

RFT 10/26DL - Request for Tenders for the Construction of a Veterinary Medical Facility at Atlantic Technological University, Knocknamona, Letterkenny, Co Donegal

Stage 1 Clarifications

Clarification No.	Date	Question	ATU Clarification / Response
001	12.10.2026	Q1. REFERENCE PROJECT PERIOD The introductory description of criterion 3.4c refers to works completed within the past five years, whereas the detailed requirements specify seven years. Please confirm the applicable period and the date from which it is calculated. Q2. CWMF PUBLIC WORKS CONTRACT EXPERIENCE Under criterion 3.4a, item (3), applicants are required to have at least two comparable Public Works contracts under the Capital Works Management Framework (CWMF). Restricting qualifying experience to CWMF contracts would exclude many Northern Ireland applicants whose comparable public-sector projects have been delivered under NEC3 contracts. Please confirm whether projects of similar nature, size, scope, complexity and value delivered under NEC3 will be accepted towards this minimum requirement, with additional marks awarded for specific PW-CF1 experience. Q3. VETERINARY / ACUTE HEALTHCARE EXPERIENCE Criterion 3.4c requires the four reference projects collectively to address themes including veterinary/acute healthcare facilities and coordination with specialist equipment	R1: ATU wishes to clarify for Criterion 3.4(c), applicants are required to provide projects completed within the seven years preceding the tender submission deadline. The reference to five years in the introductory note does not apply. Applicants should also note that Note 1 permits the inclusion of one veterinary facility project completed outside of this seven-year period. R2: Applicants should submit information in accordance with Criterion 3.4a. ATU will assess submissions against the published criteria. Comparable public sector projects delivered under alternative forms of contract, including similar NEC contracts (Employer Designed), may be submitted provided applicants clearly identify the contract form used and demonstrate the project's relevance in terms of nature, size, scope, complexity and value. As stated in Criterion 3.4(a)(3), additional marks may be awarded for demonstrating experience under the PW-CF1 Public Works Contract for Building Works Designed by Employer. R3: Applicants should submit reference projects that they consider best demonstrate compliance with Criterion 3.4c. ATU will assess the relevance of the projects submitted against the requirements of the criterion, including the extent to which they demonstrate experience

		suppliers/installers. Given the specialist nature and EUR 25 million estimated value of this development, the number of contractors with directly comparable veterinary project experience is likely to be limited. High-specification Special Educational Needs (SEN) educational projects can demonstrate similarly complex delivery requirements, including specialist mechanical and electrical systems, hydrotherapy facilities, hygiene requirements, accessibility, safeguarding and coordination of specialist equipment. Please confirm whether such projects can be considered as comparable references where an applicant has no veterinary project experience, with relevance assessed against the complexity and specialist requirements demonstrated. Q4. INDIVIDUAL MANAGERIAL EXPERIENCE Criterion 3.4a requires three completed similar projects within each managerial CV, at least two comparable CWMF Public Works contracts and evidence that managerial staff worked on the projects submitted under criterion 3.4c. Please confirm whether each of the three individuals must personally demonstrate experience on at least two qualifying CWMF contracts, or whether this requirement applies to the applicant's experience collectively. Please also confirm whether each individual's three CV projects must be drawn from the four company reference projects and fall within the same reference period, or whether other completed relevant projects may be included.	of delivering projects of a comparable scale, complexity, and specialist requirements. R4: Criterion 3.4a will be assessed based on the information submitted for each proposed managerial resource. Where Criterion 3.4a refers to CWMF Public Works Contract experience, ATU will also consider experience gained on equivalent forms of contract where the Applicant demonstrates that the projects are of a similar nature, size, scope and complexity. The projects included within an individual's CV do not need to be limited to those submitted under Criterion 3.4c, provided they demonstrate compliance with the requirements of Criterion 3.4a and are relevant to the proposed role. Applicants should clearly identify each individual's role and involvement in the projects submitted.
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002	15.10.2026	Q1. We are currently reviewing the pre-qualification documentation and noted that the following documents do not appear to have been included in the original pack: • 3.4.1 HS-Works-Contractor • 3.4.2 HS-PSCS	R1: The relevant documents have now been uploaded to the documents section on the e tenders platform.
003	20.10.2026	Q1. In regard to section 3.4c of the SAQ document, Appendix Y requires reference projects to have reached substantial completion within the last seven years. Would the Authority accept projects that are currently in construction where sectional or partial completion has been achieved and where substantial completion is expected within the next six months. If so, could the Authority please confirm what evidence would be required to demonstrate compliance with this requirement.	R1. As detailed in Appendix Y, all projects proposed by the applicant must have reached Substantial Completion, defined as the stage at which the Employer can take possession of the building and carry out business for which it was intended. Projects that have reached Substantial Completion will be considered as complete.
004	21.10.2026	Q1. QW1 Part 1 and Health and Safety Supplement 3.4.1 refer to Appendix B2, but this template does not appear to have been supplied. Appendix Y instead requires Appendices B1 and B3. Please confirm whether Appendix B3 is to be used for both the completed works references and previous PSCS appointments, or issue Appendix B2 and confirm which forms are required for each criterion. Q2. QW1 Part 1, Table 8, item 8(ix)A indicates that an International Procurement Instrument measure applies to this competition. No corresponding annex appears to have been supplied. Please identify the applicable measure and confirm the information or declaration required from	R1. Applicants may use Appendix B2 in response to criterion 3.4.1c. A copy of Appendix B2 has been uploaded. ATU will however accept Appendix B1 and Appendices B3 for criteria 3.4c, 3.4.1c and 3.4.2c where the applicant can evidence the required experience across the same projects. R2.ATU can confirm that no International Procurement Instrument (IPI) measure made pursuant to Regulation (EU) 2022/1031 applies to this competition. The reference in QW1 Part 1, Table 8, Item 8(ix)A indicating that an IPI measure applies was included in error. The provision should be read as "N/A".

		applicants or confirm whether this selection should read not applicable.	
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