



Competition: **Single-Party Framework for Works-Related Technical Services in Geothermal Engineering Consultancy at Grangegorman**

CFT Reference: 9222188

Document Title: Notifications and Clarification Document No. 2

Date of issue: 28.10.2026

Note:

These queries and responses are issued subject to, and in accordance with Procurement Documents and any other documents issued by the GDA as part of this competition. Terms and expressions used in those documents have the same meaning in this document.

In the event of any responses herein conflicting with Procurement Documents and any other documents issued by the GDA as part of this competition, the conflict will be resolved by the GDA at its absolute discretion. If you notice any such conflict, you must immediately bring it to the attention of the GDA via the mailing box facility provided on the e-tenders website.

The GDA reserves the right to elaborate upon, or refine, these responses further or to change them during the process or to issue further information generally.

Notifications

Ref	Notification	Issue Date
1	Tender Deadline: Extension to Tender Period / Change to Time Limit for Receipt of Tenders The new deadline for receipt of tenders is now Thursday 12th November 2026 @ 15:00 The latest date for submitting a query / clarification request has also changed with the new date being Thursday 29th October 2026 @ 17:00 Latest Date for Receipt of Tenders: Thursday 12th November 2026 at 15:00	27.10.2026
2	Revised Pricing Document uploaded to the CFT documents area 00PROC-GDA-1162-XX-SH-K-ITT-0001-PricingDocRev1.xlsx	28.10.2026

Clarifications

Ref	Query	Clarification	Issue Date
1	Insurance evidence at tender stage The SAQ states that compliant insurance must be evidenced before appointment. Please confirm whether tenderers may submit their current insurance certificates together with a broker's letter confirming that the required additional cover can be arranged if successful, with compliant policies taking effect before appointment. Please	We confirm that it is sufficient for tenderers to submit their current insurance certificates together with a broker's letter confirming that the required additional cover for the project can be arranged if the tenderer is successful. Compliant policies would need to take effect before appointment.	27.10.2026

Ref	Query	Clarification	Issue Date
	also confirm how the MF2.1 Professional Indemnity certificate should be completed in this situation.	With regard to completion of the MF2.1 “Professional Indemnity” certificate, please provide details in respect of current professional indemnity policy or policies protection already in place and where it is expected or likely that the current protection policy will be amended / extended to include this project if the tenderer is successful. If the tenderer believes that new or separate cover will be required in respect of this project then complete the certificate with current PI policy details and indicate that a new / separate policy is likely to be required by way of a note on the certificate form itself or in the cover communication / email that will accompany the submitted certificate.	
2	Public liability excess Our insurer can provide the required €6.5 million public liability limit, but applies an overseas personal injury excess of NZ\$2,500. The tender specifies no excess for death, injury or illness. Would this excess be acceptable where the tenderer bears the excess directly, without reducing its contractual liability?	The proposed arrangement in respect of the excess is acceptable, i.e. where the tenderer bears the excess directly and there is no reduction in the contractual liability.	27.10.2026
3	Employers’ liability for an overseas consultancy For a New Zealand consultancy without an Irish establishment, with personnel employed or engaged in different countries, would GDA accept a combination of country-specific employers’ liability or equivalent policies, including employer-of-record arrangements, where these cover the personnel’s activities in Ireland? Please confirm the required limits, scope and evidence, and whether a single €13 million policy covering the tenderer is mandatory.	GDA is prepared to accept a combination of employer liability protection policies or their equivalent where these would cover activities in Ireland. It is sufficient to include the limits, scope, etc. of existing policies. A single €13 million policy is not mandatory.	27.10.2026

Ref	Query	Clarification	Issue Date
4	Reliance on specialist subcontractors Please confirm whether a tenderer may rely on a specialist subcontractor's corporate project references to satisfy particular requirements under SAQ section 3.4c, where that subcontractor will perform the corresponding services. What supporting commitments, ESPD submissions or other evidence are required? Separately, can projects delivered by a proposed individual specialist while working for another organisation count towards section 3.4c, or are these relevant only to that individual's personnel experience?	Tenders may rely on a specialist subcontractor but a letter from that subcontractor confirming that they consent to being relied upon will be required. Tenderers may not present experience gained by an individual at another company as their own corporate experience.	27.10.2026
5	Allocation of personnel roles The SAQ states that the same people may not be named under criteria 3.4a and 3.4b, while the PIM appears to permit some combination of roles. Please confirm whether the Project Director may also hold a technical role and whether one individual may fulfil two technical roles, provided all applicable requirements and availability are demonstrated.	The Project Director proposed for the project may also hold a technical role.	27.10.2026
6	Surface Facilities Engineer experience The Surface Facilities Engineer requirement specifies a minimum of five years' relevant "reservoir engineering" postgraduate experience. Please confirm whether this should instead refer to surface facilities or mechanical engineering experience.	This should refer to relevant, "reservoir, surface facilities or mechanical engineering experience" This would satisfy the criterion for this role. Experience with high temperature heat pump integration should read "Familiarity with high temperature heat pump integration". This could be demonstrated by involvement in a project where a high temperature (>65°C) ground source or water to water heat pump was used, by participation in a training course or knowledge sharing event that included this topic, or by	27.10.2026

Ref	Query	Clarification	Issue Date
	For the requirement concerning involvement in the design and execution of a geothermal well, would responsibility for the associated surface facilities and well-to-heating-system interfaces satisfy this criterion? Please also clarify what experience is acceptable as evidence of high-temperature heat-pump integration.	inclusion of a hypothetical worked example of a process diagram and associated calculations of how a heat pump would be used to lift 50°C input fluid from a deep geothermal borehole to 80°C and the performance considerations for such a system.	
7	Ongoing project references For ongoing references under section 3.4c, please confirm whether assessment will consider only services delivered by the submission date, or also relevant services included in the appointment but not yet executed. For consultancy programmes comprising several country-specific assignments under one contract, may these be presented as one reference, provided the services and a suitable referee are clearly identified?	Only services that have been executed to be included. Yes, this will be accepted.	27.10.2026
8	Construction value in reference forms For a consultancy reference where construction has not yet been awarded, what should be entered in the "construction value at award stage" field? Would an identified estimated construction budget be acceptable, with the consultancy fee stated separately?	Yes, this will be acceptable.	27.10.2026
9	Submission deadline The published notice states 5 November 2026 at 15:00 with a +01:00 offset, although Ireland will be on GMT on that	Submission time is GMT Dublin Time.	27.10.2026

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	date. Please confirm the binding submission deadline in Dublin local time.		
10	Appendix 3 of the PIM sets out the award criteria A1 (Proposed Methodology for Option Development), B1 (Proposed Methodology and Project Management Approach for Design, Planning and Procurement Definition) and B3 (Proposed Methodology for Archetype Definition). In the “Qualification Criteria & Questionnaire Response” document, sections 3d and 3h ask Tenderers for a narrative on Packages 1 and 2 and refer to “Declaration Form QC_Part 2”. That form has no section for the scope of work or the methodology. • Please confirm where the methodology narratives for A1 and B1 should be submitted • Please confirm whether the A1 limit of 2 x A4 pages is the only page limit, or whether limits also apply to B1 and B3	Narratives should be included as separated clearly labelled pages. There are no page limits.	27.10.2026
11	The Questionnaire Response document has no section for “Proposed Methodology for Archetype Definition”. • Please confirm that Tenderers should submit a methodology for the archetype work, and where it should go. • Please confirm that the roles and team structure the criterion asks for should be described in the same narrative.	Methodology should be submitted for archetype. Narratives should be included as appendices along with team structure and criterion. There are no page limits	27.10.2026

Ref	Query	Clarification	Issue Date
12	In the « Qualification Criteria & Questionnaire Response » document section 3.4c, GDA listed the following as a minimum requirement: “Provision of design and costing of full geothermal doublet and associated heat recovery systems”. • Please clarify what “heat recovery systems” means here. Does it mean the surface plant engineering (heat exchangers, heat pumps, connection to a district heating network) or stand up column well/other close-loop concepts?	This means surface plant engineering. This would include all elements required for the abstraction of heat from the producer, and reinjection of the fluid into the injection well (heat extraction) and all elements required for the transfer of heat into the district heating system (heat transfer) and the overall control centre. For example the production pump, pipework, inhibitor station, heat pump (if required), injection pump, electrical and control systems, safety and communications systems, heat transfer station, circulation pump, water treatment, and control centre.	27.10.2026
13	Document: ITT-S2b-v2.0-04-11-2024_InstructiontoTender Sec: 1.3 c Pg no: 7 Query: In the Instructions to Tenders the warranty collateral is specified as " where required". In the instance that a freelance consultant is included in the bid, with a role to act as in country stakeholder liaison / Project Manager, is this a requirement ? Or is it just to cover off on the personnel listed in the Specialist skills ?	Where a third party provides input or information upon which the Consultant is reliant up in their design, then a collateral warranty is required.	28.10.2026
14	Document: 2_00PROC-GDA-1162-XX-IN-K-XX-0001_PIMGeothermalConsultant-Final Sec: 3.4.1 Pg no: 22 Query: the GSI will fund the fomation evaluation, including coring and the 5MM allocation is outlined for drilling costs. Where	Dynamic reservoir testing such as DFIT or Injection test must come from the €5M and is not currently part of the separate formation evaluation budget.	28.10.2026

Ref	Query	Clarification	Issue Date
	does the testing cost sit - will this be considered part of the formation evaluation or the well costs ?		
15	Document: 2_00PROC-GDA-1162-XX-IN-K-XX-0001_PIMGeothermalConsultant-Final Sec: 1.3 Pg no: 9 Query: is the 1.75 MM maximum spend allocated to this tender in additoin to the 5MM alloacted to the drilling costs ?	The €1.75m is for a framework that extends 2 years beyond the Gemini project. It is envisaged that just over a third of this will come from the €5m Gemini budget.	28.10.2026
16	Document: 2_00PROC-GDA-1162-XX-IN-K-XX-0001_PIMGeothermalConsultant-Final Sec: 2.1 Pg no: 11 Query: How many offet wells are there for inclusion in the well design. I am aware of one drilled in Grangegorman to 1km in , one driled in 2021, are there any others ?	Two geothermal exploration wells NGE-1 and NGE-2 that were drilled by to 1400m and 1340m respectively by GT Energy in 2008. These wells are approximately 17km WSW of the Grangegorman site. In addition there is slimhole borehole drilled and logged to 1000m at the TUD Tallaght campus in 2023. This is approximately 11km to the SW of Grangegorman.	28.10.2026
17	Document: 2_00PROC-GDA-1162-XX-IN-K-XX-0001_PIMGeothermalConsultant-Final Sec: Appendix 3 Pg no: 58 Query: A page limit is provided for the approach and methodology for the option phase of the well planning. Is there also a page limit for the final well design and procurement and the Archetype definition ?	The page limit was included in error, there are no page limits for any of the responses.	28.10.2026



Ref	Query	Clarification	Issue Date
18	Document: 00PROC-GDA-1162-XX-CC-K-PM_50_50_25-0001-FrameworkAgreement Query: Will the execution phase of the well fall under the same T&C's of the framework agreement provided ? It is assumed that the rig contract will be held by GDA, can this be confirmed ?	Yes the rig contract will be held by GDA.	28.10.2026
19	Document: 2_00PROC-GDA-1162-XX-IN-K-XX-0001_PIMGeothermalConsultant-Final Sec: 4.5.2 Pg no: 31 Query: Are the well safety regulatory regulations known (03c of the deliverables table) ? Will these be part of a GSRO consent or is there also a safety requirement via the CRU (or other regulatory body) ? Can a baseline assumption be made and anything additional added as a contingency day rate	No there is no current well safety regulations applicable to geothermal development. GSRO are proposed as regulator under the draft policy statement of 2023. CRU who are the well safety regulator for the Petroleum sector in Ireland currently do not have a formal role in the geothermal drilling. Yes a baseline can be assumed and contingency day rate provided.	28.10.2026
20	Is the well planned as vertical well or does it deviate ?	The original intention for the project was a deviated well but the decision will depend on outcome of the optioneering exercise that considers the available budget and remaining project time to execute. These factors may require that a vertical well is all that can be achieved.	28.10.2026
21	the tender covers a four year framework agreement period and the well is required to be drilled by September 2028. Is further work envisaged after this date ?	Yes the intention post drilling is for the contractor to utilise the Gemini data, plus other relevant information, to design, cost and plan a feasible geothermal decarbonisation option for the Grangegorman campus. Depending on the nature of geothermal technology chosen it is	28.10.2026

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		understood that further specialist subcontractors may be required to be added by the successful tenderer.	
22	Definitions Collateral Agreement The definition of Collateral Agreement refers to “a third party beneficiary”. We would expect the classes of beneficiary to be defined and for there to be a maximum number of beneficiaries to enable us to properly manage our liabilities. Please confirm that the definition may be amended to clarify that beneficiaries will be specified/agreed in relation to each Instruction.	A full list of beneficiaries for each instruction will be provided. All beneficiaries will be on the Employers side. Any sub-consultant that has a design responsibility will be required to provide a Collateral Warranty for that specific design element.	28.10.2026
23	Definitions Other Consultants Please confirm that the definition will be amended to refer to consultants appointed in respect of a relevant Instruction.	Where the Contracting Authority requires Other Consultants to be appointed, it will only do so for services not specifically required of the Consultant as per the tender. In such circumstances, the Contracting Authority will provide an instruction.	28.10.2026
24	Clause 6.3, 9.1 (d), 9.1 (e) and 9.1 (f) These clauses include obligations in respect of the Services to be undertaken under individual Instructions. We would expect such obligations (and any liability arising from them) to be confined to the Instructions and not included in the Framework Agreement. Please confirm that either: (a) obligations relating to Services carried out under Instructions will be removed from the Framework Agreement; or (b) the Framework Agreement will be amended to make it clear that the Liability Cap that applies in each Instruction will also apply in the Framework Agreement.	“Services” means the services, which shall, subject to Clause 3, be performed by the Consultant pursuant to the applicable Instruction and this Agreement as set out in Schedule A (The Services); The Request for Proposal or Instruction for Services will detail the requirements for relevant Services at that time. These framework agreement clause(s) are not being amended.	28.10.2026



Ref	Query	Clarification	Issue Date
25	Clause 8.8 Please confirm that clause 8.8 can be amended so that set off is limited to undisputed amounts or amounts finally determined as due and restricted to the Agreement. Set off in respect of Instructions should be dealt with under the terms of those agreements.	This framework clause is not being amended. Set Off in relation to Instructions will be in effect but the GDA also reserves the right, under this framework, to set off against other Instructions with the service provider where the amounts are unrecoverable from the service provider under the primary (offending) instruction.	28.10.2026
26	Clause 8.9 We understand that the GDA may have obligations in respect of the disclosure of information, but request that commercially sensitive information (i.e. Fees) is only disclosed if absolutely necessary and that we are consulted in advance where legally permissible.	Any such list of fees referred to in the clause will reveal only the total associated with each particular instruction. Please also note that the GDA, as a public body, have an obligation to publish purchase orders raised and therefore headline information in relation to anticipated expenditure will be in the public domain. The level of such information is limited and at a high level such that it does not reveal commercially sensitive information relating to approach to pricing, individual rates or the like.	28.10.2026
27	Clause 10.2(d) Please note the typo (Liability “Gap” rather than Cap).The Liability Cap in this clause does not correspond with the Liability Cap specified in the CoE Contract Particulars. Please confirm that the Liability Cap will be €1M as per the Contract Particulars. Please confirm that the Agreement will be amended to make it clear that the Liability Cap will apply in respect of claims under the Framework Agreement, as well as claims made under Instructions.	Acknowledging the minor typo noted in the query, the query has highlighted a discrepancy in the values noted across documents. Please note the Liability Cap is as identified under Clause 10.2(d) of the Framework Agreement (i.e.: €1.5m) and not the €1m figure erroneously entered into Schedule A Item 2.17 of the Form of Tender & Schedule. The framework agreement is not being amended.	28.10.2026
28	Clause 12 (b) Use of the Work Product should be limited to the purpose for which it was prepared (i.e. the Services/works relating to each Instruction). Please confirm this clause may be amended to reflect that.	The GDA can not agree to such a restriction. This framework agreement clause is not being amended.	28.10.2026

Ref	Query	Clarification	Issue Date
29	Clause 15.1 Please confirm that changes to scope, assumptions, programme, deliverables, client dependencies or applicable law will be an Additional Service, subject to agreed fee and time adjustment before performance.	As noted in the clause the GDA may at its sole discretion request a fixed fee proposal from a Consultant in respect of any Additional Services. It is not possible to confirm, at this time, that each of the scenarios posed in the question would give rise to additional fee and/or time as the GDA would need to be satisfied that these scenarios have not arisen due to service provider performance or the like. Please refer to clauses 15.3, 15.4 and 15.5.	28.10.2026
30	Clause 17.5(c) The GDA should not be entitled to any payment on termination unless termination arises from Consultant default. Please confirm that this clause will be amended to reflect that.	This framework agreement clause is not being amended.	28.10.2026
31	Claus 17.5(f) The Consultant should be entitled to payment for reasonable demobilisation costs and reimbursement for non-cancellable costs to which it is committed unless termination is for Consultant default. Please confirm that this clause will be amended to reflect that.	This framework agreement clause is not being amended.	28.10.2026
32	Clause 16.8 The period for suspension is unusually long. We would suggest 6 months. Upon suspension (unless for Consultant default) the Consultant should be entitled to payment for reasonable demobilisation costs and reimbursement for non-cancellable costs to which it is committed. Please confirm that this clause will be amended to reflect that.	This question refers to clause 17.8 This framework agreement clause is not being amended.	28.10.2026
33	Clause 18.2 Please confirm that this clause may be amended so that any sub-contracting of Services and sub-consultants referred to specifically in the tender are approved.	If a sub-consultant is already approved under an appointment would satisfy the 'prior written consent' referred to in the clause. This framework agreement clause is not being amended.	28.10.2026

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34	Clause 24.1 The definition of Confidential Information is very broad, covering all information, much of which will not be confidential. This creates an onerous and unnecessary administrative burden. Please confirm that the clause may be amended to refer to information which is either identified as confidential or which a reasonable business person would consider to be confidential.	This framework agreement clause is not being amended. This Clause already permits for exceptions at the consent of the GDA.	28.10.2026
35	Clause 24 Please confirm that the clause may be amended to make it clear that the Consultant is entitled to share Confidential Information where required for the purposes of the Agreement/the Services to its employees, directors, agents, subcontractors, auditors, insurers and legal advisors. Clause 24.3 implies that this is the intention but the clause does not seem to cover it.	This framework agreement clause is not being amended. Clause 24.1 and Clause 24.3 deal with this matter.	28.10.2026
36	Clause 25.1(d) Please confirm that personal data may be transferred to the UK and the clause may be amended to reflect that.	As noted in the clause please seek prior written consent. This framework agreement clause is not being amended.	28.10.2026
37	PIM, sections 2.2, 2.3 and 4.7 Please confirm that the Consultant's Services are limited to those expressly instructed and priced in each Instruction, and that well construction, drilling operations, site safety, contractor methods and contractor performance remain the responsibility of the relevant works contractors and GDA.	The consultant will be responsible for management of the delivery of the well on behalf of GDA. Construction and drilling operations are not within the scope. The consultant will not be the contractor holder for these work but in order to fulfil the role of management of delivery it is expected that that the Consultant will provide oversight on contractor methods and contractor performance and advise GDA on appropriate courses of action were methods or performance are deemed unsafe or inadequate.	28.10.2026

Ref	Query	Clarification	Issue Date
38	Will there be separate civil engineering (e.g., for the mining site constructions and utility connections) planning, and/or environmental consultants to support the Geothermal Engineering Consultant. If so, will this be the same as the Permitting and Regulatory Consultant? And how does GDA envision the division of work between these consultants?	Yes there will be separate consultants appointed for planning and environment but as per scope the Geothermal Engineering Consultant (GEC) should design the drilling pad. Ancillary works to this such as utility connections will be undertaken by other consultants. It is expected that these consultants will be instructed by GDA with input from the GEC. In the case of the permitting/regulatory consultant the GEC will be required to provide the project description and any other relevant technical details to that consultant in order for them to prepare documentation.	28.10.2026
39	The Archetype definition scope sits outside of the CWMF Work Stages, and seems therefore not to be part of the Tender Price Response Spreadsheet. Please advise how and where to price this scope.	The pricing document has been updated to include for a section for this item.	28.10.2026
40	We would like to raise the following clarifications: - Does the initial commission include publishing and evaluating the drilling-services tender, or does it stop at preparing the procurement documents and strategy? - Is there a prescribed qualitative-response template, or should bidders submit a separate narrative document addressing Criteria A, B and C? - Is the Archetype Definition work included within the initial lump-sum price, or should it be priced separately from CWMF Work Stages 1, 2a, 2b and 3?	- It stops at preparing the documents. Pending GDA internal approval it will then proceed to publishing and evaluation which will part of the next commission. - Please submit a separate narrative document (no page limits) for Criteria A, B, and C. - The Archetype definition should be priced separately, a separate line has been added to the spreadsheet to allow for this.	28.10.2026



Ref	Query	Clarification	Issue Date
41	Please clarify if we are to provide response to B3: Proposed Methodology for Archetype Definition as outlined in the PIM. It appears to have been omitted from the SAQ questionnaire document.	Yes a response if required and should be submitted as an appendix.	28.10.2026
42	Thank you for your clarification responses on 27/10/2026. Your response to clarification question 4 remains unclear. Please can you check, and amend as necessary, the end of your last sentence in regards to subcontractor reliance? The last sentence is grammatically unclear.	Please refer to response for Query no 4- Tenderers may not present experience gained by an individual at another company as their own corporate experience.	28.10.2026
43	In respect of your clarification response to question 10, you state "There are no page limits". Are we to interpret this to mean that there are no page limits on any of the quality responses or there is no limit set for responses B1 and B3?	Limits do not apply to B1 and B3 only	28.10.2026

END