

Water Animation Strategy -Implementation of Phase 1

Introduction

Dublin City Council is currently finalising a Water Animation Strategy for the Dublin Docklands area, including the North Lotts and Grand Canal Dock SDZ area. The Strategy, when finalised, will set out a series of actions by Dublin City Council and partners which will bring more activity and use of the water in Docklands, the Liffey, the Canals and Docks. It is proposed that the Strategy will be implemented in phases, timed to coincide with other infrastructure projects, and as a working document will be subject to regular review.

Dublin City Council has decided, in partnership with the relevant authorities, to begin implementation of the first phase of the Strategy which will see new leases of up to 5 years duration issued to vessels for three locations on the Liffey. Dublin City Council is seeking expressions of interest from people, groups or companies who have a viable and visually attractive proposals, and comply with the criteria and limits outlined below.

Location

Three locations have been identified that can proceed in 2018 as suitable for medium term lease arrangements for suitable vessels. These are:

1. Custom House Quay A- Pontoon location to the immediate east of the Sean O'Casey Bridge;
 2. Custom House Quay B- to the immediate west of the Samuel Beckett Bridge (North Quays);
 3. City Quay- immediately to the east of the Memorial Bridge (this area has limited draft).
- (See Expressions of Interest Map Appendix I)

Criteria

Expressions of interest are invited in four categories:

1. Historic vessels with an association with Dublin or Dublin Port;
2. Vessels with a community/arts/cultural or leisure purpose which bring visitors into the area;
3. Tall ships (including replicas);
4. Visually interesting vessels.

Licences may not be issued for all categories. Uses proposed for vessels in categories 2, 3 and 4 must increase activity and visitors to the Docklands area. Commercial uses that attract visitors or/and are open to the public such as hotels, restaurants will be considered in categories 1, 3 and 4. A range of commercial uses will be considered for category 1 where the vessel has an important story to tell in the context of Dublin's Docklands area. During the evaluation process weighting will be awarded to each application with proposals from category 1 given the greatest weighting and with proposals from categories 2-4 being weighted in descending order of importance.

Limits

To preserve the attractiveness and visual connection for pedestrians with the water, large scale vessels will not be considered.

Vessels proposed must be suitable for the location sought; and compatible with existing conditions. Applicants are advised to contact the Harbour Master's office regarding draft, tide levels etc.

All proposed vessels shall be no longer than 50m and no higher than 7m above the water line (excluding sail masts/funnels etc.).

Proposals

Interested parties are requested to submit by **Tuesday, 15th May at 17.00hrs** the following documentation:

1. Elevations and section drawings of the proposed vessel
2. A description of how the vessel meets the relevant criteria
3. Details of the proposed use
4. A projection of the revenue stream from the proposal in Years 1-5
5. Location preferred
6. Details of how the vessel will be serviced (water, wastewater, power etc.).
7. Details of your company's experience to deliver the proposal under the following headings

Organisational Profile & Capacity

Must submit a statement showing details of organisational structure, current manpower levels, staff turnover level, skills base (including a breakdown of the key positions/skills). The Educational and Professional Qualifications of the Applicant, Managerial Staff and Staff responsible for the service should be included.

Previous Contracts / Ventures

Must submit details of successful delivery of at least 1 similar type venture of a similar size and scale. Details should include a description of the venture and the turnover of each, in each of the last 3 years.

Profitability

Must submit a statement that the company was in profitability in the last financial year and that details of levels of profitability for the last 3 financial years will be available on request at any time prior to the award decision being made.

Commercial Rates

Commercial Rates will be payable to Dublin City Council. Rateable valuations for all properties are determined by the Commissioner of Valuation and set out in a Valuation List. The Annual Rate on Valuation for 2018 is **.258**

Water Safety Plans

A water safety plan will be required from those applicants who are successful at stage one of this process. The approving body for a Water Safety Plan is the Dublin Port Harbour Master.

Decision

This process is a two stage procedure. Stage One will identify those who will be invited to participate in Stage Two. At Stage Two applicants will be invited to enter into competitive dialogue with Dublin City Council for a tender.

For this Stage, Stage One, all applications received will be assessed and considered by Dublin City Council. It is up to each interested party to supply all information and to make the case for their proposal. Decisions will be made based on (i) the information supplied; (ii) the suitability of the vessel for the location(s); (iii) suitability of the vessel for Docklands and the contribution and value it brings to the area.

This call for expressions of interest does not preclude Dublin City Council from issuing further calls in future, or from deciding that no licences will be issued at this time.

Following completion of Stage One, applicants selected as suitable will be invited to enter into competitive dialogue with Dublin City Council. Where more applicants meet the criteria than there are berth spaces, a scored and ranked list will be created and where discussions to make an agreement for a licence are unsuccessful, the opportunity will be offered to the next proposal on the list. The issuing of a contract for a licence to berth is dependent on both parties successfully completing negotiations, and Dublin City Council reserves the right to withdraw from the process at any stage.