



Supply Chain

M100 Enabling Works FAQs

26/01/2026

Version 3

www.metrolink.ie



M100: Enabling Works Frequently Asked Questions (FAQs)

This Frequently Asked Questions document is an evolving resource. It will be updated regularly as new questions arise and clarifications are identified. Please revisit this document for the latest information.

If you have questions that are not addressed in this document, please email supplychainmetrolink@tii.ie and we will endeavour to respond to it the next update.

General M100 FAQ's

What are the Enabling Works?

Any necessary advance preparation that will allow the MetroLink programme to proceed smoothly and at pace. This includes upgrading of underground utilities like the mains water system and electricity networks where the MetroLink alignment impacts such systems. It also includes archaeology and preservation of heritage, as well as protecting biodiversity by tackling invasive species. It also includes the enhancement of public facilities e.g. playing pitches and public parks.

What is the current status of the Enabling Works Procurement Programme?

PINs for the Enabling Works were issued in May 2025 to facilitate market consultation in advance of procurement with the intention to establish Frameworks & Qualifications systems as the route to market for the Enabling Works.

An update to the Enabling Works packaging strategy was issued to the market in October 2025 (M100 Updated Packaging Strategy - Oct 25) and reflects the current strategy for Procurement of the Enabling Works. This document can be viewed [here](#).

When will Enabling Works Contracts be procured?

The Enabling works programme will be procured via various procedures which will encompass the issue of a Contract Notice and the pre-qualification documents on a phased basis from August 2025.

All Contract Notices are expected to be issued by Q2 2026.

The Contract Notice for the Archaeology Qualification system was published on 7th August 2025 and is currently live.

What form of contract will be used?

The Frameworks will utilise the NEC 4 suite of contracts, with the Engineering and Construction Contracts (ECC) Options A, C & E utilised for the packages.

The Qualification Systems will utilise the Public Works Contracts (PWC) developed by the GCCC (Government Construction Contracts Committee). These are the standard form of contracts for Public Works in Ireland. Exact details will be published at Contract Notice.

Is MetroLink looking for fully funded bids for Enabling works?

Yes, bid costs will not be paid for in relation to Enabling works. Note that the initial Contracts are Client Designed however the Frameworks will include an option for Design and Build. The scope of the Enabling works are smaller in value than the Main Infrastructure Contracts. It is not intended to pay bid costs for this reason, and this is generally not seen as a barrier to competition for the Enabling Works Programme.

Will Enabling works contracts be published/awarded prior to receipt of an Enforceable Railway Order?

Tender documents will not be published prior to the publication of a Railway Order. Award of call-off contracts under the frameworks and qualification systems will not take place until receipt of an Enforceable Railway Order.

How will call-off contracts be awarded under frameworks and qualification systems?

Call-off contracts will be awarded only after achieving an Enforceable Railway Order and Approval Gate 2, in accordance with government published infrastructure guidelines. Any information related to selection criteria will be specific to frameworks and all information will be released with subsequent Contract Notices.

Can one firm apply for multiple lots or contracts?

Generally, this will be allowed, however specific requirements will be outlined in each Contract Notice.

Utilities and Enabling FAQ's

What does the M100 Utilities and Enabling Framework package include?

The M100 Utilities and Enabling Framework package covers most preparatory works required before the main civils (M400) can begin. This includes site clearance, utility diversions and relocations, and enabling works for stations and tunnels.

What is the procurement process for the M100 Utilities and Enabling Framework package?

The procurement process for the M100 Utilities and Enabling Framework will follow a two-stage negotiated procedure under the Utilities Contracts Regulations (UCR).

The first stage, Prequalification (PQ), is expected to take place before Christmas, followed quickly by the Invitation to Tender (ITT). This will be a closed framework, meaning membership cannot be revisited later if a bidder is unsuccessful.

How is the framework structured for the M100 Utilities and Enabling Framework package?

The M100 Utilities and Enabling Framework is structured into five lots for enabling and utilities works. Lots 1, 2, and 5 are major packages valued between €20–50 million, while Lots 3 and 4 cover smaller works under €5 million. Contractors may bid for and win multiple lots, as there are no restrictions on the number of awards.

What are the key timelines for M100 for the M100 Utilities and Enabling Framework package?

The key timelines for the M100 Utilities and Enabling Framework are as follows:

- Prequalification (PQ) release early 2026
- Invitation to Tender (ITT) shortly after PQ
- Advanced works to be completed by mid-2028

ITTs for Lots 1, 2, and 5 will be issued first, followed by Lots 3 and 4 approximately six months later.

Will Early Contractor Involvement (ECI) be part of M100 Utilities and Enabling Framework package?

No, Early Contractor Involvement (ECI) will not form part of the M100 Utilities and Enabling Framework. Due to time constraints, the Employer's design will be used instead.

What contract form will be used for the M100 Utilities and Enabling Framework?

The anticipated contract form for the M100 Utilities and Enabling Framework will be NEC 4

How will evaluation be weighted for the M100 Utilities and Enabling Framework package?

The price versus quality split has not been disclosed. However, the evaluation will place strong emphasis on quality, collaboration, and stakeholder engagement. This is not intended to be a 'race to the bottom' on price.

For the Utilities and Enabling Framework can one contractor apply for and win multiple lots and how many contractors will be allocated to each lot?

There is no restriction on the number of lots a contractor can win, provided they have the necessary capacity and proportionate financial standing. The framework will be closed, with a minimum of three bidders per lot. Membership cannot be revisited mid-term if a contractor is unsuccessful initially.

What sustainability requirements applies for the M100 Utilities and Enabling Framework package?

The M100 Utilities and Enabling Framework will include sustainability requirements aligned with an ESG balanced scorecard. This covers carbon reduction, social value, and collaborative delivery. Compliance will be mandatory from the Prequalification (PQ) stage onward.

What should contractors do now?

Contractors should:

- Monitor the release of the Prequalification (PQ) and Invitation to Tender (ITT)
- Prepare bids for the relevant lots within the M100 Utilities and Enabling Framework
- Review the ESG balanced scorecard and sustainability requirements
- Plan resources to manage concurrent projects effectively

What are the call-off mechanisms within the M100 Utilities and Enabling Framework?

The Call -Off mechanisms are to be confirmed and will be detailed as part of the procurement process. Mini Competition, Taxi Rank, direct award and carousel are all under consideration as part of the framework strategy.

What are the key responsibilities and risk management measures within the M100 Utilities and Enabling Framework?

The Employer will conduct investigations and engage with asset owners, while contractors will be responsible for managing site interfaces and acting as Project Supervisor for the Construction Stage (PSCS). Specialist heritage and archaeology contracts will address specific risks, and archaeology has already been signposted as live on eTenders.

What will the Prequalification and Invitation to Tender include, and what financial thresholds will apply?

The Prequalification stage will set proportionate financial thresholds, aligned to the anticipated contract values within each lot. Capability and experience will be key evaluation factors. The Prequalification Questionnaire will also indicate the number of suppliers progressing to the Invitation to Tender stage and outline evidence requirements.

What commercial provisions will apply, including bonds and pricing tools?

Further Commercial information will be shared as part of the PQQ and confirmed at ITT.

What considerations apply to market capacity and delivery feasibility?

Concurrent contracts are anticipated, and the client aims to keep competitions feasible and proportionate. Suppliers have highlighted resourcing pressures in Dublin and limited familiarity with the NEC contract suite in parts of the Irish market. Delivery models will therefore incorporate collaborative approaches to change control to address these challenges.

Heavy Civils Enabling Works FAQs

What is the scope of the M120 Heavy Civils Enabling Works Framework?

The M120 Heavy Civils Enabling Works Framework is being procured to enable the delivery of specific heavy civils elements for Metrolink before the main heavy civils works commence under M400. It also enables time-saving opportunities and resilience, as well as flexibility to request work from the M120 contractors as required. Note there will be no tunnelling works in M120 Heavy Civils Enabling Works Framework. The Framework is structured into 2 lots:

Lot 1 will be Major Civils Elements

Lot 2 will be Minor Civils Elements

What is the value of the M120 Heavy Civils Enabling Works Packages?

Lot 1 - Major Civils Elements \geq €50m

Lot 2 - Minor Civils Elements $<$ €50m

What NEC Contract will be used for M120 Heavy Civils Enabling Works Packages?

NEC4 ECC will be utilised for M120 Heavy Civils Works Framework, with works within each lot awarded using NEC4 Options A, C or E, depending on the works required.

Will M120 Heavy Civils Enabling Works Framework be employer's design?

Call off contracts awarded under the M120 Heavy Civils Enabling Works Framework will be either employer's design or design and build, depending on the works required.