



THE LAND DEVELOPMENT AGENCY

Pre-Qualification Questionnaire (PQQ)

Stapolin Square – Phase 2

(Development at Stapolin, Baldoyle, Dublin 13)

PQQ issue date: 15 October 2026

Procurement of a Works Contractor for Stapolin Square Phase 2	Pre –Qualification Questionnaire for the Design & Construction of Stapolin Square Phase 2 Housing Development
Procedure	Competitive Dialogue
eTenders CfT/PQQ ID	9288428
OJEU REF	
Issue Date	15 th October 2026
Closing Date for Queries	4 th November 2026 at 16:00 (Irish Standard time)
Contact for Queries	Questions and Answers facility on www.etenders.gov.ie
Closing Date / Time for receipt of Completed PQQ	16 th November 2026 at 16:00 (Irish Standard time)
<i>Please note that information relating to this Pre-Qualification Questionnaire, including clarifications and changes, will be published on the Irish Government Procurement Opportunities Portal (www.etenders.gov.ie). Registration is free of charge and there is no charge for documents. Please note that the Contracting Authority cannot accept responsibility for information relayed (or not relayed) via third parties.</i>	
Note: Interested Economic Operators are reminded to use the Expression of Interest function on eTenders to ensure they form an Association with this Invitation to Participate in Dialogue (ITPD) in this procurement procedure on the new eTenders platform to ensure they receive all correspondence/updates associated with this competition.	

Internal use only

Pro Number:	PRO421	Project Title: Stapolin Square Phase 2					
Project Number:	N/A						
Document Type:	PQQ						
Version No:		Prepared By:	Date:	Reviewed By:	Date:	Finalised By:	Date:
Rev.0	P	KC	01/10/2026	CT	04/10/2026	PK	10/10/2026
	S						
	P						
	S						

CONTENTS

1	Introduction	5
1.1	The Land Development Agency.....	5
1.2	Stapolin Square Development Overview	5
1.3	Stapolin Square Phase 2	7
2	Project Overview	9
2.1	Site Location	9
2.2	The Site	9
2.3	Planning Permission	9
3	Project Information and Service Requirements	10
3.1	Form of Contract	10
3.2	Submission of Pre-Qualification and Application Submissions	10
3.3	Timeline	11
3.4	Queries/Clarification Requests.....	12
4	Procurement Process and Evaluation	13
4.1	Introduction.....	13
4.2	Procurement Process	13
4.2.1	Stage 1 - Pre-Qualification Procedure	13
4.2.2	Stage 2a - Tender	14
4.2.3	Stage 2b – Selected Tenderer	14
4.3	Design Team Novation	15
4.4	Self-Declaration by Applicants	15
4.5	Confirmation of Financial Standing	16
4.6	Foreign Financial Contributions	16
4.7	Contracting Authority Information	16
4.8	Works Contractor’s Role	16
5	Works Contractor Prequalification Requirements	18
5.1	Financial and Economic Standing	18
5.1.1	Certified Average Annual Turnover – Pass / Fail	18
5.1.2	Statement of Going Concern – Pass/Fail.....	18
5.2	Insurance – Pass / Fail	18
5.3	Contractors All Risk Insurance – Pass / Fail	19
5.4	Performance Bond – Pass / Fail.....	19

5.5	Health & Safety Information – Pass / Fail.....	19
5.5.1	Health and Safety Management System.....	19
5.5.2	Accident/Incident Recording and Reporting.....	20
5.5.3	Enforcement Actions.....	20
5.6	Environmental Information – Pass / Fail	21
5.7	Quality Information – Pass / Fail	21
5.8	Self-Declaration Re Regulation 57 (Pass / Fail)	21
5.9	Oversight Resource Experience – Main Contractor (175 Marks)	23
5.10	Delivery Resource Experience – Main Contractor (225 Marks)	23
5.11	Relevant Company Experience – Main Contractor (600 Marks)	24
6	Evaluation of Submissions	26
6.1	Evaluation Matrix	27
6.2	Applicant’s Final Score for Shortlisting.....	28
7	Conditions	29
7.1	Important Notice	29
7.2	Reliance on Resources.....	30
7.3	Applicant Composition	30
7.4	Change in Applicant or Consortium Members	30
7.5	Confidentiality	30
7.6	Amendments to and / or Clarifications of the PQQ	31
7.7	Conflict of Interest.....	31
7.8	Tax Clearance Certificates	31
7.9	Own Costs.....	31
7.10	Governing Law.....	31
	Appendix A	32
	Appendix B.....	33

1 Introduction

1.1 The Land Development Agency

The Land Development Agency (the “**Contracting Authority**” (CA) or the “**LDA**”), is a commercial, semi-State body that seeks to maximise the supply of affordable homes on public and other land in a financially sustainable manner, supporting the creation of thriving communities and delivering ongoing positive social impact. It is overseen by an independent board of directors and has a capital capacity of €8.75 billion.

The LDA has commenced construction on a number of projects on State land and has a delivery pipeline in excess of 28,000 homes. It is also delivering affordable housing by working with the private sector on an initiative called ‘Project Tosaigh’, which will yield a further 8,000 homes on land provided by homebuilders.

Additionally, the LDA is working on large-scale longer-term strategic areas by master-planning and bringing forward planning applications in locations such as Limerick Colbert Quarter, the Cork Docklands and Sandy Road in Galway.

For more information, please go to www.lda.ie.

1.2 Stapolin Square Development Overview

The Stapolin Square housing development is a key strategic residential development located in Baldoyle, Dublin 13 (*refer Figure 1*). This development forms part of current and future programmes of work to be undertaken by the Contracting Authority to mix tenure housing.

The Stapolin Masterplan, on completion of all phases, is expected to comprise over 1,900 homes as well as a quantum of non-residential space suitable for commercial, retail, community and childcare uses.

Phase 1 consisting of 279 homes, Haggard Park and infrastructure upgrades to the waste and foul network for the area is **currently being constructed** by the LDA in conjunction with a Development Partner with practical completion of all homes due in Q3 2028.

The subject of this procurement competition is Phase 2 of Stapolin Square (the “**Stapolin Square Phase 2**”) and potential subsequent phases (the “**Subsequent Phases**”) as per *Figure 2* below.

Stapolin Square Phase 2 development consists of 596 apartments: 305 no. 1-bedroom apartments, 281 no. 2-bedroom apartments and 10 no. 3-bedroom 5-person apartments. There is a further provision of 2,496sqm of commercial space within Phase 2, including a provision for a gym, retail, café, medical and childcare.

Subsequent Phases of the Stapolin Square development will comprise c1,100 homes along with commercial / retail / community spaces and another creche(s). Planning permission for the Subsequent Phases is in place, however, the Subsequent Phases are also being reviewed in order to assess opportunities for redesign and layout refinement via planning amendment applications.



Figure 1 Stapolin Square Phase 2 outlined in red.

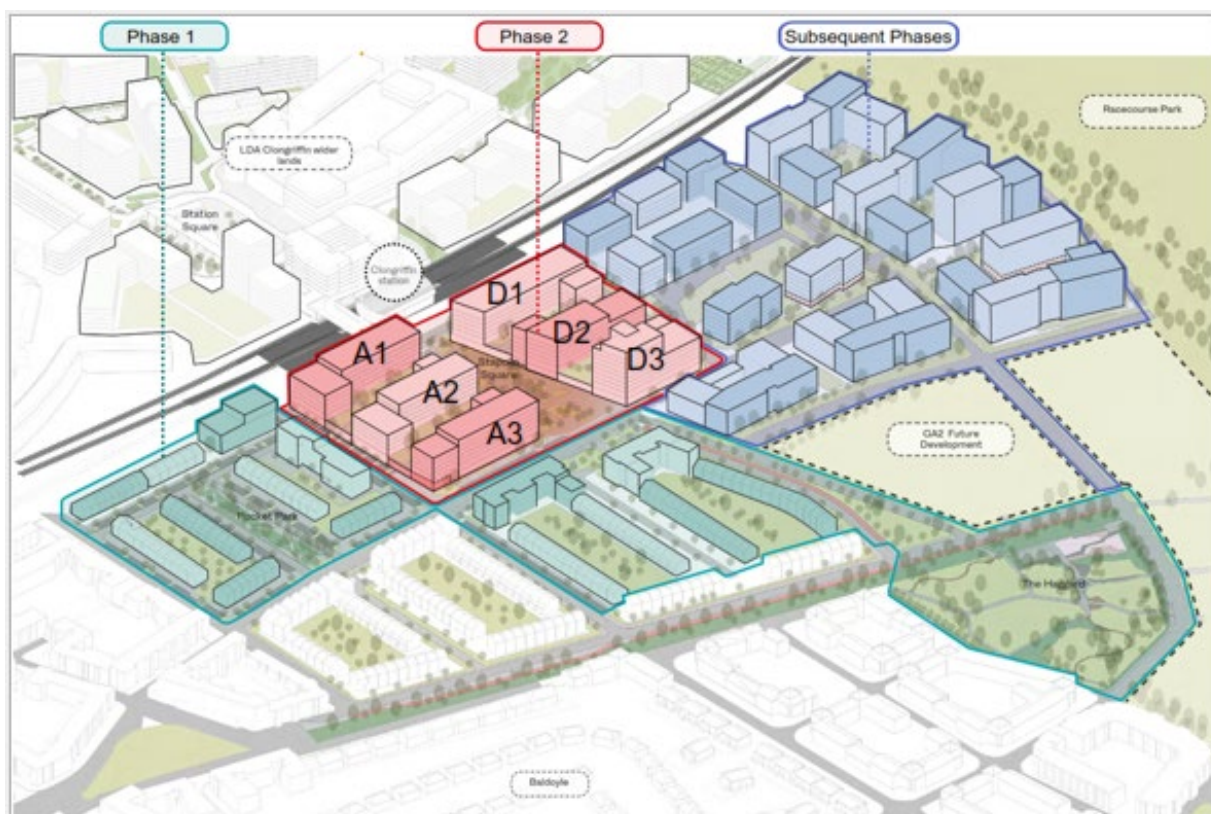


Figure 2 Stapolin Square (Phase 1, Phase 2 & Subsequent Phases)

1.3 Stapolin Square Phase 2

The breakdown of each block in Phase 2 will contain the following:

- Block A1 comprises 96 no. apartments in a block of 7 storeys over a shared podium.
- Block A2 comprises 112 No. apartments in a block of 7 storeys over a shared podium with commercial units at ground floor.
- Block A3 comprises 104 No. apartments in a block of 7 storeys over a shared podium with commercial units at ground floor.
- Block D1 comprises 111 no. apartments in a block of 7 storeys over a shared podium.
- Block D2 comprises 78 No. apartments in a block of 7 storeys over a shared podium with commercial units at ground floor.
- Block D3 comprises 95 No. apartments in a block of 10 storeys over a shared podium with commercial units at ground floor.

Stapolin Square serves as the central civic space within the development and provides the primary public realm connection to Clongriffin Train Station. A new ramp accommodating buses, cyclists, pedestrians, and taxis has been introduced to connect Longfield Road with Stapolin Square and the station. This ramp extends the Station Road transport corridor, enhancing connectivity between Clongriffin and Stapolin via the train station.

Clongriffin Station and working in proximity to the trainline will act as a significant constraint during the development works. 24 hour access to the station will have to be maintained via the existing access tower until such time as Stapolin Square is completed and open to the public. Significant collaboration will be required with Irish Rail to tie in Stapolin Square and the bus ramp to the existing platform over the train station.

Stapolin Square and the adjacent public spaces provide a significant amount of on-site open space, comprising approximately 4,914 sq m of public open space, together with an extensive network of green links and linear parks. Key elements include the aforementioned central civic plaza at Stapolin Square and the linear parks along Longfield Road.



Figure 3 Stapolin Square – Central Civic Plaza and Train Station Access Route

A design & build construction contract (the “**Works Contract**”) will be entered into between the successful tenderer (the “**Works Contractor**”) and the Contracting Authority for the delivery of Stapolin Square Phase 2, it is anticipated that construction works will commence Q4 2027. The Works Contract will be awarded for Phase 2 to the highest-ranking tenderer capable of performing Phase 2 as part of this procurement process.

To provide flexibility to the Contracting Authority in relation to the delivery of the Stapolin Square Subsequent Phases it proposes to establish a Framework Agreement to which those who pass the pre-qualification stage of the competition will be appointed.

The Contracting Authority reserves the right to (but shall not be obliged to) proceed to appoint the successful party for Phase 2 for the delivery of the Stapolin Square Subsequent Phases (such appointments may be on a sub-phase basis, i.e., a series of appointments to be entered into between the Contracting Authority and the Works Contractor).

In the alternative, the Contracting Authority may (but shall not be obliged to) engage with framework members (which may include the successful Phase 2 contractor) in relation to the award of Stapolin Square Subsequent Phases (such engagements may be on a sub-phase basis).

Applicants should note, there is no commitment from the Contracting Authority that Subsequent Phases will be awarded. However, Applicants are being assessed in this PQQ in respect of their capacity to deliver the Stapolin Square Phase 2 and Subsequent Phases of development as highlighted in *Figure 2*. The scope of each phase will be set out in the ITPD. Applicants should also note that the ITPD award criteria will include qualitative and quantitative criteria in relation to Stapolin Square Phase 2 only (i.e., tenderers will only be required to bid for Stapolin Square Phase 2 as part of the ITPD).

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

Stapolin Square Phase 2 and Subsequent Phases are required to be delivered in BIM (Building Information Modelling) in accordance with ISO 19650 standards. Details in relation to BIM requirements will be provided in the ITPD.

The surrounding area of Stapolin Square Phase 2 is a predominantly suburban residential neighbourhood and contractor community engagement and communication will be required prior to commencement and during construction.

The development design team (the “**Design Team**”) appointed by the LDA are:

- Architect: Henry J Lyons Architects
- Mechanical and Electrical Engineers: O'Connor Sutton Cronin Consultant Engineers
- Civil and Structural Engineers: Cronin & Sutton Consulting Engineers
- Fire Safety Design: Maurice Johnson & Partners
- Disability Access Consultants: Maurice Johnson & Partners
- Landscape Architects: The Paul Hogarth Company
- Planning & Environmental: Brady Shipman Martin
- PSDP: DCON Safety Consultants
- Assigned Certifiers: TBC
- Quantity Surveyors: KSN

2 Project Overview

2.1 Site Location

The site is located adjacent to Clongriffin Train Station, in Baldoyle, Dublin 13. Please refer to *Figure 1*.

2.2 The Site

The Stapolin site extends to circa 19 hectares (47 acres) of residentially zoned lands located in Dublin 13, approximately 9km northeast of Dublin City Centre. The site is conveniently positioned approximately 9.5km east of Dublin Airport and the M1/M50 while also being adjacent to the Irish Sea. The LDA Stapolin Lands are bordered by multiple existing residential developments to the west (LDA Clongriffin Development), to the south (Myrtle Avenue) and to the east (Red Arches). The site is bounded by the Dublin to Belfast railway line to the west, Fingal County Council (FCC) parklands to the north and the planned Racecourse Park to the northeast, and has views of Ireland's Eye, Howth and the Irish Sea.

2.3 Planning Permission

Phase 2

The LDA has undertaken a review of the existing planning grant for this phase and identified a number of efficiency gains. An LRD planning application was submitted for this phase in July 2026.

LRD0074/S3 (GA01)

This application covers the entire Phase 2 area consisting of Stapolin square, Blocks A and Blocks D, with a total of 596 apartments, a creche and retail units. A Notification of Decision to Grant Permission was issued by Fingal County Council on the 17th September 2026. A final grant of Permission is expected on the 15th October.

Subsequent Phases

The development of the Subsequent Phases is also under review in order to assess opportunities for redesign and layout refinement via planning amendment applications. The current permissions in place are as follows.

ABP-311016-21: (GA03)

The GA03 site was the subject of the successful SHD planning application, permitted by An Bord Pleanála under ref ABP-311016-21, and granted permission for 1,221 no. apartments, within 11 blocks ranging in height between 2 and 15 storeys, along with a crèche, commercial units and associated site works.

LRD0016 (GA03)

This consent was subsequently amended under the LRD process (LRD0016) which amended four blocks and reducing building heights and the total number of units to 1,124.

3 Project Information and Service Requirements

3.1 Form of Contract

The construction contract to be awarded in respect of Stapolin Square Phase 2 and pursuant to this competition (the “**Works Contract**”) will be an amended version of the Building Contract, 2017 Edition, published by the Royal Institute of the Architects of Ireland (where quantities do not form part of the contract). The Works Contract will be let on a Design & Build basis.

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

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

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

3.2 Submission of Pre-Qualification and Application Submissions

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

- Section 5.8 – Evidence of Self-Declaration re Regulation 57
- (iii) 1 nr. PDF document containing responses to all **Qualitative/Scored Criteria** labelled as follows ***“The Stapolin Square Phase 2 – [Insert Applicant Name] – PQQ Part B”***. The submission must contain 1 nr. PDF document only, containing the following sections.
 - Section 5.9 – Evidence of Main Contractor Oversight Resource Experience
 - Section 5.10 – Evidence of Main Contractor Delivery Resource Experience
 - Section 5.11 – Evidence of Main Contractor Relevant Company Experience
- All submissions shall be in A4 format. Response page limits are detailed at relevant sections within the PQQ, and Applicants are advised to use a minimum size 10 (ten) font and single line spacing.
- Applicants should also note that if they exceed the page numbers limit, only that number of pages stated within each criterion in the PQQ will be reviewed and any information contained in pages beyond this will not be reviewed.
- The Contracting Authority is not responsible for corruption in electronic documents. Applicants must ensure electronic documents are not corrupt and should ensure they give themselves sufficient time to upload their submission. It is the Applicant’s responsibility to upload the submission before the Submission Deadline.
- Applications must be submitted in English.
- Please note that upload speeds vary. There is a maximum of 250MB for uploading individual files and a total size for all uploaded files up to 500MB. These size limits are visible to Applicants that access the Document Library in order to upload files. An Applicant shall be entitled to modify and re-submit a submission up until the Submission Deadline. Applicants should be aware that they cannot modify or submit a response after the submission deadline. It is the Applicant’s responsibility to familiarise themselves with the eTenders platform in advance of the Submission Deadline. The Applicant must contact the eTenders platform directly for technical support should it be required.
- It is the responsibility of the Applicant to ensure that their application is complete and is uploaded by the Submission Deadline. Applications that are received late or via other means are liable to be rejected.

3.3 Timeline

The deadline for receipt of applications/submissions from interested parties is:	16th November 2026 at 16:00 (Irish Standard Time)
--	---

Any Applications that are submitted after the Submission Deadline are liable to be rejected.

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

Activity	Date
PQQ issued by the CA	15 th Oct
Submission Deadline	16 th Nov
CA concludes evaluation of Pre-Qualification Submissions	Dec – 2026
CA confirms shortlisted Applicants/Works Contractors	Dec – 2026

Activity	Date
CA issues ITPD to shortlisted Applicants/Works Contractors (Stage 2a)	Q1 2027
Tenderers submit Tender Proposals	Q2 2027
CA completes Tender Evaluation	Q2 2027
CA Issues ITPD (Stage 2b)	Q3 2027
CA completes Tender Evaluation	Q4 2027

Table 1: Indicative Timeline of Activities

The proposed procurement process is set out in Section 4.

3.4 Queries/Clarification Requests

All queries in relation to any aspect of the application documents should be submitted via the eTenders platform query process, clearly marked with the subject line **“QUERY – The Stapolin Square Phase 2 PQQ”**. The following additional conditions govern the submission of queries:

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

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

The closing date for queries/clarification requests is:	4th November 2026 at 16:00 (Irish Standard Time)
---	--

4 Procurement Process and Evaluation

4.1 Introduction

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

4.2 Procurement Process

The procurement process is a two-stage competitive dialogue procedure.

- **Stage 1** of the procurement process is the prequalification stage (i.e., this document).
- **Stage 2** of the procurement process will be split into 2 (two) successive stages:
 - **Stage 2a:** Qualitative responses to be provided by all tenderers plus fixed pricing for the majority (circa 65%-75%) of the proposed works. A *design to allowance* will be provided by the Contracting Authority for the remaining (circa 25%-35%) of the proposed works. Following an assessment of these submissions the Contracting Authority intends to reduce the number of solutions to be discussed to one tenderer. That tenderer will be selected at this stage and invited to Stage 2b and to enter into a pre-construction services agreement.
 - **Stage 2b:** This stage will involve early contractor engagement in order to identify solutions for the remaining (circa 25%-35%) works packages (**Stage 2b packages**), with the objective of appointing a construction partner to construct and deliver Stapolin Square Phase 2. This will involve open book tendering by the selected tenderer, in partnership with the LDA and the Design Team, in relation to the Stage 2b packages, taking into account value engineering and negotiation, to achieve a final fixed price lump sum for the Stage 2b packages. The selected tenderer will submit a final tender based on the solution presented and specified during the dialogue, consisting of the fixed price lump sum for the Stage 2b packages and the Stage 2a tendered sum. The tender will then be assessed against the award criteria set out in the ITPD. Following evaluation of the tender, it is the intention of the Contracting Authority to proceed with a preferred tenderer and to proceed to contract award.
 - The procurement stages are further described below and a flow chart for this process is set out in Appendix A of this PQQ for information. Stage 2 will be set out in full detail in the relevant ITPD.

To facilitate the implementation of Stage 2b of the procurement process the Contracting Authority will require the selected tenderer to enter into a pre-construction services agreement (in a form or substantially the form appended to the ITPD) to address certain deliverables and matters such as the interest of the Contracting Authority in any design proposals produced during Stage 2 of the procurement process.

4.2.1 Stage 1 - Pre-Qualification Procedure

The pre-qualification stage is open to all interested parties who wish to submit a pre-qualification submission (the “**PQ Submission**”).

Stage 1 requires interested Applicants to submit a PQ Submission and to self-declare (in accordance with the requirements of Section 4.4 below) that they are not subject to any exclusion grounds set out

in Article 57 of the Procurement Directive (Directive 2014/24/EU, as transposed into Irish law pursuant to the EU (Award of Public Authority Contracts) Regulations 2016 (S.I. 284 of 2016) (as amended)) (the “**European Procurement Regulations**”) and can meet the relevant Selection Criteria set for the competition. The purpose of the Selection Criteria is to assess the capability of each Applicant to carry out the required works.

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

4.2.2 Stage 2a - Tender

In Stage 2a of the procurement process, the shortlisted Applicants are invited to submit tenders that will be assessed against the award criteria set out in the ITPD.

Tender documents will be issued to the pre-qualified tenderers. They will include sufficient design and specification detail for tenderers to competitively price the majority (circa 65%-75% of the contract sum) of the works packages and the preliminaries (site set up, management etc.), overheads and profit for all of the works.

Tenderers will submit solutions in response to the Stage 2a requirements which will be assessed in accordance with the award criteria set out in the ITPD. Following the assessment of tenders, the Contracting Authority intends to select one Tenderer forward to a successive stage in the tendering process (Stage 2b discussed below).

The exact requirements of Stage 2 will be confirmed within the ITPD documentation however it is expected that as part of their Stage 2a responses, tenderers will:

- Provide a lump sum price based on the tender documents;
- Include within the price, a separate fee for early contractor involvement (ECI) services during Stage 2b;
- Identify their proposed project team and demonstrate how they will be organised to oversee the design and construction works;
- Provide their approach, methodology and programme for the delivery of the Stapolin Square Phase 2 project;
- Provide their approach and methodology for engagement during Stage 2b of the tender process (ECI services) within the defined programme for the Stage 2b tender; and
- Provide value engineering proposals.

The Contracting Authority will evaluate Stage 2a tenders and select the highest-ranking tenderer (the “**selected tenderer**”) to continue to Stage 2b.

4.2.3 Stage 2b – Selected Tenderer

At this stage, the selected tenderer will be required to work collaboratively with the Contracting Authority and their appointed Design Team to identify solutions for the remaining (circa 25%-35%) works packages (the Stage 2b packages) on an ‘open book’ basis, for which a detailed procedure will be set out in the ITPD.

The selected tenderer will be required to engage with the Contracting Authority at this stage to provide value engineering solutions that allow a price to be agreed at an acceptable level. Where necessary, the Contracting Authority’s Design Team will update the design to reflect agreed value engineering alternatives for incorporation in the Works Contract. This stage in the procurement process may involve interim submissions from the selected tenderer to the Contracting Authority.

It is currently anticipated that certain enabling works may be undertaken during this period under a separate enabling works contract. Further details, including the outline scope of any such enabling works, will be included in the Stage 2A tender documentation.

Following conclusion of the engagement with the selected tenderer, the selected tenderer will be required to submit a final tender to the Contracting Authority which will be subject to review in accordance with the award criteria set out in the ITPD. The Contracting Authority will not enter into the Works Contract with the selected tenderer until a fixed price lump sum has been agreed. Following the assessment of the final submitted tender it is the intention of the Contracting Authority to appoint the selected tenderer as the preferred tenderer and to proceed to contract award with such tenderer.

Should Stage 2b, at any stage, not progress to the Contracting Authority's satisfaction, or the Contracting Authority considers it not likely to be in a position to conclude a successful outcome with the selected tenderer then the Contracting Authority reserves the right to revert either to the next ranked tenderer from Stage 2a, or some or all of the other tenderers from Stage 2a and to invite such tenderer(s) to engage with the Contracting Authority for the purposes of responding to the Stage 2b requirements. Further details in respect of the above will be set out in the ITPD.

4.3 Design Team Novation

The Contracting Authority's Design Team will remain 'client side' during the tender process and up until completion of Stage 2b.

With the exception of the PSDP, Assigned Certifier and Quantity Surveyor, it is the intention that all design disciplines will be novated to the Works Contractor post Works Contract, however, this will be confirmed during at ITPD stage.

4.4 Self-Declaration by Applicants

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

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

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

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

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

days of the Contracting Authority's request. The Contracting Authority reserves the right to continue the process of reverting to the next ranked Applicant until an Applicant has submitted the required and satisfactory information.

4.5 Confirmation of Financial Standing

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

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

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

4.6 Foreign Financial Contributions

Applicants are required to complete and submit **Appendix G (Foreign Subsidies Regulation Questionnaire)** located in the Applicant Submission Document) as part of their PQ Submission. This form requires Applicants to disclose any "notifiable foreign financial contributions" within the meaning of, and for the purposes of, Regulation 2022/2560 on Foreign Subsidies Distorting the Internal Market (the "**FSR Regulation**"). Where any foreign financial contributions are "non-notifiable" (within the meaning of the FSR Regulation) Applicants will be required to provide a declaration to that effect (as set out in Appendix G). Where Appendix G requires completion of information from Form FS-PP, Applicants must complete and submit the relevant sections of Form FS-PP (Appendix B of this PQQ). An Applicant who fails to comply with this requirement may be excluded from this tender competition. Annex II to Commission Implementing Regulation 2023/1441, which includes details of the form FS-PP and the template form required to be used for PQ Submission purposes, is appended hereto at Appendix B.

4.7 Contracting Authority Information

Information	Details
Contracting Authority Name:	The Land Development Agency
Contracting Authority Address:	George's Court, 54-62 Townsend St, Dublin 2, D02 R156
Contact Name:	LDA Procurement Department
Contact Address (if different from Contracting Authority):	As above
Contact Telephone No:	01 910 3400
Contact Email Address:	procurement-property@lda.ie

4.8 Works Contractor's Role

The successful Applicant is to be appointed for the roles on the Stapolin Square Phase 2 project as outlined in the tables below.

--	--

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

5 Works Contractor Prequalification Requirements

5.1 Financial and Economic Standing

5.1.1 Certified Average Annual Turnover – Pass / Fail

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

Area of Business/Work:	Minimum average Yearly Turnover over the 3 (three) most recent years arising from the area of work specified:
Building & Construction Works	€ 145,000,000

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

Note - Minimum Average Turnover must be in Building & Construction Works

5.1.2 Statement of Going Concern – Pass/Fail

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

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

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

5.2 Insurance – Pass / Fail

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

Note: Appendix D is available in the Applicant Submission Document.

Insurance	Level Required
Public Liability (Project Specific)	€25,000,000 any one occurrence
Employer’s Liability	€13,000,000 any one occurrence
Professional Indemnity	Details in relation to professional indemnity insurance requirements will be contained in the ITPD. PI cover will be required from the contractor, design team and sub-contractors with design responsibility.

5.3 Contractors All Risk Insurance – Pass / Fail

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

Note: Appendix D is available in the Applicant Submission Document.

Insurance	Level Required
Contractors All Risk Insurance (Project Specific)	Full reinstatement value inclusive of VAT (in accordance with RIAI Blue Form Clause 22(b)(i))

The LDA reserve the right to insure the project via an owner-controlled insurance programme (OCIP).

5.4 Performance Bond – Pass / Fail

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

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

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

5.5 Health & Safety Information – Pass / Fail

5.5.1 Health and Safety Management System

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

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

The Applicant's submission should include:

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

5.5.2 Accident/Incident Recording and Reporting

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

As part of the response the Applicant shall provide details in the table below of its accident / incident performance (including joint ventures and sub-contractors working on its behalf) for each of the last 3 (three) years (up to the date 7 (seven) calendar days before the latest date for submission of the response to this PQQ). Insert “0” (zero) if no incidents recorded or “NA” if data is unavailable. If data is unavailable, the Applicant should provide an explanation in the Applicant’s response (which can be included in additional pages over and above the max 2 (two) A4 page limit). Any explanation of an ‘NA’ response must be considered appropriate and to the satisfaction of the Contracting Authority in order to pass.

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

Table 2: Accident/Incident Reporting Data

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

5.5.3 Enforcement Actions

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

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

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

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

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

5.6 Environmental Information – Pass / Fail

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

The Applicant's submission should include:

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

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

5.7 Quality Information – Pass / Fail

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

The Applicant's submission should include:

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

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

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

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

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

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

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

(a) if:

(i) the Applicant is in one of the situations listed in Regulations 57(1) or 57(3) of the European Procurement Regulations; or

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

the Applicant shall be excluded from the competition;

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

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

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

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

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

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

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

5.9 Oversight Resource Experience – Main Contractor (175 Marks)

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

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

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

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

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

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

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

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

5.10 Delivery Resource Experience – Main Contractor (225 Marks)

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

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

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

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

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

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

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

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

5.11 Relevant Company Experience – Main Contractor (600 Marks)

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

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

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

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

1. A design & build high-density residential project completed with a contract value greater than €65,000,000 (sixty-five million euro)
2. A design & build project completed with a contract value greater than €100,000,000 (one hundred million euro)
3. Demonstrate a project where the Works Contractor has engaged in, and can demonstrate achievement of, significant pre-contract value engineering.

Requirements (1) and (2) and (3) must be clearly demonstrated in your response. Failure to do so will result in 0 (zero) marks being awarded for this criterion.

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

Similarity and Relevance:

Higher marks will be awarded where Reference Projects are similar to the Stapolin Square Phase 2 Project in terms of nature, size, complexity, and the likely challenges to the works required

Collaborative Delivery and Value Engineering:

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

Supply Chain Management and Integration:

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

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

Quality and Sustainability:

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

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

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

6 Evaluation of Submissions

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

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

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

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

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

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

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

6.1 Evaluation Matrix

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

Evaluation	Rating (%)	Interpretation
Excellent	91 – 100	Requirements are fully addressed; responses are very detailed in content/justification and explanation; inspires confidence about ability to meet requirements to an excellent standard.
Very Good	81 – 90	Requirements are addressed; demonstrates that tenderer could exceed some of the requirements; responses are detailed in content/justification and explanation; assurance that the tenderer will meet the requirements to a very good standard.

Good	71 – 80	Requirements are addressed; responses have a good level of content/justification and explanation; offers a high level of degree of confidence over ability to meet the requirements to a good standard.
Satisfactory	61 – 70	Requirements are broadly addressed; responses have a reasonable level of content/justification and explanation; offers confidence over ability to meet the requirements.
Acceptable	40 – 60	Requirements are addressed to some extent; some responses lack content/explanation.
Poor	0 – 39	Submission is below the expected standard; there are significant gaps or omissions in addressing the requirements.

Table 2: Evaluation Matrix

6.2 Applicant's Final Score for Shortlisting

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

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

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

7 Conditions

7.1 Important Notice

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

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

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

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

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

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

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

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

7.2 Reliance on Resources

Where, in order to prove its financial, economic and technical standing with a view to being admitted to participate in the tendering procedure, an Applicant or a member of an Applicant relies on the resources of entities or undertakings with which it is directly or indirectly linked, whatever the legal nature of those links may be (including, for example, but not limited to, reliance on a parent company's resources) it must establish that it has available to it the resources of those entities or undertakings which are necessary for the performance of the Works Contract in accordance with Section 7.3 below. If sufficient evidence is not provided then the Applicant or member of the Applicant will be evaluated based on its own financial, economic and technical standing.

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

7.3 Applicant Composition

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

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

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

7.4 Change in Applicant or Consortium Members

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

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

7.5 Confidentiality

Notwithstanding anything set out in the PQQ, these documents shall be treated as private and confidential by the Applicants, who shall not release details of these documents other than on a

confidential basis to those who have a legitimate need to know or to whom they need to consult for the purpose of preparing their application.

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

7.6 Amendments to and / or Clarifications of the PQQ

Notwithstanding anything else in the PQQ, the Contracting Authority has the right, at any time, to issue clarifications or updated information to Applicants, via the eTenders platform messaging facility. This may include information prompted by a confidential query, even if the confidential query has been withdrawn by an Applicant.

7.7 Conflict of Interest

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

7.8 Tax Clearance Certificates

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

7.9 Own Costs

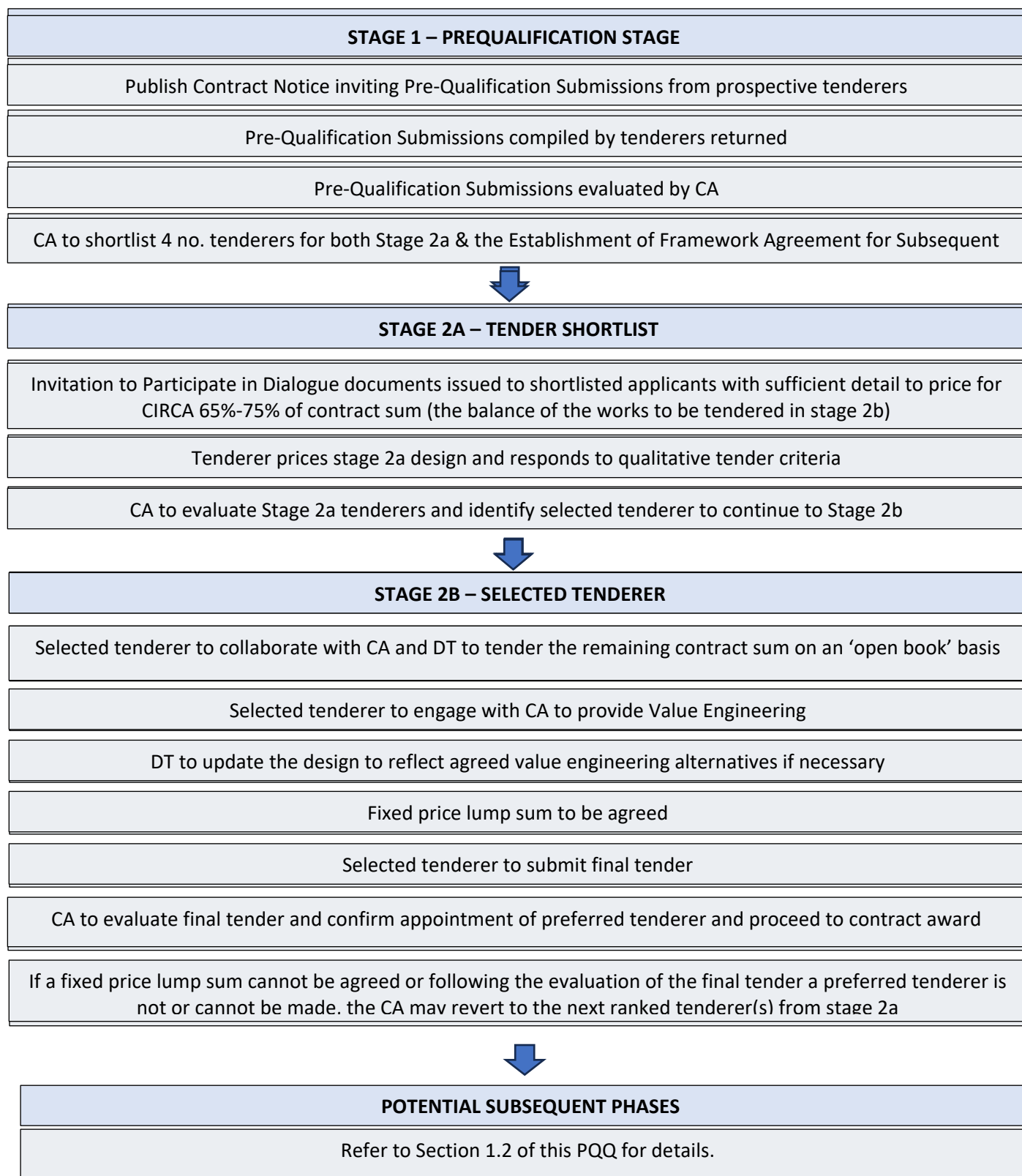
The Contracting Authority is not responsible for and will not pay for any expense or cost incurred or loss or damage suffered or incurred by an Applicant in the preparation or submission of its Pre-Qualification Submission, participation in this competition or otherwise. Each Applicant is fully responsible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

7.10 Governing Law

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

Appendix A

Two Stage Competitive Dialogue Procedure Overview for Stapolin Square Phase 2



Appendix B

Please refer to the separately attached, *Appendix B EU FS-PP Template* for details of Annex II to Commission Implementing Regulation 2023/1441.

Note: To fulfil this requirement, Applicants are to complete Appendix G (Foreign Subsidies Regulation Questionnaire) of the PQQ Submission Document.

End of Document