

**Marine Civil Engineering Consultancy Services with Financial Services
Specialist for Appraisal Stage and Stage 1 to address Wave Resonance and
Seiching, Dunmore East Fishery Harbour Centre**

Tender Queries – No. 1

Q1: We note the minimum requirement for evidence of 3 years turnover. As a recently established company (but with a highly experienced team), we cannot provide historical turnover evidence. However, we presume this criteria is intended to demonstrate financial stability and therefore we would request that alternative evidence can be provided in lieu of turnover. For example, we can provide an independent accountants letter demonstrating financial projections, and/or a Parent Company Guarantee backed with a balance sheet value in excess of €10M Euro. Please confirm if this would be acceptable?

A1: Yes, DAFM wish to encourage SME participation and new start-ups and will accept, for full assessment, alternative evidence such as that mentioned here. An amended QC2 Part 1 will be uploaded to eTenders Contract Notice.

Q2: As a recently established SME, our experience and track record is linked to the personal experience of our team of engineers. Can you confirm that staff experience at previous employers satisfies the separate company project-reference requirements outlined in 3.4c? We can demonstrate that the team that delivered the reference projects are wholly employed and available to deliver this scope of work.

A2: In accordance with the requirements of Circular 5/23 and Guidance Note 1.6.3 of the Capital Works Management Framework (CWMF), for newly established start-ups that have yet to establish a track record as a company, DAFM will consider the previous experience of the personnel of the start-up. The information submitted in support of this criterion shall be as follows:

“Or

The minimum standard is satisfactory experience in providing technical services on projects of a similar scale, nature, and complexity to the one for which applications are being assessed. This requirement may be demonstrated through the collective track record and experience of the company’s proposed project team, acquired whilst working for previous employers.

The Marine Civil Engineering Consultancy, as tender lead, shall submit three projects of a similar scale, nature, and complexity to the overall project to which this commission refers. These projects must have been led or significantly executed by the key personnel nominated for this commission. The projects must demonstrate the following:

- Development of Project Proposals (Stage 1): Including the identification of the preferred option for the delivery of project objectives involving the interpretation of studies/investigations/modelling and the preparation of Preliminary Reports and other Stage 1 reports for Marine Civil Engineering projects.
- Design of Marine Civil Engineering Structures: Specifically, the design of ports and harbours, quay walls, marine piling works, reinforced concrete and steel structures in the marine environment.
- Performance of the role of PSDP: Evidence that the nominated Project Supervisor Design Process personnel have successfully fulfilled this role on a project of similar scope.”

An amended QC2 Part 1 will be uploaded to eTenders Contract Notice.

Q3: Can the Tender submission please be confirmed. The TED states 6th November?

A3: The end of clarification period is noon on 6th November 2026. The deadline for tender submission is noon on 20th November 2026.

Q4: The 2024 report recommended a social and economic appraisal of all three options (2a2, 1d and the storm gate) before selecting a preferred scheme; the 2025 report then focused on Option 2a2-25. Should the PBC appraise the preferred option against a counterfactual only, or a short list that also includes Option 1d and the storm gate?

A4: The Scope of Service requires the successful Consultant to fully review and validate all the studies, findings and recommendations of the previous reports, identify any gaps and make associated recommendations. While Option 1d and the Storm Gate Options have more or less been eliminated on the grounds of cost and operational restrictions respectively, the Consultant and their team might wish to further assess these options or make further recommendations for the short list of options, and this requirement should be accounted for in your tender.

Q5: Form of economic appraisal. Is a full CBA expected, or would DAFM accept a cost-effectiveness or multi-criteria approach for effects that are hard to put a value on (vessel safety, RNLI access, community effects)?

A5: While DAFM accept that maritime factors such as vessel safety, RNLI access, and community socio-economic effects are challenging to monetise accurately, Tenderers shall allow in their tender sum for a full CBA. The nuances associated with the specific challenges mentioned here and any other such challenges can be agreed between DAFM and the successful team with the option to descope any elements that are deemed inappropriate upon examination.

Q6: Information from DAFM. Please confirm DAFM will provide at commencement: audited FHC accounts and harbour dues income; records of storm events, vessels leaving the harbour to shelter, and any damage or insurance claims; fleet, berth occupancy and landings data; and the cost estimates prepared for the long and short list. (We can develop a detailed info request on appointment)

A6: Yes, DAFM will proactively and promptly engage with the appointed team to provide all available information necessary for their work.

Q7: Existing technical reports. Can the 2019, 2024 and 2025 reports, or their executive summaries and cost estimates, be released at tender stage so tenderers can price the review accurately?

A7: DAFM will provide the reports to the successful team. The summaries provided in Section 3.0 of the Scope of Service document are the executive summaries from the reports where one existed and the conclusions/recommendations sections where no summary existed. Cost estimates in the 2019 report did not include full breakdowns, rather lump sum estimates for each of the longlist of options.

Additional information is provided on the evolution of Option 2a2 to Option 2a2-25 in the Tender Queries and Addendum No 1 zip file uploaded to eTenders.

Q8: Review rounds and programme. How many rounds of DAFM comments should tenderers allow for each report? Do the 8 and 16 week periods include DAFM review and Approving Authority decision time, and do they run from award or from the 14 December commencement?

A8: Allow for one round of DAFM comments for all outputs. The time periods include for DAFM review not Approving Authority decision time. Times runs from actual award date.

Q9: Stage 1 role of the Financial Services Specialist. What input, if any, does DAFM expect from the Financial Services Specialist during Stage 1, for example an update of the business case at Preliminary Report or Definitive Project Brief?

A9: The Financial Services Specialist duties are mainly concentrated at the Appraisal Stage with a view to determining, in consultation with the team and DAFM, the most appropriate engineering solution, from the financial and economic perspectives to the specific challenges at Dunmore East FHC. Consequently, their involvement in Stage I will be minimal, limited only to addressing specific questions if they arise.

Q10: Leisure users. Option 2a2 as shown in the 2019 report includes a 127-berth pontoon near the sailing club. Is any leisure or marina element within the scope of the appraisal, and should berthing revenues be included in the financial appraisal?

A10: Yes, Option 2a2-25 would facilitate dedicated berthing for small to medium craft at pontoons and consequently the financial appraisal should include berthing revenues generated as a result.

Additional information is provided on the evolution of Option 2a2 to Option 2a2-25 in the Tender Queries and Addendum No 1 zip file uploaded to eTenders.

Q11: Carbon. Which carbon values should be used for the cost of carbon in the financial and economic appraisals?

A11: Tenderers are referred to the [Infrastructure Guidelines Supplementary Guidance Measuring & Valuing Changes in Greenhouse Gas Emissions in Economic Appraisal](#). Once the changes in emissions resulting from the proposed policy have been estimated in tonnes of CO₂e, it is necessary to monetise these values. This should be done using the guidance contained in chapter 6 of the [Infrastructure Guidelines: Central Technical References and Economic Appraisal Parameters](#).

Q12: Meetings. Can progress meetings be attended online where appropriate? Does "all team members" at the three Stage 1 meetings include the Financial Services Specialist?

A12: Yes, progress meetings can be facilitated online. Tenderers shall include for a total of three onsite meetings either at Dunmore East FHC or Marine Engineering Division Offices at Tralee, Co. Kerry during the Appraisal Stage of the commission. No, the Financial Services Specialist will generally not be required to attend the Stage I meetings mentioned at Section 9.2 Stage (I) j in the Scope of Service document.

Q13: Insurance for specialists. The SAQ sets PII levels for specialist skill providers. Do the public liability (€6.5m), employer's liability (€13m) and plans/documents (€50k) requirements apply to specialist sub-consultants, or to the lead consultant only?

A13: Yes, all team members are required to hold the public liability (€6.5m), employer's liability (€13m) insurances, the plans/documents cover as well as the respective PII requirements detailed in the SAQ QC2 Part 1.

Q14: Personal data. Clause 13.38 of COE1 requires DAFM's consent before personal data is transferred outside the EEA. Will DAFM consent to a specialist sub-consultant based in Northern Ireland processing stakeholder contact details for consultation?

A14: Yes, DAFM will execute a Data Sharing Agreement with the main Marine Civil Engineering Consultant which includes provision for disclosure to third parties. Currently, there is an Adequacy Agreement in place between the UK and the EU – which means that the transfer of data to and from the UK (including NI) is treated the same as if it were still within the EU. The data is considered safe. This agreement was recently renewed in December 2025 until December 2031.

Q15: Intellectual property. Schedule A item 13.11 states "There is assignment to the Client instead of a licence" but the list of documents is blank. Please confirm which documents, if any, are assigned, and that pre-existing tools and models used to prepare the deliverables are licensed rather than assigned

A15: Form of Tender and Schedule is amended to "There is not assignment to the Client instead of a licence." Amended FTS will be uploaded to eTenders Contract Notice.