Comhairle Cathrach Bhaile Átha Cliath
Dublin City Council

CLARIFICATION DOCUMENT

Please note clarifications may be provided in response to queries submitted and/or at the Contracting Authority's own volition and discretion. Submitted queries may have to be modified for publication purposes.	
Contracting Authority:	Dublin City Council
Title of competition:	Provision of Services for Integrated Spatial Framework and Delivery Plan for the Dublin City Taskforce Area
Procedure	Open
eTenders Ref:	9465014
Closing date and time for Queries:	Thursday 3rd December 2026 at 12 noon (Irish time)
Closing date and time for Submissions:	Friday, 11th December 2026, at 12 noon (Irish time)
This Clarification relates specifically to Questions 14 to 18. For completeness, it contains answers to all the questions to date.	
Clarification Number:	3
Issue Date:	Thursday, 26 November 2026

Question #1: *The RFT details under the Public Realm and Greening Framework "identifying options to establish an integrated greening and Sustainable Urban Drainage Systems (SuDS) network across the study area, recognising the important role of blue-green infrastructure in enhancing climate resilience and environmental quality."*

This element would be best placed to sit under a civil engineers remit to look at drainage; there is no area for this in the pricing schedule. Would DCC consider adding this as a separate element or provide guidance as to where to capture this.

Answer #1: Any figures can be included in the Delivery worksheet within the Pricing Schedule, in the appropriate cells in columns F / column G

Question #2: *Given the comprehensive RfT requirements, would DCC consider an extension to the RfT response deadline?*

Answer #2: The timelines are required to ensure the commencement of the project in a timely manner. The deadline will not be extended.

Question #3: *Given that the submission requirements are very comprehensive and will take significant amount of time and resources for tenderers, would the Contracting Authority please consider changing this to a two-stage tender process with an SAQ to be shortlisted for a competitive tender between 2-4 candidates?*
Answer #3: The Open procedure is the advertised procurement procedure and cannot be altered.
Question #4: *Please confirm what information is needed from any proposed sub-contractors to satisfy the Pass/Fail criteria i.e. do all team members need to provide tax clearance information, turnover and insurance details and complete the signed declarations? Or does this only need to be provided for the Lead Applicant?*
Answer #4: As stated on page 5 of the Tender Response Document, "*...relevant information is required from any sub-contractors or consortium members...where applicable*." Example #1. If the subcontractor's involvement relates to the Pass / Fail criterion for Turnover, then information relevant for that criterion must be included...other, non-relevant, information does not need to be included. Example #2. If the subcontractor's involvement relates to the Pass / Fail criterion for Resource Levels or Previous Experience, then information relevant for that criterion must be included...other, non-relevant, information e.g. Turnover, does not need to be included.
Question #5: *We are aware that award of the contact will be subject to agreeing to the Contract Terms and Conditions. We have reviewed the Services Contract provided and are familiar with, and can accommodate, most of the proposed appointment terms. A small number of terms, however, require completion or clarification or may present problems for our insurers. Would Dubin City Council be prepared to consider any suggested amendments at RfT stage? This also applies to the General Terms and Conditions for Services. Please confirm both sets of contract terms will form the basis of agreement.*
Answer #5: *Dubin City Council is not prepared to consider any suggested amendments at RfT stage – Dublin City Council will engage with the preferred Tenderer in accordance with the procurement regulations and will not award the contract for a period of at least 14 days after notification of the outcome is sent to tenderers.* *Dublin City Council can confirm that both sets of contract terms will form the basis of agreement.*
Question #6: *Are members of the multi-disciplinary team, i.e. the Quantity Surveyor, allowed to participate in more than one team submission?*
Answer #6: There are no restrictions on the number of RfT submissions a sub-consultant wishes to participate in.

Question #7: *The tender limits CVs to one page per team member and provides a template with limited space to describe experience on similar projects. Could the page limit be increased to two pages per team member?*
Answer #7: The CV template provide as part of the RfT is a guide, identifying the information that is being requested. The format it is to be delivered in is the choice of the submitter. However, it must be on one page.
Question #8 *Please confirm the number of CVs required. Should this align with the pricing schedule, which lists 10 disciplines with two roles per discipline, i.e. 20 CVs? If we propose additional disciplines or roles within our team, may we submit additional CVs?*
Answer #8 The roles identified (and their quantities) in the TRD are minimum requirements. Tenderers are free to propose whatever additional disciplines / roles they see fit and provide CVs for those personnel. There is not a limit on the number of CVs that can be submitted.
Question #9 *If we propose "Value-add services", should we add columns to the pricing schedule for these additional services, disciplines or roles?*
Answer #9 The Pricing Schedule must reflect the totality of the proposal in the TRD. If there are services, disciplines or roles that are not included in the "Delivery" worksheet, this worksheet can be updated to include these services, disciplines or roles – Tenderers must ensure that any costs associated are included in overall figure i.e. if you alter the Pricing Schedule, ensure that the relevant formulae reflect this alteration. It may be more efficient to include any additional services, disciplines or roles in the "Other" worksheet – the content of this worksheet is included in the overall figure.
Question #10 *If we include a smaller architectural practice within our team, should we add columns to the pricing schedule to reflect its involvement?*
Answer #10 See Answer #9
Question #11 *The tender highlights the importance of SuDS but does not specify a requirement for a civil engineer. Please confirm whether a civil engineer should be included within the team*
Answer #11 The roles identified (and their quantities) in the TRD are minimum requirements. Tenderers are free to propose whatever additional disciplines/roles they see fit.
Question #12 *Other than this clarification log can you confirm there are no further new documents.*
Answer #12 Other than the clarification responses there have been no additional documents published
Question #13 *We note that tenderers are required to provide evidence of the successful delivery of three comparable projects demonstrating the specified features.* *We have two queries in relation to this requirement:*

1. Can you confirm whether the requirement is for three projects in total across the proposed consultant team, rather than three projects from each lead consultant and all sub-consultants?
2. If only three projects in total are required, can these projects be led by either the lead consultant or a sub-consultant, or must all three projects have been undertaken by the lead consultant?

Answer #13

1. Yes, three projects in total across the proposed consultant team / consortium
2. There is no restriction on who led the project

Tenderers are reminded of the Pass / Fail Evaluation criterion *"The contracts listed should be chosen to demonstrate the firm's skills, efficiency, experience and reliability in the relevant areas of expertise."*

Question #14 *Could you please clarify, for the question on Sustainability and ESG does the two page limit just refer to the Social Inclusion element, or is this for the full response? If it is just for the social inclusion element, what are the page limits for the rest of the response?*

Answer #14

The two page limit is for the entirety of the Criterion C response.

Question #15 *Section "Urban Design Brief for Strategic Opportunity Areas", p. 20, requires viability analysis and testing of each development scenario, and "detailed viability" information, for up to 5 Strategic Opportunity Areas. To ensure tenders are priced on a consistent basis, please could the Contracting Authority confirm:*

1. *What level of appraisal is expected: high-level residual appraisals based on published market data, or appraisals supported by formal market evidence or valuation advice?*
2. *For pricing purposes, how many individual sites or landholdings should tenderers assume for viability appraisal within each Strategic Opportunity Area?*
3. *How many development scenarios per Strategic Opportunity Area should be subject to viability testing?*
4. *Will the Taskforce provide existing ownership information, valuations or site appraisals held for the study area?*

Answer #15

1. High-level residual appraisals based on published market data and comparable evidence (or any more granular data procured by Dublin City Council).
2. For pricing purposes please consider 2-3 representative landholdings/typologies per Strategic Opportunity Area.
3. Please assume 3-4 scenarios.

4. Consultant teams will be provided with as much ownership information, valuations or site appraisals that are available. There will be instances where this information is not available. In such a case, a high-level appraisal is what will be required.

Question #16

1. *If we do not employ personnel in the Republic of Ireland, what would you accept in lieu of a Republic of Ireland Employers' Liability certificate?*
2. *For Public Liability, can you confirm whether the coverage must be issued by an insurer authorised in Ireland, or whether equivalent coverage under a multinational insurance program would be acceptable*

Answer #16

1. You can include an explanation of the equivalent insurance in the response
2. Equivalent coverage under a multinational insurance program would be acceptable but this does not preclude coverage issued by an insurer authorised in Ireland

Please note there is an alternate response available in the Tender Response Document, if required:

I confirm that if successful, where the levels required under the contract/framework are higher than those currently in our possession, or where we do not currently have the required forms of insurances, I will be in a position to put the required forms and levels of insurances required in place.

Question #17 *Could you please clarify the below:*

1. *Can you confirm if information will be provided on ownerships and leaseholds to help identify DCC owned sites/buildings? If so, will this information be available in GIS format?*
2. *Please confirm what baseline datasets and spatial information will be made available to the Consultant at project commencement. In particular, please confirm whether GIS data layers and associated attribute data will be provided for relevant topics including land use, planning policy, transport, heritage, environmental constraints, utilities, ownership, vacancy, demographics and other relevant datasets.*
3. *Please also confirm that all available spatial information will be provided in GIS-compatible formats (e.g. ESRI Shapefile, File Geodatabase, GeoJSON, CAD files or equivalent), together with metadata and coordinate reference system information, to enable efficient integration, analysis and mapping within a GIS environment.*

Answer #17

1. Information on ownership, where held by DCC, will be provided in a GIS format, with caveats.
2. Baseline datasets and spatial information will be a combination of DCC internal datasets, 3rd party providers under licence and publicly available datasets.

3. DCC will provide a baseline data schema in GIS format to support analysis including land parcel/building, address and ownership (where known).
4. DCC departments can provide data where known related to land use, planning policy, transport, heritage, environmental constraints, utilities, ownership, and vacancy. Alternatively, DCC can support the consultants to identify alternative sources of this information if it exists.
5. Demographics & other socio-economic data can be accessed via publicly available CSO data at small area level.
6. Spatial information will be provided in a GIS compatible format, with metadata and coordinate reference system information.

Question #18 Could you please clarify if the €550,000 budget is a firm cap or just an estimate? Will submissions be accepted if they go over this limit?

Answer #18

€550,000 is the maximum value of the contract being advertised.

Article 26 (4) (b) of Directive 2014/24/EU states:

In particular tenders submitted by tenderers that do not have the required qualifications, and tenders whose price exceeds the contracting authority's budget as determined and documented prior to the launching of the procurement procedure shall be considered as unacceptable.

Question #19 Given the scale of the study area and the breadth of the scope, we would welcome a little more time to work through the brief with our team and raise focused clarification queries. This will help ensure our submission reflects the level of detail DCC expects for each deliverable.
We would be grateful if the Contracting Authority would consider extending the deadline for clarification queries by one week, to Friday 4 December 2026.

Answer #19

Having given this consideration, it has been decided that the deadline for clarification queries has been extended to Wednesday 2nd December 2026 (12:00).

Note: As per Answer #2, the closing date for tender submissions will not be extended.

Question #20 We are currently experiencing a particularly busy period, with a number of tenders having been issued recently. Would DCC consider granting a short extension to the submission deadline to allow us sufficient time to prepare a properly considered and relevant proposal?

Answer #20 See Answer #2
Question #21 Can you please confirm that the estimated fee for this project is 550K as per eTenders. Also, is an extension possible to the deadline?
Answer #21 See Answer #18 and Answer #2