

Chris Lowe

From: Fiona Little
Sent: Thursday 30 July 2020 16:55
To: Noleen Mooney; Phelim O' Neill
Cc: Dwayne McAleer
Subject: ALDT [REDACTED] Consultant Framework Overview for Approval
Attachments: Consultant Framework Values based on Cost Summary Template 30.07.20.xlsx

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Hi Phelim,

Below is an overview of the procurement approach for the ALDT and [REDACTED] for discussion with John, copying Noleen for info. @Noleen Mooney please jump in if there's anything key omitted from this summary:

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Overview:

- From data gathered to date design team fees [REDACTED] are circa 5.20% of Total Development Cost based on 7 projects as detailed in the attached Cost Summary File as at 30.07.20. This aligns with the proposed split for the three frameworks:
 - ALDT @ 4%
 - [REDACTED]
 - [REDACTED]
- A 3 year framework is proposed with the following values, the logic of which is detailed in the attached excel file:
 - ALDT €75m
 - [REDACTED]
 - [REDACTED]

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ALDT Procurement Strategy:

- Two stage restricted procurement process proposed to establish a framework for Architect Led Design Services to include engineering, planning, assigned certifier, PSDP services etc. QS services excluded.
- Value €75m for 3 years.
- The Framework will be divided into two lots:
 - Lot 1 for developments of more than 300 units / development equivalent. Estimated value of €50m.
 - Lot 2 for developments of 300 units or less / development equivalent. Estimated value of €25m.
 - LDA to retain the right to amalgamate sites where efficiencies can be gained by delivering multiple sites as a single project e.g. Cork Docklands.
- 3 year framework with 5 teams to be appointed to each lot on the framework. Firms will only be allowed on one lot.
- Mini tender competitions will be run for projects.
- Allowance for a rotating appointment for appraisal studies up to a value of €50k.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

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Next Steps:

- Issue PIN via etenders asap for ALDT and [redacted] frameworks; the value of the package would not be included in this notice.
- We're targeting the following dates for the ALDT and [redacted] packages, we will be in a position to release the Pre-qualification to the market next week if approved, the date of August 21st is to allow for John to return from holidays if required.
 - There is no requirement to have a specific duration between the issue of the PIN notice and the issue of documents.

Procurement Stage	Date
Stage 1: Pre-Qualification Process	
Issue Pre-Qualification Documents	21 August 2020
Pre-Qualification Responses Received	21 September 2020
Evaluation of Responses Complete	19 October 2020
Letters Issued to the Market	26 October 2020
Stage 2: Tender	
Tender Issued	27 October 2020
Tender Returns	24 November 2020
Evaluation of Responses Complete	05 January 2021
Letters Issued to Market, stand still period	12 January 2021
Stand still period complete	26 January 2021
Contracts Executed & services commences	Feb 2021

Kind regards,
Fiona

Fiona Little

Project Manager

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Mobile: 086-0654520

E-mail: flittle@lda.ie



Chris Lowe

From: Fiona Little
Sent: Thursday 30 July 2020 18:49
To: Eoin Crockett; Noleen Mooney
Subject: ALDT [REDACTED] Framework

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Hi Noleen and Eoin,

I have updated:

1. ALDT:
 - a. Sign on document based on a 3 year €75m framework. This is saved in folder 2.1 of P022 [here](#).
 - b. Qualification questionnaire is revised in folder 3.1 [here](#). I resolved the comments but didn't delete them so you can do a quick run through to check changes. Once you have added the wording required to finalise let me know and I can replicate the doc for Lot 2.
 - i. I have highlighted dates in yellow as they will need to be updated when we know what date we're issuing.
 - c. I haven't edited the scope of service for the cascading appointments, I have edited the wording in the SAQ to remove "appraisal studies" and note they will be asked to complete due diligence, feasibility, block planning etc so hopefully that works better? Due diligence services are included in the scope already and the other services are normal design services. – Let me know what you think.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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I'm at the Dundrum presentation most of the day tomorrow but in the office Tuesday if we need a call to finalise anything.

Phelim was reviewing the overview with John this evening and he is hoping to get approval to issue the PIN at a minimum and perhaps the full SAQ next week.

Kind regards,
Fiona

Fiona Little
Project Manager
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E-mail: flittle@lda.ie



From: Eoin Crockett <ecrockett@lda.ie>
Sent: Thursday 30 July 2020 10:14
To: Fiona Little <flittle@lda.ie>
Cc: Noleen Mooney <nmooney@lda.ie>
Subject: RE: Architect-led design team

Hi Fiona,

I have finished inputting my comments on this document,

If you want to run through any of these in more detail please feel free to give me a shout,

Regards,

Eoin Crockett

Category Buyer

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email: ecrockett@lda.ie

From: Noleen Mooney <nmooney@lda.ie>

Sent: Thursday 30 July 2020 09:05

To: Fiona Little <flittle@lda.ie>

Cc: Eoin Crockett <ecrockett@lda.ie>

Subject: Architect-led design team

Hi Fiona,

As per our discussion yesterday – I have put the questionnaire with comments in the Procurement Folder P022 – RFI Documents-Draft Document with my initials on the end.

Eoin – if you could just update your comments on the criteria that would be fantastic.

Kind Regards

Noleen Mooney

Procurement Manager

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email: nmooney@lda.ie



Fiona Little

From: Phelim O' Neill
Sent: Tuesday 21 July 2020 15:15
To: Dwayne McAleer; Fiona Little
Subject: RE: Architect Led Design Team Framework

Dwayne,

I am happy to sign off on the proposal as is – I will discuss with Barry & John regarding the necessary approval to go to market.

My sense is that it would only be for information rather than decision as the financial approvals would go to them on a case by case basis

Regards,

Phelim

From: Dwayne McAleer <dmcaleer@lda.ie>
Sent: Thursday 16 July 2020 21:08
To: Phelim O' Neill <poneill@lda.ie>; Fiona Little <flittle@lda.ie>
Subject: RE: Architect Led Design Team Framework

Hi Phelim,

Per Fiona's earlier email we have had a detailed discussion with Noleen on the sign-on/off document contents including strategy and have prepared the enclosed documents using the information included in your pipeline spreadsheet for your review prior to issue to Omar/Noleen for final review and onward issue to etenders. Noleen is mobilising to issue to etenders before end of July. We might need to confirm with Omar etc that this is the approval process for issuing the first stage pre-qualification documents (with Board approval etc req'd before issuing individual RFTs for mini-tender appointments).

Documents enclosed:

- Completed 'sign on / sign off' document
- Draft Qualification Questionnaire which reflects all previous lessons learned and the agreed strategy per the sign off document
- Final scope of services document

I have included responses to the points per your email below and these are all addresses in the docs.

We will put some time into our diaries over the next day or two to review.

Thanks
Dwayne

From: Phelim O' Neill <poneill@lda.ie>
Sent: Thursday 16 July 2020 15:13
To: Noleen Mooney <nmooney@lda.ie>; Dwayne McAleer <dmcaleer@lda.ie>; Fiona Little <flittle@lda.ie>
Subject: RE: Architect Led Design Team Framework

All,

Some comments and questions below:

1. Lot 1: above approximately 300 units (or development equivalent) and Lot 2: below. We would require to have flexibility to bundle sites like we have done successfully in Castlelands and Mullingar, not to force projects into Lot 1 but to have the latitude to facilitate opportunities that arise. **Yes this is reflected in the attached documents and agreed with Noleen. Note wording: "The framework is to allow for sites to be combined where efficiencies can be gained by delivering multiple sites as a single project, for example due to similarities in scope or location e.g. Cork Docklands."**
2. There is a high level list but do we need to project what we hope might come on line? **Yes – I have suggested a detailed rationale for the overall Lot values – see pages 7 and 10 of sign off document.** [REDACTED]

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3. Would we only do this for projects that we have some line of sight for, or do we forecast? **Suggest forecast but don't disclose the site name or location per above**

I have attached a sheet showing projects that are under consideration as well as being progressed which would provide a starting point to develop the answers for 2 and 3, with additional forecast sites included if appropriate or necessary

This framework is an LDA priority as we will be left very exposed without appropriate capacity so I would appreciate if there could be a weekly update on:

- Milestone dates up to e-tender publication
- Key next steps
- Information/ decision gaps
- Resources required (whatever internal resource that is required will be made available)

I'm available at any stage to discuss.

Regards,

Phelim

From: Noleen Mooney <nmooney@lda.ie>
Sent: Friday 10 July 2020 10:09
To: Phelim O' Neill <poneill@lda.ie>; Dwayne McAleer <dmcaleer@lda.ie>; Fiona Little <flittle@lda.ie>
Subject: Architect Led Design Team Framework

Morning All,

Find attached the initiation document for the architect-led design team which I have drafted as it is the first one, however needs to be completed and signed off;

As a couple of points to note;

- 1) Confirm the quantity of units split for the lots. Previously we had discussed 250 or 300.

- 2) Provide evidence of a rough estimation of split within the lots. i.e. 60% of mini tenders for the larger lot of <250 units, 40% of mini-comps will be >250 units. This doesn't have to be pinpoint accurate however it does need to be considered and documented.
- 3) Confirm and show evidence of how the budget has been calculated as to our understanding of work within the framework period - as known at the moment.

Following the above being agreed and confirmed – the scope and draft documents will need to be updated to reflect these changes.

If you wish to further discuss please let me know.

Kind Regards

Noleen Mooney

Procurement Manager

Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67

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email: nmooney@lda.ie



From: Noleen Mooney
Sent: Wednesday 14 October 2020 13:54
To: John Coleman; Phelim O' Neill
Cc: Omar Bhamjee
Subject: RE: ALDT criteria

Hi John,

We could run a session however we would have to be careful as to the advise that we would provide during the tender period. We have to give equal treatment and information to each of the parties who have submitted an interest. We could be seen to be favouring SMEs if we focus on joint ventures/best in practice in a presentation so in general Contracting Authorities steer away from advise during a tender period and focus on the opportunities of a framework.

I had considered and started preparing a general overview presentation - however we have seen significant interest in the frameworks (over [redacted] companies have expressed an interest in the Architect-led design team and [redacted] [redacted] and I felt the level of interest and variety of those interested was sufficient. Normally we would see between 10-20% of the companies who have expressed an interest submit a response. Therefore we are looking at a rough forecast of between [redacted] submissions per lot for the ALDT.

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There has been a number of tender clarifications from various companies regarding joint ventures and turnover and all our responses have been issued to everyone for their information.

Happy to discuss further the benefits/risks of doing an advisory presentation or if you wish I can send on the draft presentation for review.

Kind Regards,

Noleen Mooney
Procurement Manager
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email: nmooney@lda.ie



From: John Coleman <jcoleman@lda.ie>
Sent: Wednesday 14 October 2020 11:26
To: Noleen Mooney <nmooney@lda.ie>; Phelim O' Neill <poneill@lda.ie>
Cc: Omar Bhamjee <obhamjee@lda.ie>
Subject: RE: ALDT criteria

Thanks very much Noleen very useful.

just wondering, would it be possible to run a session for firms considering applying to be on the panel? Say online, etc? It just may educate them further on the potential for joint ventures, best practise in making submissions, etc?

thanks
John

From: Noleen Mooney <nmooney@lda.ie>
Sent: Wednesday 14 October 2020 10:55
To: Phelim O' Neill <poneill@lda.ie>
Cc: John Coleman <jcoleman@lda.ie>; Omar Bhamjee <obhamjee@lda.ie>
Subject: RE: ALDT criteria

Hi Phelim,

Below is the reasoning for the turnover for the ALDT team;

- Budget for Lot 1 is €50m over a 3 year period.
- The framework is worth circa €16.6m (€50m divided by 3 years) per annum. There will be 5 framework members. Based on an equal split of the services - the value of the services to each framework member is worth €3.3m per year (€16.6m divided by 5).
- Under procurement rules - the turnover should be no more than twice the value of the annual contract – therefore the turnover requirement was set at €6m per annum which is below the twice the value formula.

- Budget for Lot 2 is €25m over a 3 year period.
- The framework is worth circa €8.3m (€25m divided by 3 years) per annum. There will be 5 framework members. Based on an equal split of the services - the value of the services to each framework member is worth €1.67m per year (€8.3m divided by 5).
- Under procurement rules - the turnover should be no more than twice the value of the annual contract – therefore the turnover requirement was set at €3m per annum which is below the twice the value formula.

Just to note – that the turnover requirement can be further broken down. We allow for joint ventures which can rely on a combined value for the turnover. We also allow for the lead consultant to have 80% of the turnover required and their subconsultants can make up the other 20%.

Hope the above is helpful – however if you need anything further please let me know.

Kind Regards

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email: nmooney@lda.ie



From: Phelim O' Neill <poneill@lda.ie>
Sent: Tuesday 13 October 2020 20:00
To: Noleen Mooney <nmooney@lda.ie>
Cc: John Coleman <jcoleman@lda.ie>; Omar Bhamjee <obhamjee@lda.ie>
Subject: ALDT criteria

Noleen,

Was speaking to John earlier and mentioned the Chairs request – he thought that the only thing that was required was the rationale for turnover thresholds as we discussed.

Could you set out a few bullet points how the threshold was reached so JC can provide to the chair if required

Thanks

Phelim

Phelim O'Neill
Head of Property

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Chris Lowe

From: Fiona Little
Sent: Thursday 1 October 2020 12:18
To: Jack Barrett; Eoin Crockett
Subject: RE: P022 ALDT PQQ clarifications.
Attachments: PQQ clarifications P022 FL 201001.xlsx

Hi Eoin and Jack,

Following our call this morning attached please find a revised copy of the clarifications doc with responses included. This is also saved in the package folder under section 4.1.

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In relation to query 13 from [REDACTED] I have added something quite vague in response; Eoin you might review with Noleen this afternoon and let me know what you think? I have copied in the full sentence from the SAQ in response on the basis that we have asked for delivered services rather than delivered projects so if they chose to provide projects where services have been delivered up to certain milestones that is acceptable? Can this be used as a differentiating factor for review e.g. e.g. if someone has delivered a scheme of similar size and scale through to completion that would be a better example then someone who has just lodged planning?

Kind regards,
Fiona

Fiona Little
Project Manager
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From: Jack Barrett <jbarret@lda.ie>
Sent: Thursday 1 October 2020 09:12
To: Eoin Crockett <ecrockett@lda.ie>; Fiona Little <flittle@lda.ie>
Subject: RE: P022 ALDT PQQ clarifications.

Good morning both,

See latest list of clarifications for the above referenced.

Kind Regards,
Jack Barrett

From: Jack Barrett
Sent: Wednesday 30 September 2020 09:29
To: Eoin Crockett <ecrockett@lda.ie>; Fiona Little <flittle@lda.ie>
Subject: RE: P022 ALDT PQQ clarifications.

Hi Both,

See latest list of Clarifications for the above referenced PQQ.

Also attached is an attachment which was submitted as part of clarification no12.

If you require anything further, let me know.

Kind Regards,
Jack Barrett

From: Jack Barrett
Sent: Monday 28 September 2020 09:50
To: Eoin Crockett <ecrockett@lda.ie>; Fiona Little <flittle@lda.ie>
Subject: P022 ALDT PQQ clarifications.

Hi Both,

Hope all is well.

As you are aware the PQQ for P022 ALDT was issued last week and now clarifications have started to come in.

Attached is a list of clarifications we have currently. Please double click on clarification cells to reveal full messages as some are quite long. Can responses please be populated into column F and returned and I will get same issued to supplier.

I have also attached a copy of all suppliers who have expressed interest in this tender so far. This is just an FYI and no further action is required.

If you need anything else, feel free to contact me.

Kind Regards

Jack Barrett
Assistant Buyer
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m +353 86 0660290
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From: [Alan Kelly](#)
To: [REDACTED]
Cc: [REDACTED] [Conor Nolan](#)
Subject: RE: Planning Consultancy FW (Lot 1)
Date: Thursday 11 November 2021 09:12:43
Attachments: [image001.png](#)

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That's great thanks [REDACTED], will be good to keep it moving.

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Enjoy the break [REDACTED].

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Regards,
Alan

Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67
Tel: +353 (0)1 910 3400 **Mob:** +353860613930 **Email:** akelly@lda.ie **Web:** lda.ie



From: [REDACTED]@greenville.ie>
Sent: Wednesday 10 November 2021 22:07
To: Alan Kelly <akelly@lda.ie>
Cc: Liz McCarthy [REDACTED]@greenville.ie>; Conor Nolan <cnolan@lda.ie>
Subject: RE: Planning Consultancy FW (Lot 1)

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Hi Alan,
Thanks for response.
I have been out of the office today and am on leave until next Wednesday.
Have spoken with [REDACTED] and she has kindly agreed to progress in my absence.
Best Regards
[REDACTED]

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From: Alan Kelly <akelly@lda.ie>
Sent: Wednesday 10 November 2021 14:37
To: [REDACTED]@greenville.ie>
Cc: [REDACTED]@greenville.ie>; Conor Nolan <cnolan@lda.ie>
Subject: RE: Planning Consultancy FW (Lot 1)

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Hi [REDACTED],

Thanks for this. See comments below and attached.

Regards,
Alan

Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67
Tel: +353 (0)1 910 3400 **Mob:** +353860613930 **Email:** akelly@lda.ie **Web:** lda.ie

From: [REDACTED]@greenville.ie>
Sent: Tuesday 9 November 2021 16:54
To: Alan Kelly <akelly@lda.ie>
Cc: Conor Nolan <cnolan@lda.ie>; [REDACTED]@greenville.ie>
Subject: RE: Planning Consultancy FW (Lot 1)

Hi Alan

With reference to previous correspondence re the above I have made the amendments we agreed.

Items outstanding for your final review are:

- Title of this Contract (see summary Page 3 – are you happy with this?) **Does this need to reflect the title of the PQQ stage of the works being procured? If the later then the title as is is ok.**
- Award Criteria (page 10) currently total is 95% - need to look at where best to add (Cost currently 30%, Resourcing 25%, Execution Methodology 30% and Project Programme 10%) **I think we should up methodology to 35%**
- Criterion B (Page 10) List of personnel differs from that Schedule supplied for Rates (Table 2 Page 12) **The list at criterion B is the minimum required for delivery of this scope. The schedule of rates relates to all personnel required as part of the framework. Do these have to align?**
- Any view on what appropriate notional hours is for the Grades Table 2 (Pages 23/24) **Very, very difficult to know. Would be a guess which I would be afraid would prejudice tenderers own evaluation of time.**
- Also check missing Title Text following (“Traffic and Transport with?” on page 24. **Deleted.**
- Appendix 3 covers the Resourcing Schedule (matches to Criterion B Page10) **Yes**
- Appendix 4 is Framework Agreement (I would propose not integrating with the RFT but putting as a separate Appendix as part of the Tender Pack – **Am ok with that.**
- Appendix 5 – Would treat like Appendix 4 – **OK with that**
- Appendix 6 Detailed Scope (see page 33 Next Steps – do you still have to make this clearer?) **Done**
- Appendix 6 page 35 – sentence highlighted needs rewording ? **Done**
- NB Paragraph advising of additional work being made available has been deleted (section under h) page 31) – see beneath. **Yes - deleted**
- When the above is finalised a proofread and formatting check will be required before issuing. **OK**

I am heading away Thursday until following Wednesday and will have very limited access to email tomorrow until evening as offsite for most of the day.

I am cc'ing [REDACTED] and will discuss how we can support to get it issued to parties.

Can take a call on [REDACTED] this evening, tomorrow before 10.30 and after 5.

Best Regards

[REDACTED]

DELETED Work has commenced by the LDA to identify relevant public land. This early work will be shared with the successful bidder as a basis for commencing the review, this will need to be

peer reviewed by the successful candidate and expanded to form the basis of the report alongside additional assessment and analysis. It is expected to be supported by comprehensive assessment and analysis of the local context, planning objectives, infrastructure proposals, housing need, strategy, and overview of relevant lands. It is recognised that additional areas may be identified as relevant based on the initial assessment work.

From: Alan Kelly <akelly@lda.ie>
Sent: Tuesday 9 November 2021 09:50
To: [REDACTED] <[\[REDACTED\]@greenville.ie](mailto:[REDACTED]@greenville.ie)>
Subject: RE: Planning Consultancy FW (Lot 1)

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Hi [REDACTED],

No further comment from Dearbhla, good to proceed to next step.

Regards,
Alan

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Tel: +353 (0)1 910 3400 **Mob:** +353860613930 **Email:** akelly@lda.ie **Web:** lda.ie



From: [REDACTED] <[\[REDACTED\]@greenville.ie](mailto:[REDACTED]@greenville.ie)>
Sent: Monday 8 November 2021 11:01
To: Alan Kelly <akelly@lda.ie>
Subject: RE: Planning Consultancy FW (Lot 1)

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Hi Alan
Any word on feedback ex Dearbhla.
Regards
[REDACTED]

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From: Alan Kelly <akelly@lda.ie>
Sent: Friday 5 November 2021 16:23
To: [REDACTED] <[\[REDACTED\]@greenville.ie](mailto:[REDACTED]@greenville.ie)>
Cc: Conor Nolan <cnolan@lda.ie>
Subject: RE: Planning Consultancy FW (Lot 1)

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Hi [REDACTED],

I am just waiting for feedback from Dearbhla and will send across asap.

Regards,
Alan

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Tel: +353 (0)1 910 3400 Mob: +353860613930 Email: akelly@lda.ie Web: lda.ie



From: [REDACTED] <[\[REDACTED\]@greenville.ie](mailto:[REDACTED]@greenville.ie)>
Sent: Friday 5 November 2021 16:21
To: Alan Kelly <akelly@lda.ie>
Cc: Conor Nolan <cnolan@lda.ie>
Subject: RE: Planning Consultancy FW (Lot 1)

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Thanks Alan,
Have you any further changes to the document/comments outstanding.
On receipt of same I will look at completing the Tender Pack with a view to having it for final review early in the week – Tuesday at the latest.
Regards
[REDACTED]

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From: Alan Kelly <akelly@lda.ie>
Sent: Thursday 4 November 2021 16:18
To: [REDACTED] <[\[REDACTED\]@greenville.ie](mailto:[REDACTED]@greenville.ie)>
Cc: Conor Nolan <cnolan@lda.ie>
Subject: RE: Planning Consultancy FW (Lot 1)

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Hi [REDACTED],

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I had meeting with Conor at 4 to run through items 2,3 and 4 listed below.

I attach here a table in two formats for the schedule of rates that ties back to the list of skills required in the PQQ. We might not need to include the column on experience for the purposes of this exercise., perhaps you could confirm.

With regard to Lot 1 I can confirm based on content of PQQ that all subsequent awards will be through a mini tender process. See below:

Lot 1

- a. A mini-tender competition will be conducted with all firms admitted to the framework agreement for Lot 1. On each occasion a Request for Tender will be issued detailing the scope of requirements, the award criteria and a closing date and time.

Conor will be in touch on the Framework Agreement and Contract. On the tender response document we were chatting and feel that it's not a necessity here but maybe you can confirm what you think.

I will revert with the updated ITT early tomorrow.

Regards,

Alan

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Tel: +353 (0)1 910 3400 Mob: +353860613930 Email: akelly@lda.ie Web: lda.ie



From: [REDACTED]@greenville.ie
Sent: Thursday 4 November 2021 11:35
To: Alan Kelly <akelly@lda.ie>
Cc: Conor Nolan <cnolan@lda.ie>; [REDACTED]@greenville.ie
Subject: RE: Planning Consultancy FW (Lot 1)

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Hi Alan

Good to catch up this am.

I have incorporated agreed amendments and return for your review of outstanding comments as discussed.

You might let me know re

- Appropriate schedule of rates
- Framework Agreement Document to be used
- Tender Response Document to be used
- Contract Doc to be used.

As advised, I will be available until Tuesday and away then until the following Wednesday so am cc'ing [REDACTED] to keep her in the loop.

Regards

[REDACTED]

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From: Alan Kelly <akelly@lda.ie>
Sent: Wednesday 3 November 2021 09:42
To: [REDACTED]@greenville.ie
Cc: Conor Nolan <cnolan@lda.ie>
Subject: RE: Planning Consultancy FW (Lot 1)

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Hi [REDACTED],

I have tweaked the wording based on your feedback and following discussions with Cillian and Ciara as well.

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In relation to your queries below, see responses adjacent to them in red.

I wonder could we arrange a call today/tomorrow to agree and progress.

Regards,

Alan

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From: [REDACTED]@greenville.ie>

Sent: Monday 1 November 2021 09:11

To: Alan Kelly <akelly@lda.ie>

Subject: RE: Planning Consultancy FW (Lot 1)

Hi Alan,

Welcome back!

I have gone through the document again and have added some comments for your review.

At this stage, my biggest concerns would be around

- the scale of contract being proposed to admit tenderers to the Framework – **The reality is that we are not sure of the value of this, our best estimate is really a broad range and we won't fully know until we complete this process. However, it is an urgent piece of work and the this Framework is now our only real option to procure services to fulfil the scope.**
- we would be asking 11 tenderers to submit very substantial tenders for admittance to this framework (how many will be admitted 5?) **Yes 5. However, that is often the case where the first project would be a development with design fees of €1m plus. I don't think this will be that high.**
- have they sufficient information to make like for like bids (I note reference to post tender provision of information to the successful tenderer Appendix 6 first bullet point) **I believe they do in that they can all access the public register of state land which will give them a sense of the task.**
- all tenderers should have the same information to allow them bid on a like for like basis for defined work
- certainty of the time within which they must have report completed (depends on when legislation is signed, and this could have a range of 3 to 4 months. **This is correct. We have been told it will be before year end but as you know things get delayed. I guess the quicker we can complete this process, the longer they will have.**
- in addition to the above timing issue, it could take at least two months – if not three in my view to complete this part of Tender. **Agree but I guess to need to be as expeditious as we can**
- when added to the uncertainty on timing of legislation this could impact on price, quantity of resources etc. **Accept that. However, if we wait until legislation is in place and have certainty we will likely have less time to prepare report. Whilst some uncertainty, we are trying to maximise the time available to the successful bidder.**
- award criteria seem to have some duplication re project timing and plan – need to review criteria further

If you put yourself in the shoes of the Tendering entities, will they have sufficient information to compile credible tenders on the information supplied?

When you have had chance to look at this, I will be available to progress – I sense that there is some urgency here.

Best Regards

Personal
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PS I have been having enquiries for Conor Nolan re where we are at - and I advised him last week that I had doc which I would be returning to you for your review this week.

From: Alan Kelly <akelly@lda.ie>
Sent: Friday 22 October 2021 10:18
To: [REDACTED] <[\[REDACTED\]@greenville.ie](mailto:[REDACTED]@greenville.ie)>
Subject: RE: Planning Consultancy FW (Lot 1)

Personal
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Hi Liam,

Following our call yesterday I have tweaked the Draft ITT.
As mentioned I am off next week but lets catch up first week in Nov.

Regards,
Alan

Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67
Tel: +353 (0)1 910 3400 **Mob:** +353860613930 **Email:** akelly@lda.ie **Web:** lda.ie



From: [REDACTED] <[\[REDACTED\]@greenville.ie](mailto:[REDACTED]@greenville.ie)>
Sent: Wednesday 20 October 2021 18:00
To: Alan Kelly <akelly@lda.ie>
Subject: RE: Planning Consultancy FW (Lot 1)

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Section 37

Hi Alan,
I just go to looking at this today (apologies was tied up on other tenders).
Can we have ten minutes on this – have a few fundamental questions.
Regards
[REDACTED]

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Information
Section 37

From: Alan Kelly <akelly@lda.ie>
Sent: Friday 15 October 2021 15:07
To: Conor Nolan <cnolan@lda.ie>; Dearbhla Lawson <dlawson@lda.ie>
Cc: [REDACTED] <[\[REDACTED\]@greenville.ie](mailto:[REDACTED]@greenville.ie)>; Noleen Mooney <nmooney@lda.ie>; [REDACTED] <[\[REDACTED\]@greenville.ie](mailto:[REDACTED]@greenville.ie)>
Subject: RE: Planning Consultancy FW (Lot 1)

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Hi Conor,

Please see attached Draft ITT document.

Happy to discuss as required and if you can let me know what the next steps are.

Regards,
Alan

Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67
Tel: +353 (0)1 910 3400 Mob: +353860613930 Email: akelly@lda.ie Web: lda.ie



From: Conor Nolan <cnolan@lda.ie>
Sent: Thursday 7 October 2021 14:31
To: Dearbhla Lawson <dlawson@lda.ie>; Alan Kelly <akelly@lda.ie>
Cc: [REDACTED] <[\[REDACTED\]@greenville.ie](mailto:[REDACTED]@greenville.ie)>; Noleen Mooney <nmooney@lda.ie>; [REDACTED] <[\[REDACTED\]@greenville.ie](mailto:[REDACTED]@greenville.ie)>
Subject: Planning Consultancy FW (Lot 1)

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Section 37

Hi Dearbhla & Alan,

Following on from yesterday's discussion, please find the following;

1. Restricted Invitation to Tender (ITT) template attached.
2. For guidance please find link ([click here](#)) to the ALDT Lot 1 ITT/RFT documents as an example of completed ITT documents. In particular the ITT itself named "Pro022 ALDT ITT"

[REDACTED] - I've cc'd you for info. Noleen will speak with you on Friday regarding the ITT stage and the proposed first project off the framework (Lot 1)

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If any questions please let me know.

Many thanks.

Kind Regards,

Conor Nolan
Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67
m +353 86 074 8984
email: cnolan@lda.ie

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No.	Received on	Clarification	Response date from LDA	Response
13	30/09/2020	<p>B1 Previous Contracts - Can LDA please confirm if 'delivered' means physically completed projects, when we are submitting 'Previous Contracts'?</p> <p>Can LDA please clarify what information they are wanting to see in respect of 'Frequency of supply/service' for 'Previous Contracts' in section B1?</p>	02/10/2020	<p>Applicants are requested to demonstrate that they have successfully delivered services of a comparable nature and scale.</p> <p>Frequency of supply/service: please note n/a if this criteria is not relevant to the project.</p>