

Expression of Interest

Páirc na Mara

Issued: 25 October, 2017

Submission Deadline: 1 December, 2017



1. Introduction

Údarás na Gaeltachta invites expressions of interest (EOI) from potential project promoters in the marine sector who may be interested in establishing a presence at Páirc na Mara, a Marine Innovation Park in Cill Chiaráin, Connemara, Co. Galway.

The purpose of this EOI is to assist Údarás na Gaeltachta in preparing a suitable development plan for the site and:

- To provide an opportunity for private enterprises public agencies to contribute to and/or participate in the development of enterprise space, commercial office, light industrial/workshop and commercial marine and renewable based rental opportunities which will be developed at Páirc na Mara;
- To inform the overall design of Páirc na Mara which will be planned, developed, resourced and managed so to encourage synergies and efficiencies in developing the e marine sector locally and on a regional basis;
- To assist in identifying specialised requirements amongst prospective clients that could inform the planning and the resourcing of facilities and infrastructure at Páirc na Mara;
- To identify requirements in the marine community for marine uses that complement the core objectives relating to the planning of Páirc na Mara;
- To identify potential suitable employment creating projects, developed through public and private investment, in the marine sector which could be developed at Páirc na Mara.

2. Background information on Páirc na Mara

Páirc na Mara will be developed as a state of the art, low carbon, Marine Innovation Park, located in Cill Chiaráin, Co. Galway (please see map in Appendix A). The facility will encompass a variety of marine related activities, where productive sector enterprises , public bodies, state development agencies and the research community will work together to add value to their products and services and to maximise the development potential of the marine sector in the region

The site which will accommodate the Marine Innovation Park comprises approximately 9.01ha. Cill Chiaráin is located on the southern edge of the Connemara Gaeltacht approximately 45 miles from Galway City which affords views of ceantar na nOileán.

An tÚdarás through its own resources has funded preparatory and enabling works on the development site. An tÚdarás are committed to ensuring that s this area is recognised as a prime, strategic location for consolidating, preserving, and growing Ireland's , maritime industries and industrial enterprises drawing on the marine resource locally.

It is envisaged that the development at Páirc na Mara of marine related facilities and supporting infrastructure will support the expansion and development of the marine resource sector in West Conamara. It is further envisaged that it will become a key enabler for the development of the overall marine industry not only in Cill Chiaráin and Conamara but also at a regional and national level.

3. Páirc na Mara's Objectives

In line with stated government policy, the development of Páirc na Mara's will drive the sustainable growth of the Marine economy locally, within the region and the country.

The development of the site is expected to have the following impacts:

- Encourage more marine related start-up enterprises by providing incubation and development infrastructure including access to specialised educational, training and research programmes,
- Accelerate the upscaling of existing Small and Medium-Sized Enterprises (SME) through access to shared infrastructure and development supports and facilitating access to targeted business development opportunities within the sector
- Attract foreign direct investment to the sector and the region by encouraging enterprises to locate at Páirc na Mara and by encouraging strategic financial investment in existing and start-up firms.
- Consolidation of the aquaculture industry in the area through building on existing strengths while addressing current constraints;
- Increased sustainable employment locally and in the region and encouraging greater settlement and demographic growth in the rural catchment areas;
- Increased demand for goods and services locally;

4. Potential Infrastructure and Services to be provided

It is envisaged that Páirc na Mara will provide various opportunities for engagement through a variety of tenancy and affiliation categories and, these may include those listed in the table below:

TYPE	DESCRIPTION
Tenant	Medium to long-term lease of dedicated office space and/or workshop space including long-term leaseholds on serviced sites
Occasional User	Occasional use of facilities including office, workshop space or research facilities rented by the day/week/month and/or use of shared workshops, boardrooms and marine and renewable facilities
Membership	Membership to access programmes, networks and services. Note that all tenants and users are also members.
Incubator	Facility and services for marine and renewable start-ups to accelerate their development through programmes, incubation, funding opportunities, expertise and mentoring.

5. Submission Instructions

Respondents shall submit their Expressions of Interest by word document, either by post or email to:

Máire Ní Éinniú
Feidhmeannach Forbartha/Development Executive
Rannóg Taighde & Forbairt Earnálacha,
Údarás na Gaeltachta,
Na Forbacha,
Contae na Gaillimhe

For an informal discussion and for guidance on Expressions of Interest, please feel free to contact Maire Ní Éinniú, Páirc na Mara Project Executive @ 091-503133 or m.nieinniu@udaras.ie

6. EOI Timetable

Issue Date of EOI	19 October 2017 le hathrú
Submission Deadline Date	1 December 2017
Submission Deadline Time	5:00pm

The EOI timetable is tentative. It may be changed at any time. Údarás na Gaeltachta may choose to waive or extend the Submission Deadline.

7. EOI terms and conditions

Respondents must acknowledge, through their submission that this EOI and any respondent submissions shall not create a legal relationship between the respondent and Údarás na Gaeltachta or other, or any obligation by/on Údarás na Gaeltachta or other regarding the procurement of any good or service from a respondent.

These expressly reserved rights are in addition to any and all other rights of Údarás na Gaeltachta that existed prior to the issuance of this EOI.

Údarás na Gaeltachta makes no representation, warranty or guarantee as to the accuracy of the information contained in the EOI or issued by way of addenda. Any quantities shown or data contained in this EOI, or provided by way of addenda, are estimates provided only as general background information

a. Respondents to Bear Their Own Costs

The respondent shall bear all costs associated with or incurred in the preparation and presentation of their information, including, if applicable, costs incurred for interviews or demonstrations.

b. Accuracy of Responses

The respondent acknowledges that the information provided in its Submission is, to the best of its knowledge, complete and accurate.

c. Submissions Will Not Be Returned

Except where set out to the contrary in this EOI, or expressly requested in the respondent's Submission, and agreed to by Údarás na Gaeltachta, the Submission provided by a

respondent will not be returned.

d. Confidential Information of Údarás na Gaeltachta

All information provided by or obtained from Údarás na Gaeltachta in any form in connection with this EOI either before or after the issuance of this EOI (i) is the sole property of Údarás na Gaeltachta and must be treated as confidential; (ii) is not to be used for any purpose other than replying to this EOI; and (iii) must not be disclosed without prior written authorisation from Údarás na Gaeltachta.

e. Disclosure of Information

The respondent consents to Údarás na Gaeltachta collection of information as contemplated under the EOI. The confidentiality of such information will be maintained by Údarás na Gaeltachta, except where required by law, or an order by a tribunal, or court requires Údarás na Gaeltachta to do otherwise. The respondent consents to the disclosure, on a confidential basis, of this submission by Údarás na Gaeltachta to advisers retained by Údarás na Gaeltachta for the purpose of reviewing this submission.

Guidelines for EOI submissions

Please provide the following information as appropriate in your EOI submission to assist in the development of Páirc na Mara.

Provide a description of your organisation and proposed use, including:

1. Contact information
2. Market segment(s) of interest
3. Continuity of requirement at Páirc na Mara (for eg.: short term license or long-term lease, occasional use of the facilities, little use of the facilities but affiliation to program as member)
4. Nature and scale of space requirements (facilities, office, workshops)
 - a. Marine and Renewable facilities:
 - i. Requirement for berthage, marine facilities, laydown space.
 - ii. Vessel size;
 - iii. Power and water service requirements;
 - iv. Desired laydown space;
 - v. Depth requirements;
 - vi. Other desired marine facilities specifications.
 - vii. Employee requirements – number & educational requirements
 - b. Start-Up Incubation Client
 - i. Start-up status (sales and team size);
 - ii. General description of business, product(s) services and customers;
 - iii. Stage of development (idea, proof-of-concept, prototype, and technology readiness level);
 - iv. Programming interest (mentoring, workshops, expert advice, funding opportunities);
 - v. Contribution to community/culture
 - vi. Employee requirements – number and their educational or training requirements or stipulated qualifications
 - c. Office space:
 - i. Requirement for dedicated office space for daily or regular use, or shared office for occasional or intermittent use;
 - ii. Amount of space required;
 - iii. Any specialised requirements (security, environmental, etc),
 - iv. Employee requirements – number and their educational or training requirements or stipulated qualifications
 - d. Workshop space:
 - i. Requirement for workshop space for daily, regular, occasional or intermittent use;
 - ii. Amount of space required;
 - iii. Specialised characteristics of space;
 - iv. Anticipated use of shared workshops provided by Páirc na Mara.
 - v. Employee requirements – number and their educational or training requirements or stipulated qualifications
5. Organizational Fit: Describe the degree to which your proposal will address the Páirc na Mara Objectives as detailed in section 3 above.