OPW
Oifig na nOibreacha Poiblí
Office of Public Works

National Centre for Research and Remembrance
Phase 3-B Main Works
Stage 1 Pre-Qualification

Main Contractor and as PSCS

Appendix MS – Marking Scheme

November 2026

Appendix MS – Marking Scheme
Suitability Assessment Questionnaire
National Centre for Research and Remembrance
Phase 3-B Main Works – Stage 1 Pre-Qualification

3.4a Educational and Professional Qualifications - Managerial	**500** marks
3.4b Educational and Professional Qualifications – Personnel	**800** marks
3.4c List of Works over the past 7 Years	**1000** marks

Please note that in the case of failure to achieve the pass mark in any of 3.4a, 3.4b or 3.4c, the contractor will be deemed to have failed the overall suitability assessment.

Details of requirements and marking breakdown are shown below:

3.4a Educational and Professional Qualifications - Managerial
Total 500 marks - *Minimum pass mark required is 360 marks (60%)*

(1) Each of the applicant's management personnel is required to have competent experience on a minimum of **two completed public works contracts** and at least one other completed project which are similar to the project outlined in Section 2.1. 1(vii) in:

- Nature – Please include where possible projects with works to multiple buildings concurrently including a mix of building typologies; works to an urban campus masterplan; works to existing historic buildings or protected structures, demonstrating skilled labour and quality assurance and workmanship control.
- Scale /Value – Include information on but not limited to floor area/height /storyes, building typology including accommodation.
- Complexity – Works on a tight urban site with restricted access and area and working within close proximity to adjoining properties and historic/protected structures including demolition works.

Evidence shall be provided in the form of:
A Curriculum Vitae (CV) for each Managerial role profile who demonstrate the applicant's contract performance capacity and would be ultimately responsible for the performance of the Contract. The roles must include a (a) Project Director/Manager, (b) Contracts Manager, (c) Safety Manager.
(150 marks per Role)

Curriculum Vitae should include details of:

1. Education and professional qualifications (degree or equivalent technical qualifications including dates obtained)
2. Current membership of a recognised professional or construction body
3. Experience in their role and management skills developed/additional outside qualifications on relevant projects (minimum three similar completed projects as outlined above)
4. Length of service with the applicant's company.

Please note the minimum pass/fail requirements must be met. Submissions that fail to comply with **all** elements as outlined below will be deemed non-compliant.

The pass/fail requirements for each of the proposed management personnel as listed above will be:

(a) Project Director/Manager:

i. 12+ years' experience as a Project Director/Manager and a minimum of 5 years working as a Project Director/Manager with the applicant's company.

ii. A FETAC Level 8 qualification in Construction Related Degree. (Should the proposed roles have no construction related degree qualifications, then a minimum period of 20 years' construction experience with 12 years working as a Project Director/Manager will apply)

iii. Health & Safety training and qualifications (e.g. degree, diploma, certificate and/or evidence of outside Continuous Professional Development)

(b) Contracts Manager:

i. 12+ years' experience as a Contracts Manager and a minimum of 5 years working as a Contracts Manager with the applicant's company.

ii. A FETAC Level 8 qualification in Construction Related Degree. (Should the proposed roles have no construction related degree qualifications, then a minimum period of 20 years' construction experience with 12 years working as a Contracts Manager will apply)

iii. Health & Safety training and qualifications (e.g. degree, diploma, certificate and/or evidence of outside Continuous Professional Development)

i.

(c) Safety Manager:

i. 12+ years' experience as a Safety Manager and a minimum of 5 years working as a Safety Manager with the applicant's company.

ii. A FETAC Level 8 qualification in Construction Related Degree. (Should the proposed roles have no construction related degree qualifications, then a minimum period of 20 years' experience with 12 years working as a Safety Manager will apply)

iii. Health & Safety training and qualifications (e.g. degree, diploma, certificate and/or evidence of outside Continuous Professional Development)

Details of previous experience provided within the brief description of the project scope of services on each CV submitted should highlight the relevance/similarity to this project.

It will be a condition precedent of the award of the contract that the management personnel put forward and evaluated in this prequalification are those who are available to perform the above named roles on site when the contract is being executed for the works. It will be at the discretion of the Contracting Authority whether to accept any replacement of personnel or management staff.

It is not acceptable that any of the management roles identified within this section can be a single person providing both roles. Separate individuals must be put forward for each role.

A maximum of four A4 pages per management personnel CV permitted.

Please note, evidence is also required to complete Health and Safety Supplements. Please refer to documents 3.4.1 and 3.4.2 and the requirements within. Also note that evidence can be cross referenced.

(2) Detailed organisational project structure in the form of an organogram showing the overall company management and personnel reporting structure AND the proposed project management and personnel team structure, identifying individuals responsible for the roles and their responsibilities and how these roles interact with each other in a clear diagrammatic

format. **(50 marks)**

3.4b Educational and Professional Qualifications - Personnel
Total 800 marks - *Minimum pass mark required is 480 marks (60%)*

Each of the applicant's personnel is required to have competent experience on a minimum of one completed public works contract similar in nature, scale and complexity to the project outlined in Section 2.1 - 1(vii) and at least two other completed projects similar in nature, scale and complexity to the project outlined in Section 2.1 - 1(vii).

(1) Each of the applicant's personnel is required to have competent experience on a minimum of **one completed public works contract** and at least one other completed project which are similar to the project outlined in Section 2.1. 1(vii) in:

- Nature – Please include where possible projects with works to multiple buildings concurrently including a mix of building typologies; works to an urban campus masterplan; works to existing historic buildings or protected structures, demonstrating skilled labour and quality assurance and workmanship control.
- Scale /Value – Include information on but not limited to floor area/height /storyes, building typology including accommodation.
- Complexity – Works on a tight urban site with restricted access and area and working within close proximity to adjoining properties and historic/protected structures including demolition works.

Evidence shall be provided in the form of:
A Curriculum Vitae (CV) for each Personnel role profile who will ultimately be responsible for the day to day delivery of the Contract. The roles must include a (a) Site Manager, (b) General Foreman, (c) Site Engineer, (d) Services Coordinator, (e) BIM Coordinator, (f) BcAR Coordinator, (g) Finishing Foreman and (h) Commissioning Foreman.
(100 marks per Role)

Curriculum Vitae should include details of:

1. Education and professional qualifications (degree or equivalent technical qualifications including dates obtained)
2. Current membership of a recognised professional or construction body
3. Experience in their role and management skills developed/additional outside qualifications on relevant projects (minimum three similar completed projects as outlined above)
4. Length of service with the applicant's company.

Please note the minimum pass/fail requirements must be met. Submissions that fail to comply with **all** elements as outlined below will be deemed non-compliant.

Please note the minimum pass/fail requirements for each of the proposed personnel as listed above will be:

(a) Site Manager:

i. **10+** years' experience as a **Site Manager**
ii. Health & Safety training and qualifications (e.g. degree, diploma, certificate and/or evidence of outside Continuous Professional Development)

(b) General Foreman:

i. **7+** years' experience as a **General Foreman**

ii. Health & Safety training and qualifications (e.g. degree, diploma, certificate and/or evidence of outside Continuous Professional Development)

(c) Site Engineer:

i. **10+** years' experience as a **Site Engineer**

ii. Health & Safety training and qualifications (e.g. degree, diploma, certificate and/or evidence of outside Continuous Professional Development)

(d) Services Coordinator:

i. **7+** years' experience as a **Services Coordinator**

ii. Health & Safety training and qualifications (e.g. degree, diploma, certificate and/or evidence of outside Continuous Professional Development)

(e) BIM Coordinator:

i. **5+** years' experience as a **BIM Foreman**

ii. Health & Safety training and/or qualifications (e.g. Continuous Professional Development)

(f) BcAR Coordinator:

i. **5+** years' experience as a **BcAR Coordinator**

ii. Health & Safety training and qualifications (e.g. degree, diploma, certificate and/or evidence of outside Continuous Professional Development)

(g) Finishing Foreman:

i. **10+** years' experience as a **Finishing Foreman**

ii. Health & Safety training and qualifications (e.g., degree, diploma, certificate and/or evidence of outside Continuous Professional Development)

(h) Commissioning Foreman:

i. **7+** years' experience as a **Commissioning Foreman**

ii. Health & Safety training and qualifications (e.g., degree, diploma, certificate and/or evidence of outside Continuous Professional Development)

Details of previous experience provided within the brief description of the project scope of services on each CV submitted should highlight the relevance/similarity to this project.

It will be a condition precedent of the award of the contract that the management personnel put forward and evaluated in this prequalification are those who are available to perform the above named roles on site when the contract is being executed for the works. It will be at the discretion of the Contracting Authority whether to accept any replacement of personnel or management staff.

It is not acceptable that any of the personnel roles identified within this section can be a single person providing both roles. Separate individuals must be put forward for each role.

A maximum of four A4 pages per personnel CV permitted. Additional pages submitted beyond the page limit will not be assessed.

Please note, evidence is also required to complete Health and Safety Supplements. Please refer to documents 3.4.1 and 3.4.2 and the requirements within. Also note that evidence can be cross referenced.

3.4c List of Works – Total 1000 marks
Minimum pass mark required is 600 marks (60%)

Provide evidence in the standard proforma of Appendix B1 and B2 to describe a maximum of four completed projects, within the past 7 years and demonstrate evidence of experience in the role as a Main Contractor and as PSCS in the construction and contracts delivery of those projects.
(250 marks per project)

The applicant is required to have experience on a minimum of **two completed public works contracts** similar in nature, scale and complexity to the project outlined in Section 2.1 - 1(vii) and two other completed projects similar in nature, scale and complexity to the project outlined in Section 2.1 - 1(vii).

The applicant to demonstrate experience and competence for the following:

a. Works on a tight urban site with restricted access and area and working within close proximity to adjoining properties and historic/protected structures including demolition works.
b. Works to multiple buildings concurrently including a mix of building types and works to an urban campus masterplan across multiple sites.
c. Works to existing historic buildings or protected structures, including skilled labour and quality assurance and workmanship control.
d. Construction project delivery of new build and renovation projects involving energy efficient building fabric and service design including the incorporation and use of low environmental impact construction materials and systems.
e. Works executed in accordance with the Building Control (Amendment) Regulations 2014 and outline of processes for record management including inspections and certification.
f. Delivery of Works using BIM methodology and information management processes based on the ISO 19650 standard and the Irish Annex, describing (a) any previous experience using BIM models, identifying the quality control processes carried out for geometry, attributes, and associated and/or derived documentation (e.g. drawings) for internal validation prior to client delivery (b) any previous experience regarding information delivery processes within a CDE, including a brief explanation of their quality review processes including their approval/rejection workflows.
g. Works delivered in line with agreed programme milestones. Programme details to include the expected time period at Tender stage and the actual period at Substantial/Practical Completion, including a concise explanation as to the reasons behind the difference in these periods if one exists.

Details of previous projects provided within the brief description of the project scope of services should highlight the relevance/similarity to this project.

A Contracting Authority and Employer's Representative/Architect's reference contact details must be included. The referee must be the ER/Architect whom worked with the applicant for the duration of the project.

A maximum of four A4 pages per project permitted. Additional pages submitted beyond the page limit

will not be assessed.

Please note, evidence is also required to complete Health and Safety Supplements. Please refer to documents 3.4.1 and 3.4.2 and the requirements within. Also note that evidence can be cross referenced.