

Ireland: Building construction work

Development of Social Housing Units at Orchard Road, Drumcondra, Dublin 3.

Contract or concession notice – standard regime

1 Buyer

1.1 Buyer

Official name: FOLD Housing Association Ireland

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Housing and community amenities

2 Procedure

2.1 Procedure

Title: Development of Social Housing Units at Orchard Road, Drumcondra, Dublin 3.

Description: Development at the site at the former Dublin City Council Depot, Orchard Road, Drumcondra, Dublin 3, D03 XV67. The site is bound to the north east by the River Tolka, Tom Clarke House to the south east, Orchard Road to the west and south. The development will consist of: • The demolition of existing single storey sheds, warehouses and structures on site used as part of the former DCC depot and boxing club; • Provision of a part 2 No. and part 5 No. storey building including 38 No. apartments which are all 1 bed units for older people including all associated siteworks.

Procedure identifier: eafd5a58-08f9-4b39-92ae-3bc5e54d490a

Type of procedure: Open

The procedure is accelerated: no

2.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211200 Sheltered housing construction work

Additional classification (cpv): 45211340 Multi-dwelling buildings construction work

2.1.2 Place of performance

Postal address: Orchard Road Drumcondra

Town: Dublin

Postcode: D03 XV67

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 12 500 000 Euro

2.1.4 General information

Legal basis:

Directive 2014/24/EU

5 Lot

5.1 Lot technical ID: LOT-0001

Title: Development of Social Housing Units at Orchard Road, Drumcondra, Dublin 3.

Description: Development at the site at the former Dublin City Council Depot, Orchard Road, Drumcondra, Dublin 3, D03 XV67. The site is bound to the north east by the River Tolka, Tom Clarke House to the south east, Orchard Road to the west and south. The development will consist of: • The demolition of existing single storey sheds, warehouses and structures on site used as part of the former DCC depot and boxing club; • Provision of a part 2 No. and part 5 No. storey building including 38 No. apartments which are all 1 bed units for older people including all associated siteworks.

Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211200 Sheltered housing construction work

Additional classification (cpv): 45211340 Multi-dwelling buildings construction work

5.1.2 Place of performance

Town: Orchard Road, Drumcondra

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 24 Month

5.1.5 Value

Estimated value excluding VAT: 12 500 000 Euro

5.1.6 General information

Reserved participation: Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7 Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.11 Procurement documents

Languages in which the procurement documents are officially available: English

Languages in which the procurement documents (or their parts) are unofficially available: English

Deadline for requesting additional information: 26/08/2025 16:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=6231105>

5.1.12 Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=6231105>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 09/09/2025 16:00 +01:00

Deadline until which the tender must remain valid: 180 Day

Information about public opening:

Opening date: 09/09/2025 16:30 +01:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=6231105>

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Not allowed

Electronic ordering will be used: no

Electronic payment will be used: no

5.1.15 Techniques

Framework agreement:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16 Further information, mediation and review

Review organisation: The High Court of Ireland

Organisation providing offline access to the procurement documents: FOLD Housing Association Ireland

Organisation providing more information on the review procedures: The High Court of Ireland

Organisation receiving requests to participate: FOLD Housing Association Ireland

Organisation processing tenders: FOLD Housing Association Ireland

8 Organisations

8.1 ORG-0001

Official name: FOLD Housing Association Ireland

Registration number: 357889

Town: The Crescent Building, Northwood Office Campus, Santry, Dublin 9, D09 X8 W3

Postcode: D09 X8 W3

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Contact point: Tina Donaghy

Email: tina.donaghy@foldireland.ie

Telephone: 00353 (0)1822 8804

Buyer profile: <https://www.etenders.gov.ie>.

Roles of this organisation:

Buyer

Organisation providing offline access to the procurement documents

Organisation receiving requests to participate

Organisation processing tenders

8.1 ORG-0002

Official name: The High Court of Ireland

Registration number: The High Court of Ireland

Department: The High Court of Ireland

Postal address: Four Courts, Inns Quay, Dublin 7

Town: Dublin

Postcode: D07 WDX8

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: HighCourtCentralOffice@courts.ie

Telephone: +353 1 8886000

Roles of this organisation:

Review organisation

Organisation providing more information on the review procedures

8.1 ORG-0003

Official name: European Dynamics S.A.

Registration number: 002024901000

Department: European Dynamics S.A.

Town: Athens

Postcode: 15125

Country subdivision (NUTS): Βόρειος Τομέας Αθηνών (EL301)

Country: Greece

Email: eproc-esender@eurodyn.com

Telephone: +30 2108094500

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: 9a24f7a3-4fdc-4c57-972d-b7619e668a44 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice dispatch date: 06/08/2025 16:29 +01:00

Languages in which this notice is officially available: English