proposed in response to question B1) has made an adverse public announcement including stock exchange announcements since the last published accounts.

Either provide required details per Applicant member (or guarantor where proposed in response to question B1) or state 'None'

- g. a description of any material, ongoing, pending or threatened tax or regulatory investigations. This should include, but is not limited to, any litigation or proceedings since the date of the last audited financial statements which may or have had in the past twelve months a material adverse impact on the financial position of the business.

Either provide required details per Applicant member (or guarantor where proposed in response to question B1) or state 'None'

- h. a statement of any material, ongoing, pending, or threatened litigation or other legal proceedings. This should include, but is not limited to, any litigation or proceedings since

the date of the last audited financial statements which may or have had in the past twelve months a material adverse impact on the financial position of the business.

Either provide required details per Applicant member (or guarantor where proposed in response to question B1) or state 'None'

- i. a statement confirming whether any interim financial statements that relate to periods subsequent to the most recent audited financial statements have been published. Where any interim financial statements have been published, this should be provided with the PQQ Submission.

Either provide required details per Applicant member (or guarantor where proposed in response to question B1) or state 'None'

Financial Tests

B3. Based on the audited financial statements and supporting information provided in response to Question B2, Applicants must provide the information required under Questions B3a and B3b.

a) Minimum Turnover Requirement

Applicants should note that the nominated Applicant member, or guarantor where proposed in response to Question B1, must:

- meet the minimum turnover requirement of €40,000,000, exclusive of VAT, for each of the previous three financial years;
- provide a current signed auditor's statement, or audited financial statements, certifying the turnover in each of the previous three financial years; and
- provide the latest set of audited financial statements showing a clean audit opinion with no going-concern qualification. Where the auditor's report contains other statements regarding its findings, the Contracting Authority will consider, at its absolute discretion, whether the audited financial statements satisfy this minimum requirement. The Contracting Authority may request such further information from the Applicant as it considers necessary to make this assessment.

b) Financial Robustness

The purpose of the financial robustness assessment is to measure the overall financial capacity of the Applicant to meet all financial requirements and contingencies, to the Contracting Authority's satisfaction, that might arise from undertaking the Project.

The Applicant is required to demonstrate profitability and cash generation sufficient to service its debt obligations, if any, and other liabilities, including those arising from the Project, and the generation of sufficient working capital to undertake the Project.

The financial robustness assessment will examine the following factors:

- Auditor's report and Directors' report.
- Trading performance, including turnover, profitability and profit margins.
- Liquidity, including cash balances, cash generation, current ratio, quick ratio, debtors' days, creditor days and stock-turn days.

- Gearing, including PBIT interest cover, net gearing, long-term debt as a percentage of capital employed, net debt as a percentage of total net worth and net debt to PBIT.
- Balance-sheet strength, including fixed assets, net current assets and net assets.

The Contracting Authority will assess the Applicant's financial robustness using the audited financial statements for the previous three financial years and the other financial and supporting information submitted in response to Part B. The Contracting Authority will calculate the applicable financial ratios in accordance with the definitions and methodology set out in Appendix 3.

The financial robustness assessment will be conducted on a pass/fail basis only and will not be scored or used to rank Applicants.

Applicant Guarantee

- B4. Please note that the Contracting Authority reserves the right to require the Applicant (and/or any guarantor(s) where proposed in response to question B1) to provide a Guarantee prior to entering into the Works Contract. There will be an overall cap on liability in relation to the Guarantee for each Applicant which the Contracting Authority reserves the right to agree at the Invitation to Negotiate stage. This cap on liability will be determined having regard to the overall nature and scope of the Works Contract together with the risk allocation envisaged in the Works Contract. Other forms of credit support may also be required as an alternative to, or in addition to, such a guarantee.

The Applicant (and/or any guarantor(s) where proposed in response to question B1) is required to confirm acceptance of this requirement.

State either 'Confirmed' or 'Not accepted'

Applicant Performance Bond

- B5. Applicants should note the following requirements regarding a Performance Bond:

- a. The Contracting Authority will require the Applicant to obtain a performance bond from a financial institution, with a credit rating of at least A-/A3, for a sum of 10% of the Tendered Contract Amount, to be in place for the duration of the Works Contract period plus defects liability period. Please confirm acceptance of this requirement.

State either 'Confirmed' or 'Not accepted'

- b. A letter of intent is required from a financial institution bond provider. This letter must:
- i. describe any pre-existing relationship with the Applicant (or Applicant members) and Guarantor(s) (where applicable);
 - ii. confirm that in principle the bond provider will be able to provide a bond which is consistent with the requirements of the PQQ and for a sum equal of 10% of the Tendered Contract Amount, to take effect from the start of the Works Contract, and to be in place for the duration of the Works Contract plus the defects liability period; and

- iii. enclose a copy of the most recent credit rating of the bond provider or confirmation of credit rating (in either case, issued within the last 12 months of the date of this PQQ) provided by either Fitch, Moody's or Standard & Poor which shows a credit rating of A-/A3 or above.

<i>State either that the required response has been provided, or state 'Not provided'</i>

PART C – MANAGEMENT SYSTEMS

The answers to the questions in Part C should be provided by the Applicant or if the Applicant is a Consortium JOINTLY on BEHALF OF ALL members of the Consortium.

C1 Quality Management

Please provide details of your quality management system including procedures covered and all accreditation. Demonstrate how this management system has previously been applied to a similar project of the type proposed. Also provide details of the person responsible for managing your quality management procedures.

C2 Programme Management

Please provide details of your experience in programme management and how it is implemented.

Your response should include details of how you have previously reported progress to your client, including project planning techniques utilised.

Demonstrate how you have previously managed programmes on a project of this type to ensure delivery on time.

C3 Sub Contractor Management

Please provide details of your experience in the management of sub-contractors. The information provided should include details of how sub-contractors are selected and how their performance is monitored and appraised during a project and post project completion.

The response should also demonstrate how the Applicant controls costs of sub contractor's i.e. formal cost control systems.

Each response to Questions C1, C2 and C3 should be limited to two sides of an A4 page; all supporting documentation should be clearly referenced to the question to which it relates. Additional pages will be disregarded from the assessment.

PART D – HEALTH & SAFETY

The answers to the questions in Part D should be provided by the Applicant or if the Applicant is a Consortium JOINTLY on BEHALF OF ALL members of the Consortium.

- D.1** The successful Tenderer will be required to comply with the Safety, Health & Welfare at Work Act 2005 and any subsequent Safety, Health and Welfare legislation including the requirement to have a Safety Statement. The successful Tenderer will also be required to comply with the Safety, Health and Welfare at Work (Construction) Regulations 2013, particularly in relation to the appointment (as applicable) of the Works Contractor, Health and Safety Coordinator, and Project Supervisor for the Construction Stage (PSCS).

Please provide details of your Health & Safety Management System.

The information provided should include details of how the Applicant manages Health & Safety on projects, health & safety procedures for sub-contractors, and methods of evaluating the Applicant's safety record. Details of the person responsible for coordinating Health & Safety in your company should also be provided.

The response to this question should be limited to four A4 pages; all supporting documentation should be clearly referenced to this question. Additional pages will be disregarded from the assessment.

PART E – EXPERIENCE

The answers to the questions in Part E should be provided by the Applicant or if the Applicant is a Consortium JOINTLY on BEHALF OF ALL members of the Consortium.

E.1 Construction Experience

Please give details of up to 5 contracts of a similar scale, nature and complexity consisting of some or all of the elements listed below which may be required by the Works Contract. The referenced elements must have been constructed within the last 7 years.

- Marine Piling
- Quay Walls
- Dredging & Reclamation Works
- Experience in working within Environmental Constraints
- Ground Improvements Works
- Heavy Duty Pavements Construction

The response for each contract should include the following:

- A description of the works undertaken and how the experience is relevant to the proposed Works Contract
- A brief statement of the key risks/challenges encountered and how they were managed in the completion of the project
- A brief statement of how you managed cost and quality
- Details of how you ensured construction best practice was a) understood and b) followed in practice within your organisation

The information required in relation to these projects should be submitted using the project detail form provided at **Appendix 1** to the Pre-Qualification Document. Responses to this question should be limited to two sides of an A4 page per project. Additional pages will be disregarded from the assessment.

The Applicant should note that the Contracting Authority reserves the right to verify the information provided in response to this part E1 and to this end may request a reference from the person named in the project detail form in **Appendix 1**

PART F – MANAGEMENT PERSONNEL

The answers to the questions in Part F should be provided by the Applicant or if the Applicant is a Consortium JOINTLY on BEHALF OF ALL members of the Consortium.

F1 Proposed Management Team

Please provide details of the qualifications, relevant experience, and project-specific roles of the personnel proposed to manage and supervise the Works Contract. The submission shall demonstrate experience on projects of a similar scale, complexity and nature, and shall include curriculum vitae (CVs) for all key personnel. Details should clearly identify each individual's responsibilities, professional qualifications, years of relevant experience, and involvement in comparable projects.

<i>Name</i>	<i>Position</i>	<i>Company</i>	<i>Qualifications</i>	<i>Years' Experience</i>

The response should also include an organisational chart of your proposed team for the Works Contract, identifying key contact points.

CV's should be limited to two sides of an A4 page. Additional pages will be disregarded from the assessment.

Part G – ENVIRONMENTAL

The answers to the questions in Part G should be provided by the Applicant or if the Applicant is a Consortium JOINTLY on BEHALF OF ALL members of the Consortium.

G1. Experience in working with Environmental Constraints

Please provide details of previous construction experience which has included works carried out under Environmental Constraints. In responding to this question Applicants should be cognisant of the Mitigating Measures/Environmental Constraints included in the Environmental Impact Assessment Report (EIAR) for this Project. Available at <https://portredevelopmentringaskiddy.ie> The response to this question in particular, but without limitation, should address the following:

- a) Impact of quality on Marine Mammals and Fish
- b) Dredging Operations
- c) Piling Noise
- d) Construction Traffic Management

Responses to this question should be limited to two sides of an A4 page. Additional pages will be disregarded from the assessment.

G.2 Environmental Management

Does your organisation have a written environmental policy? If so please provide details	
Does your firm have a sustainable purchasing policy? Give examples of how this has been applied to a specific area of materials purchasing.	
Does your firm engage with the supply chain on environmental issues? If so, give examples.	

How do you ensure that your environmental policy is followed in practice?	
--	--

Part H- UNDERTAKING

The answers to the questions in Part H should be provided by the Applicant or if the Applicant is a Consortium JOINTLY on BEHALF OF ALL members of the Consortium.

When you have completed the Pre-Qualification Questionnaire, please ensure that:

You have answered all the questions;

You have **enclosed** all documents requested;

You have read and signed the undertaking below.

I, having been duly authorised by the Applicant, hereby certify that:

- I have read and understood the Pre-Qualification Questionnaire;
- the information provided in response to this Pre-Qualification Questionnaire is accurate and complete as at the date set out below;
- I understand that the provision of inaccurate or misleading information in response to this Pre-Qualification Questionnaire could result in the Applicant being excluded from the list of those who may be invited to the next stage of this tender process and from participation in any future competitions held by the Contracting Authority.

I further certify that if as a result of a change in circumstances or otherwise, any information given in this Pre-Qualification Submission becomes untrue, incomplete or misleading, I will inform the Contracting Authority as soon as I become aware of this.

Signed for and on behalf of the Applicant¹:

Signed:

Position/Status in the Applicant:

Applicant's name:

Date:

¹ Please note that this undertaking must be signed by an authorised signatory (for example Director or Partner) of the Applicant or any person with powers of representation, decision-making or control in relation to the Applicant.

Appendix 1 - Project Detail Form

Project Title:	Value of Project:
Name and Address of Person Responsible for awarding the Contract:	
Contracting Authority Contact Name:	Contact Number:
Contractors Role: Main Contractor/Consortium/Sub Contractor	
Start Date:	Date of Completion:
Project Details/Experience	

Appendix 2 - **DECLARATIONS**

To	The Port of Cork Company		
From:	[Insert name of Applicant]		
Competition:	Ringaskiddy West		
Tax clearance			Please confirm (Yes / No)
I confirm that I have applied for or hold a Tax Clearance Certificate, which will be made available within seven (7) calendar days following receipt of a request from the Contracting Authority.			
Insurances			Please confirm (Yes / No)
I acknowledge and accept that: (a) the Contracting Authority reserves the right to review and, where appropriate, adjust the insurance requirements at ITN stage to reflect the legal structure of the preferred Tenderer; and (b) the successful Tenderer will be required to procure and maintain Contractors All Risks insurance at the level specified in the ITN documentation. In addition, I confirm possession of the following forms and levels of insurance, and will provide insurance certificates as evidence of this fact within seven (7) calendar days following receipt of a request from the Contracting Authority: Public and Product Liability Insurance €13,000,000 Employer's Liability Insurance €13,000,000 Professional Indemnity €6,500,000			
OR			
I acknowledge and accept that: (a) the Contracting Authority reserves the right to review and, where appropriate, adjust the insurance requirements at ITN stage to reflect the legal structure of the preferred Tenderer; and (b) the successful Tenderer will be required to procure and maintain Contractors All Risks insurance at the level specified in the ITN documentation. In addition, I undertake to put the required forms and levels of insurance in place if successful in the competition, and will provide a broker's letter indicating my capacity to do so promptly following receipt of a request from the Contracting Authority.			
I [insert name] having been duly authorised by the Applicant, hereby declare that the information provided above is accurate and complete to the best of my knowledge and belief. I understand that the provision of inaccurate or misleading information in this declaration may lead to my organisation being excluded from participation in this and future tenders.			
SIGNATURE		Date	
Name		Position	

Telephone		Email	
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THIS FORM MUST BE COMPLETED AND SIGNED BY A DULY AUTHORISED OFFICER OF THE
APPLICANT’S ORGANISATION

AI TOOLS DISCLOSURE

Applicants are referred to Section 7.6 of the Pre-Qualification Document regarding the use of generative Artificial Intelligence tools and Large Language Models ("AI Tools").

Please confirm: has the Applicant used AI Tools to draft, develop, inform or augment any part of its Pre-Qualification Submission?

Yes ☐ No ☐

If the answer is "Yes", the Applicant must provide the following details:

- (a) a description of the AI Tool(s) used including the name and provider of each AI Tool;

[Applicant to insert details of AI Tool(s) used including name, version (where known) and provider:]

- (b) identification of the specific sections and/or questions of the Pre-Qualification Submission in respect of which AI Tools were used together with a description of the nature and extent of such use (e.g. drafting, research, review or augmentation); and

[Applicant to insert details of the specific sections/questions and the nature and extent of AI Tool usage:]

- (c) confirmation that the Applicant has reviewed all content generated or informed by the use of AI Tools, has maintained control of and accepts full responsibility for the accuracy and completeness of its Pre-Qualification Submission and that no AI-generated content has been included without appropriate human review and verification.

The Applicant hereby confirms that it has maintained control of and accepts full responsibility for the content of its Pre-Qualification Submission including any content generated or informed by the use of AI Tools and that all such content has been subject to human review and verification.

Name of Applicant: _____

Signed on behalf of Applicant: _____

Position/status in Applicant organisation: _____

Date: _____

The Contracting Entity reserves the right to request further information from the Applicant regarding its use of AI Tools.

Any declaration made on the use, or non-use, of AI Tools that is incomplete, incorrect or inaccurate may result in the Applicant's Pre-Qualification Submission being deemed non-compliant and may not be evaluated.

Appendix 3 - Financial Evaluation Methodology

1 FINANCIAL EVALUATION METHODOLOGY
1.1 FINANCIAL EVALUATION METHODOLOGY

The financial evaluation will be conducted on a pass/fail basis and will not contribute to the scoring or ranking of Applicants. It will comprise the following sequential stages:

Stage 1: Financial Compliance:

The Contracting Authority will assess whether the Applicant has provided all information and supporting documentation required under Part B, including the audited financial statements for the previous three financial years and any information required in respect of a proposed guarantor, guarantee or performance bond.

Failure to comply with a mandatory requirement under Part B may result in the Applicant being awarded a fail in accordance with the provisions of the Pre-Qualification Document.

Stage 2: Minimum Turnover Requirement:

The Contracting Authority will assess whether the nominated Applicant member, or guarantor where applicable, has achieved turnover of at least €40,000,000 exclusive of VAT for each of the three most recent financial years.

An Applicant that fails to satisfy the minimum turnover requirement will be awarded a fail and will not proceed to the financial robustness assessment.

Stage 3: Financial Robustness Assessment:

Where the minimum turnover requirement is satisfied, the Contracting Authority will assess the Applicant's financial robustness using the audited financial statements for the previous three financial years and the other information submitted under Part B.

The Contracting Authority, with the assistance of its financial advisers, will examine/calculate the metrics/financial ratios specified below in accordance with the stated definition. The ratios will be assessed on a pass/fail basis and will not be scored.

- Auditor's report and Director's report.
- Trading performance:
 - turnover.
 - profitability and profit margins (including Gross profit, Operating profit and Net Profit).
- Liquidity:
 - Cash balances.
 - Cash generation.
 - Current ratio.

- Quick Ratio.
 - Debtors' days, Creditor days and Stock turn days.
- Gearing:
 - Profit Before Interest and Tax ("PBIT") interest cover.
 - Net Gearing.
 - Long term debt as a % of capital employed.
 - Net debt as a % of Total Net Worth.
 - Net debt \ PBIT.
- Balance Sheet:
 - Fixed Assets.
 - Net Current Assets.
 - Net Assets.

The Contracting Authority will assess the Applicant's financial robustness having regard to all of the financial indicators listed above, considered collectively. No individual ratio is determinative in itself and the Contracting Authority will assess whether the Applicant demonstrates adequate financial capacity to perform the Works Contract.

An Applicant that satisfies the applicable financial robustness requirements will be awarded a pass. An Applicant that does not satisfy those requirements will be awarded a fail and will not be considered further in the pre-qualification process.

1.2 FINANCIAL TESTS - DEFINITIONS TO BE USED

The components of the ratios should be based on numbers included in the audited statutory accounts and calculated as follows:

- (i) Turnover: total revenue or turnover for the relevant 12 months, excluding revenue or turnover relating to joint ventures and associates.
- (ii) Current Assets: the value of all assets expected to be realised, sold or consumed, in the entity's normal operating cycle or within 12 months of the reporting period; assets held for trading; or cash and cash equivalents.
- (iii) Current Liabilities: the value of obligations due to be settled in the normal operating cycle or within 12 months of the reporting period; held primarily for trading; or obligations with no unconditional right to defer settlement of the liability for at least twelve months after the reporting period.
- (iv) EBITDA from continuing operations: accounting profit from continuing operations before taxation for the relevant 12 months with the following adjustments:
 - adding back net interest and depreciation of tangible assets and amortisation of intangible assets charged in the 12 months

- excluding the profit or loss relating to joint ventures and associates
 - excluding gains or losses in relation to disposal of fixed assets, investments and / or businesses in the relevant 12 months
 - excluding extraordinary items as defined by Financial Reporting Standard (“FRS”) 102, FRS 101 and FRS 3, and any items disclosed separately under paragraph 20 of FRS 3.
- (v) Interest Payable: gross interest expense payable in the relevant 12 months as a result of borrowings of the business for whatever reason. This amount should not be offset by interest income.
- (vi) Net Assets: Total Assets minus Total Liabilities.

1.3 APPLICATION OF THE FINANCIAL TESTS

The Contracting Authority will work with its financial advisers to calculate the results of the financial tests for each Applicant member (or guarantor where proposed in response to question B1) using the definitions above and the information provided in the most recent audited financial statements of each Applicant member (or guarantor where proposed in response to question B1). Where the Contracting Authority is not satisfied with the information provided by each Applicant member (or guarantor where proposed in response to question B1), further clarification may be sought.

When the Contracting Authority conducts the financial ratio tests it will exclude:

- (i) items disclosed as discontinued operations: and
- (ii) any items disclosed as "extraordinary items" under paragraph 5.10 of FRS 102, paragraph AG1 (j) of FRS 101 or paragraph 6 of FRS 3: and
- (iii) any items disclosed separately under paragraph 20 of FRS 3

Each Applicant member (or guarantor where proposed in response to question B1) should declare any items (revenue or expense) separately disclosed under the following:

- (i) the guidance of paragraphs 97 and 98 of IAS 1: Presentation of financial statements; or
- (ii) paragraphs 5.7D, 5.9, 5.9A and 5.9B of FRS 102; or
- (iii) paragraph 19 of FRS 3; or
- (iv) disclosed as exceptional items under the accounting policies of the Applicant member (or guarantor where proposed in response to paragraph B1).

The Contracting Authority will work with its financial advisers to determine whether each such item declared will be excluded from the financial ratio tests.

Where the financial statements of an Applicant member (or guarantor where proposed in response to question B1) are prepared under accounting standards other than UK & Irish” Generally Accepted Accounting Practice (“GAAP”) effective as at 31 December 2014, FRS 101, FRS 102 or IFRS, which do not require or permit the reporting of exceptional items or their equivalent, the Applicant member (or guarantor where proposed in response to question B1) should separately declare any items (revenue or expense) which would have been disclosed separately should paragraphs 97 and 98 of IAS 1 have been applicable. The Contracting Authority will work with its financial advisers to determine whether each such item declared will be excluded from the financial ratio tests.

Where an Applicant member (or guarantor where proposed in response to question B1) issue updated financial information following the initial response to the PQQ and prior to contract award, it should identify items in the financial information in accordance with the instructions above.

The Contracting Authority reserves the right to take into account a material event (including any adverse change or deterioration in the business, assets, financial or trading position, profits, or any information disclosed in response to questions B2b to B2h of this PQQ) that occurs subsequent to the balance sheet date of the most recent audited financial statements by re-performing the relevant financial tests after allowing for the event.

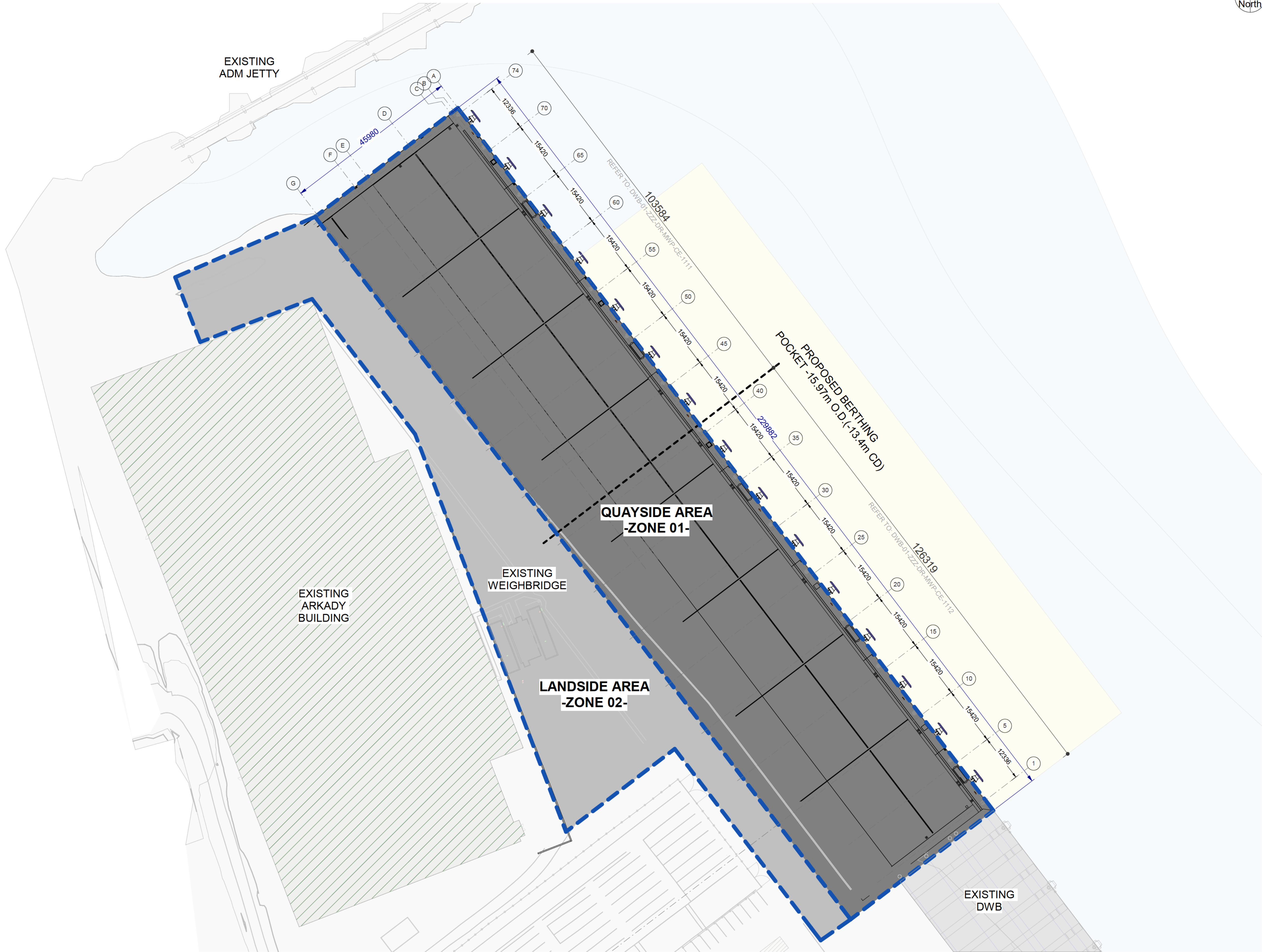
In the event that the results of the financial tests calculated by the Contracting Authority differ from any calculations or supporting financial information provided by the Applicant, the Contracting Authority will explain the manner in which it has calculated the relevant results and provide the Applicant with a reasonable opportunity to comment before announcing the Applicants that have pre-qualified. As a result of comments received from Applicants, the Contracting Authority may revise its calculations of the results of the financial tests for an Applicant member (or guarantor where proposed in response to question B1), so that these are changed from fail to pass, or vice versa, are amended.

The Contracting Authority may recalculate the results of the Financial Tests using the updated information at any time during the tender process if any of the following occur:

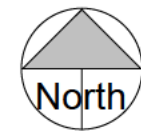
- (i) Issuing of audited annual accounts
- (ii) One or more material event (including any disclosed in response to questions B2c to B2h)

Appendix 4 – **Reference Drawings**

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QUAYSIDE LAYOUT PLAN GENERAL
SCALE 1 : 500



- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETRES (UNLESS NOTED OTHERWISE).
 2. DRAWINGS ARE NOT TO BE SCALED.
 3. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE RELEVANT CIVIL MARINE SPECIFICATION AND ALL OTHER RELEVANT CONTRACT DOCUMENTATION.
 4. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 5. EXCEPT WHERE OTHERWISE STATED, ALL LEVELS ARE IN METERS, RELATED TO ORDNANCE DATUM MALIN (ODM). LEVELS TO ORDNANCE DATUM MALIN CAN BE CONVERTED TO CHART DATUM RINGASKIDDY PORT (CD) USING THE RELATIONSHIP SHOWN BELOW.

ORDNANCE DATUM MALIN [O.D.M.]

CHART DATUM [C.D.] (RINGASKIDDY PORT)

CONVERSION FROM O.D.M. TO C.D.

2.57m

REV.	DATE	DESCRIPTION	BY	APP.
00	21/04/26	ISSUED FOR INFORMATION	CR	MF

RINGASKIDDY PORT REDEVELOPMENT -
PHASE 2 - DWB EXTENSION

TITLE:
MAIN QUAY AREA - QUAYSIDE LAYOUT
PLAN

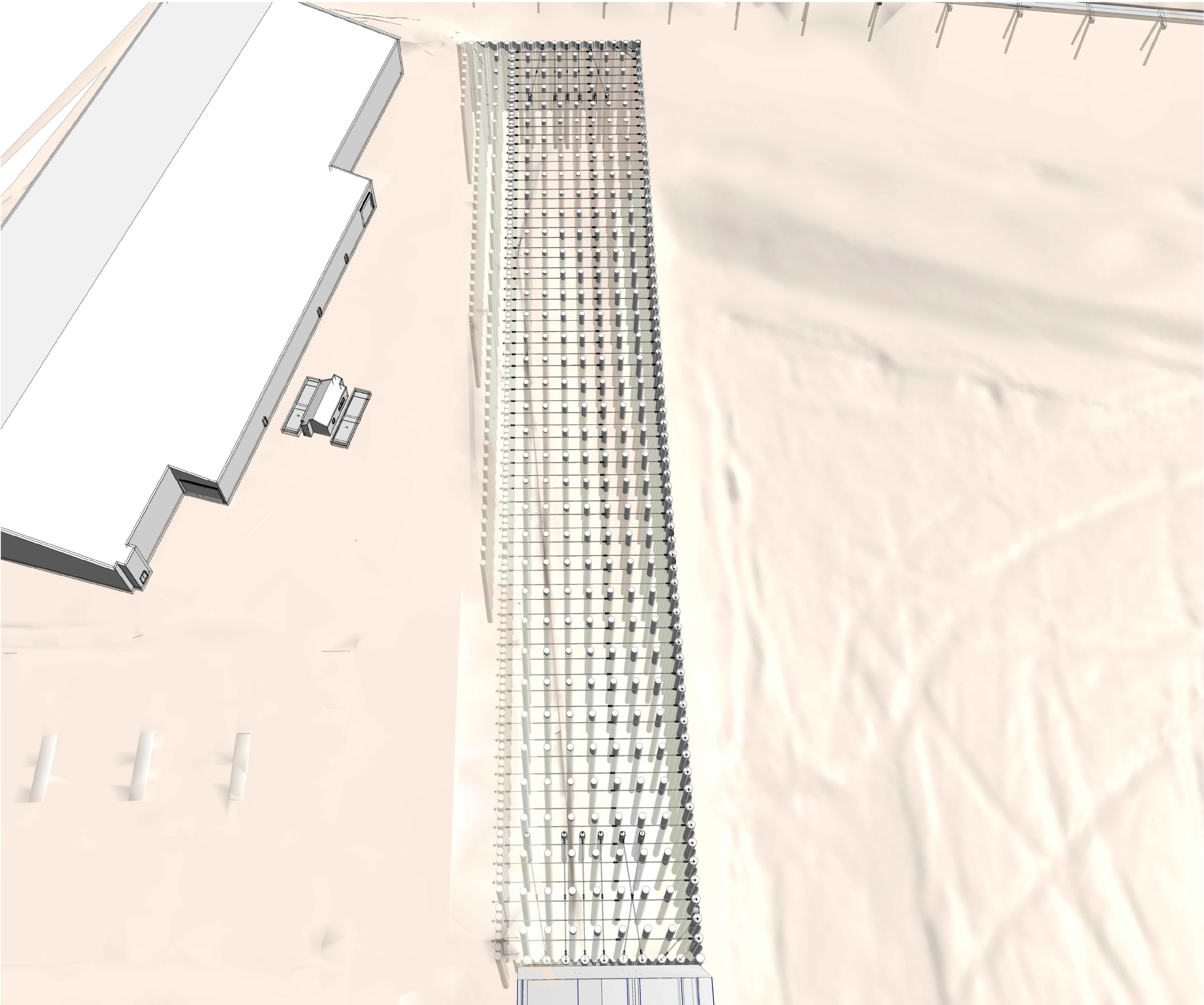
CLIENT:



DEEPWATER MULTI-MODAL PORT

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DRAWN:	CHECKED:	APPROVED:
CR	EL	MF
PROJECT NUMBER:	DATE:	SCALE @ A1:
25474	18/04/26	1 : 500
ACCEPTANCE CODE:	PURPOSE OF ISSUE:	PURPOSE CODE:
S	ISSUED FOR INFORMATION	P1
DRAWING NUMBER:	REV:	
DWB-01-ZZZ-DR-MWP-CE-1110	00	



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- GENERAL NOTES**
- All Dimensions are in millimetres (unless noted otherwise).
 - Drawings are not to be scaled.
 - All drawings are to be read in conjunction with the relevant Civil/Structural specification and all other relevant contract documentation.
 - Any discrepancies between these documents shall be brought to the attention of the Engineer.
 - All levels are in meters, related to Ordnance Datum Main (ODM).
 - All Northings and Eastings relate to the Irish Transverse Mercator (ITM) grid - the geographic coordinate system for Ireland as used by Ordnance Survey Ireland (OSi)

00	21/04/26	ISSUED FOR INFORMATION	CR	MF
REV.	DATE	DESCRIPTION	BY	APP

PROJECT: RINGASKIDDY PORT REDEVELOPMENT - PHASE 2 - DWB EXTENSION

TITLE: TIE RODS & PILING PERSPECTIVE VIEW

CLIENT:



PORT of CORK

DEEPWATER MULTIMODAL PORT



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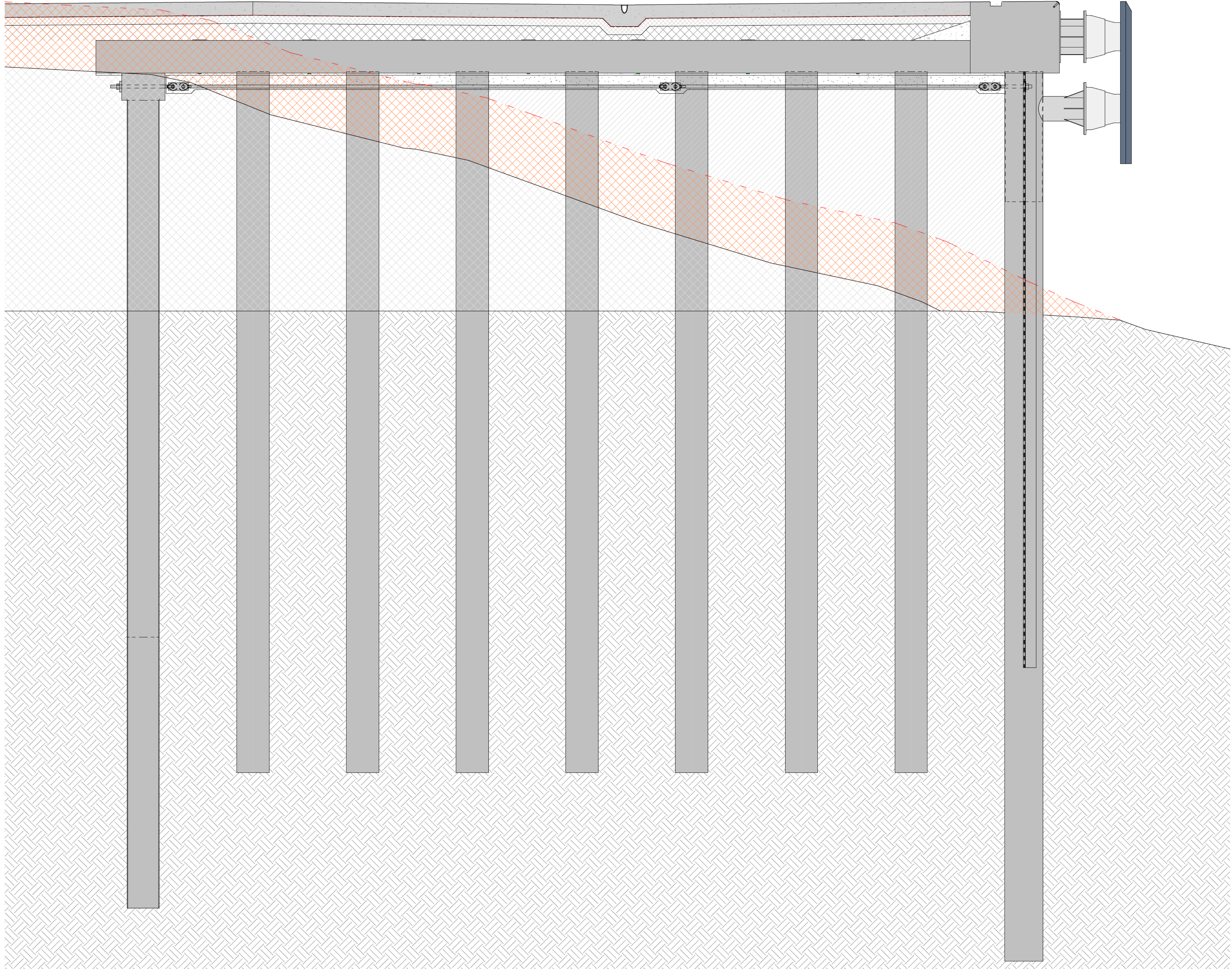
DRAWN: CR	CHECKED: EL	APPROVED: MF
PROJECT NUMBER: 25474	DATE: June 2025	SCALE @ A1: N/A
ACCEPTANCE CODE: S	PURPOSE OF ISSUE: Issued for Information	PURPOSE CODE: P1

DRAWING NUMBER: DWB-01-ZZZ-DR-MWP-SE-1116	REV: 00
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ALL DIMENSIONS ARE IN MILLIMETRES (UNLESS NOTED OTHERWISE).
 2. DRAWINGS ARE NOT TO BE SCALED.
 3. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE RELEVANT CIVIL/MARINE SPECIFICATION AND ALL OTHER RELEVANT CONTRACT DOCUMENTS.
 4. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 5. EXCEPT WHERE OTHERWISE STATED, ALL LEVELS ARE IN METERS, RELATED TO ORDNANCE DATUM MALIN (ODM). LEVELS TO ORDNANCE DATUM MALIN CAN BE CONVERTED TO CHART DATUM RINGASKINDY PORT (CD) USING THE RELATIONSHIP SHOWN BELOW.

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CONVERSION FROM O.D.M To C.D.



SECTION
SCALE 1 : 75

[illegible]

00	21/08/26	ISSUED FOR INFORMATION	CR	MF
REV	DATE	DESCRIPTION	BY	APP

PROJECT:

RINGASKIDDY PORT REDEVELOPMENT -
PHASE 2 - DWB EXTENSION

TITLE:

MAIN QUAY AREA QUAYSIDE TYPICAL SECTION

CLIENT:



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DRAWN: GD	CHECKED: EL	APPROVED: MF
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PROJECT NUMBER: 25474	DATE: 10/04/26	SCALE @ A1: 1 : 75
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ACCEPTANCE CODE:	PURPOSE OF ISSUE:	PURPOSE CODE:
S	ISSUED FOR INFORMATION	P1

DRAWING NUMBER:	REV:
DWB-01-ZZZ-DR-MWP-SE-1297	00