Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Multi-Party Framework Agreement for Minor Repair and Maintenance works to Occupied Units & Properties owned or managed by Dublin City Council Housing Department.

Outline Project Brief

Nov 2026

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1.0 Overview

1.1 Introduction

Dublin City Council Housing Maintenance Section administers the maintenance and refurbishment of the council's residential stock of approximately 27,000 properties.

The city is divided into 11 Housing Areas: Ballymun-Finglas, Artane-Whitehall, Donaghmede, Clontarf, Cabra-Glasnevin, North Inner City, South West Inner City, South East Inner City, Ballyfermot-Drimnagh, Kimmage-Rathmines, Pembroke

1.2 Description

It is now intended to establish twelve (12) framework agreements, one for each of the eleven (11) housing areas plus one (1) city wide area to carry out repair and maintenance works under the terms of the Public Works Term Maintenance and Refurbishment Contract (PW-CF11)and under the direction of the Housing Maintenance Section as follows:

Lot 1 - Ballymun-Finglas
Lot 2 - Artane-Whitehall
Lot 3 - Donaghmede
Lot 4 - Clontarf
Lot 5 - Cabra-Glasnevin
Lot 6 - North Inner City
Lot 7 - South West Inner City
Lot 8 - South East Inner City
Lot 9 - Ballyfermot-Drimnagh
Lot 10 - Kimmage-Rathmines
Lot 11 - Pembroke
Lot 12 - Citywide

Please see DCC Local Area Map attached.

1.3 Timeframe

The frameworks will be established for a period of 12 months for each Lot with an option of a further 12 months for each Lot.

1.4 Maximum Value of the Works

The maximum estimated value of the works over the lifetime of each of the framework lots will be €4 million (ex VAT) i.e €2 million per annum.

1.5 Tender Process

This Multi Party Framework Agreement is assessed under the Open Procedure. Tenderers will initially be assessed under financial, economic and technical criteria as set out in the Suitability Assessment Criteria.

It is envisaged that the top 25 scoring tenderers found to fully satisfy the tender selection criteria as set out in the suitability assessment questionnaires and associated supplements, and submitting the most economically advantageous tenders under the award criteria contained in the Invitation to Tender will be identified as the successful tenderers designate and will be admitted to the Term Maintenance Framework Agreements under each lot.

Applicants may apply for any or all Lots and must state which ones they are applying for in their application. See attached to this map (DCC - Lot Areas Map.jpg).

2.0 Typical Project Description

1. Repair and maintenance of occupied houses, flats and apartments within the various lot areas.

2. Contractors must manage a large and mixed volume of these type of dwellings within tight timeframes and fixed budgets (based on agreed schedule of rates).

3. The contractor must deal professionally with the public on a day-to-day basis.

4. A programme for completion of each unit will be agreed with the Area Maintenance Officer prior to commencement, any delays will be subject to the rules set out in the Performance Measurement Table in Clause 6 of The Framework Agreement.

5. The contractor must comply with all Health and Safety obligations for construction projects.

2.1 Pricing of Task Orders

The contractor must price by way of measured Notional Quantities and Spot items contained in the Volume C Pricing Document which is included in the tender documents . These rates will be fixed for the duration of the Framework Agreement and will be used to price Task Orders during the construction period.

3.0 Experience

Please refer to the Suitability Assessment Questionnaire.

4.0 Nature of Works Required

Dublin City Council require the successful contractors to have the capacity to carry out repair, maintenance of occupied properties to a high standard.

The scope of services includes (but is not limited to) works of a general building nature, including repairs and maintenance works, property maintenance, urgent maintenance and repairs, planned maintenance and unscheduled works. These works will include adaptations to Dublin City Council dwellings for disability access, extensions, level access shower rooms, ramps, etc. Works also include glazing and the erection of hoarding:

A more detailed breakdown is set-out in the Volume C-Pricing Document which includes (but is not limited to) works of the following types:

1. Water: Supply and fit piping as require. Central heating systems, boilers, cisterns and storage tanks to be repaired and / or replaced as necessary
2. Gas supply: All gas installations and appliances repaired and / or replaced as necessary
3. Electricity Supply: All properties subject to full electrical testing and inspection. Rewiring and fitting of smoke and carbon monoxide alarms
4. Amenities: All kitchen amenities repaired and/or replaced as necessary. Bathroom features including baths, showers, washbasin and WCs repaired and/or replaced as necessary
5. Ventilation: All properties to have mechanical ventilation and air vents to comply with relevant regulations
6. Dampness: All properties to be made free of substantial dampness. Any evidence of previous dampness to be repaired and rectified as necessary
7. Walls: All walls to be free of defects. Walls to be dry lined and/or plastered as necessary
8. Floors: All floors to be repaired and/or replaced as necessary
9. Windows: All windows and window fittings to be repaired and / or replaced as necessary
10. External Doors: All external doors to be secure and sound, comply with insurance industry standard regulations and to be repaired and / or replaced as necessary
11. Joinery: Existing glazed internal doors to be replaced by Dublin City Council standard internal doors. Stairs and skirting to be repaired and / or replaced as necessary
12. Decoration: Interior walls stripped, prepared and filled before being painted in magnolia (emulsion). Ceilings to be prepared filled and painted in white emulsion. Woodwork to be prepared, new timber primed, undercoat and gloss applied (white)
13. Exterior: Roof, chimney stacks, soffits, fascias, gutters and water pipes repaired and / or replaced as necessary. Footpath to meet all Health and Safety requirements and boundary walls to be repaired / replaced as necessary.