

Ireland: Development of residential real estate

Competitive Dialogue - Limerick City and County Council Housing Programme 2026 - 2030

Contract or concession notice – standard regime

1 Buyer

1.1 Buyer

Official name: Limerick City and County Council_103432

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2 Procedure

2.1 Procedure

Title: Competitive Dialogue - Limerick City and County Council Housing Programme 2026 - 2030

Description: Expressions of Interest from Developers and Land Owners interested in developing housing and associated infrastructure in Limerick City and County. Limerick City and County Council invites responses from economic operators to participate in this procurement process for the delivery of housing and apartment units as part of the Limerick City and County Council Housing Programme 2026to2030 for both Limerick City and Limerick County.

Procedure identifier: 9ecb272e-eea5-465e-9222-ffbea646408d

Type of procedure: Competitive dialogue

2.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211300 Houses construction work

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

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

2.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 20 000 000 Euro

2.1.4 General information

Legal basis:

Directive 2014/24/EU

2.1.5 Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 10

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 10

2.1.6 Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5 Lot

5.1 Lot technical ID: LOT-0001

Title: 1A - Provide site, design, obtain planning permission and deliver 100 No. or more housing units, which could also be a section of a larger scheme

Description: Expressions of Interest from Developers and Land Owners interested in developing housing and associated infrastructure in Limerick City and County. Limerick City and County Council invites responses from economic operators to participate in this procurement process for the delivery of housing and apartment units as part of the Limerick City and County Council Housing Programme 2026to2030 for both Limerick City and Limerick County.

Internal identifier: 1

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211300 Houses construction work

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

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

5.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 24 Month

5.1.5 Value

Estimated value excluding VAT: 20 000 000 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

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 20/03/2026 00:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7570539>

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=7570539>

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 requests to participate: 08/04/2026 00:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

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: Limerick City and County Council_103432

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

Organisation receiving requests to participate: Limerick City and County Council_103432

Organisation processing tenders: Limerick City and County Council_103432

5.1 Lot technical ID: LOT-0002

Title: 1B - Provide site, design, obtain planning permission and deliver between 21 No. and 99 No. housing units, which could also be a section of a larger scheme

Description: Expressions of Interest from Developers and Land Owners interested in developing housing and associated infrastructure in Limerick City and County. Limerick City and County Council invites responses from economic operators to participate in this procurement process for the delivery of housing and apartment units as part of the Limerick City and County Council Housing Programme 2026to2030 for both Limerick City and Limerick County.

Internal identifier: 2

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211300 Houses construction work

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

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

5.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 24 Month

5.1.5 Value

Estimated value excluding VAT: 20 000 000 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

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 20/03/2026 00:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7570539>

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=7570539>

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 requests to participate: 08/04/2026 00:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

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: Limerick City and County Council_103432

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

Organisation receiving requests to participate: Limerick City and County Council_103432

Organisation processing tenders: Limerick City and County Council_103432

5.1 Lot technical ID: LOT-0003

Title: 1C - Provide site, design, obtain planning permission and deliver between 1 No. and 20 No. housing units

Description: Expressions of Interest from Developers and Land Owners interested in developing housing and associated infrastructure in Limerick City and County. Limerick City and County Council invites responses from economic operators to participate in this procurement process for the delivery of housing and apartment units as part of the Limerick City and County Council Housing Programme 2026to2030 for both Limerick City and Limerick County.

Internal identifier: 3

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211300 Houses construction work

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

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

5.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 24 Month

5.1.5 Value

Estimated value excluding VAT: 20 000 000 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

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 20/03/2026 00:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7570539>

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=7570539>

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 requests to participate: 08/04/2026 00:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

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: Limerick City and County Council_103432

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

Organisation receiving requests to participate: Limerick City and County Council_103432

Organisation processing tenders: Limerick City and County Council_103432

5.1 Lot technical ID: LOT-0004

Title: 2A - Provide site with planning permission and deliver 100 No. or more housing units, which could also be a section of a larger scheme

Description: Expressions of Interest from Developers and Land Owners interested in developing housing and associated infrastructure in Limerick City and County. Limerick City and County Council invites responses from economic operators to participate in this procurement process for the delivery of housing and apartment units as part of the Limerick City and County Council Housing Programme 2026to2030 for both Limerick City and Limerick County.
Internal identifier: 4

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211300 Houses construction work

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

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

5.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 24 Month

5.1.5 Value

Estimated value excluding VAT: 20 000 000 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

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 20/03/2026 00:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7570539>

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=7570539>

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 requests to participate: 08/04/2026 00:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

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: Limerick City and County Council_103432

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

Organisation receiving requests to participate: Limerick City and County Council_103432

Organisation processing tenders: Limerick City and County Council_103432

5.1 Lot technical ID: LOT-0005

Title: 2B - Provide site with planning permission and deliver between 21 No. and 99 No. housing units, which could also be a section of a larger scheme

Description: Expressions of Interest from Developers and Land Owners interested in developing housing and associated infrastructure in Limerick City and County. Limerick City and County Council invites responses from economic operators to participate in this procurement process for the delivery of housing and apartment units as part of the Limerick City and County Council Housing Programme 2026to2030 for both Limerick City and Limerick County.

Internal identifier: 5

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211300 Houses construction work

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

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

5.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 24 Month

5.1.5 Value

Estimated value excluding VAT: 20 000 000 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

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 20/03/2026 00:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7570539>

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=7570539>

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 requests to participate: 08/04/2026 00:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

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: Limerick City and County Council_103432

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

Organisation receiving requests to participate: Limerick City and County Council_103432

Organisation processing tenders: Limerick City and County Council_103432

5.1 Lot technical ID: LOT-0006

Title: 2C - Provide site with planning permission and deliver between 1 No. and 20 No. housing units

Description: Expressions of Interest from Developers and Land Owners interested in developing housing and associated infrastructure in Limerick City and County. Limerick City and County Council invites responses from economic operators to participate in this procurement process for the delivery of housing and apartment units as part of the Limerick City and County Council Housing Programme 2026to2030 for both Limerick City and Limerick County.

Internal identifier: 6

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211300 Houses construction work

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

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

5.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 24 Month

5.1.5 Value

Estimated value excluding VAT: 20 000 000 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

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 20/03/2026 00:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7570539>

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=7570539>

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 requests to participate: 08/04/2026 00:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

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: Limerick City and County Council_103432

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

Organisation receiving requests to participate: Limerick City and County Council_103432

Organisation processing tenders: Limerick City and County Council_103432

5.1 Lot technical ID: LOT-0007

Title: 3 - Provide a site which is currently on the Derelict Sites Register, with a proposal for the removal of the dereliction and the provision of housing units thereon and deliver between 1 No. and 100 No. housing units

Description: Expressions of Interest from Developers and Land Owners interested in developing housing and associated infrastructure in Limerick City and County. Limerick City and County Council invites responses from economic operators to participate in this procurement process for the delivery of housing and apartment units as part of the Limerick City and County Council Housing Programme 2026to2030 for both Limerick City and Limerick County.

Internal identifier: 7

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211300 Houses construction work

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

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

5.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 24 Month

5.1.5 Value

Estimated value excluding VAT: 20 000 000 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

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 20/03/2026 00:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7570539>

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=7570539>

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 requests to participate: 08/04/2026 00:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

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: Limerick City and County Council_103432

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

Organisation receiving requests to participate: Limerick City and County Council_103432

Organisation processing tenders: Limerick City and County Council_103432

5.1 Lot technical ID: LOT-0008

Title: 4 - Provide a site with existing residential, non-residential, commercial or industrial buildings with a proposal to refurbish or convert and provide housing units thereon and deliver between 1 No. and 100 No. housing units

Description: Expressions of Interest from Developers and Land Owners interested in developing housing and associated infrastructure in Limerick City and County. Limerick City and County Council invites responses from economic operators to participate in this procurement process for the delivery of housing and apartment units as part of the Limerick City and County Council Housing Programme 2026to2030 for both Limerick City and Limerick County.

Internal identifier: 8

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211300 Houses construction work

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

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

5.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 24 Month

5.1.5 Value

Estimated value excluding VAT: 20 000 000 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

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 20/03/2026 00:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7570539>

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=7570539>

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 requests to participate: 08/04/2026 00:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

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: Limerick City and County Council_103432

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

Organisation receiving requests to participate: Limerick City and County Council_103432

Organisation processing tenders: Limerick City and County Council_103432

5.1 Lot technical ID: LOT-0009

Title: 5A - Provide a site to deliver exemplar or demonstrator "living over the shop" proposal for housing in Limerick City Centre area.

Description: Expressions of Interest from Developers and Land Owners interested in developing housing and associated infrastructure in Limerick City and County. Limerick City and County Council invites responses from economic operators to participate in this procurement process for the delivery of housing and apartment units as part of the Limerick City and County Council Housing Programme 2026to2030 for both Limerick City and Limerick County.

Internal identifier: 9

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211300 Houses construction work

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

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

5.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 24 Month

5.1.5 Value

Estimated value excluding VAT: 20 000 000 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

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 20/03/2026 00:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7570539>

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=7570539>

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 requests to participate: 08/04/2026 00:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

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: Limerick City and County Council_103432

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

Organisation receiving requests to participate: Limerick City and County Council_103432

Organisation processing tenders: Limerick City and County Council_103432

5.1 Lot technical ID: LOT-0010

Title: 5B - Provide a site to deliver exemplar or demonstrator "living over the shop" proposal for housing outside the City Centre area.

Description: Expressions of Interest from Developers and Land Owners interested in developing housing and associated infrastructure in Limerick City and County. Limerick City and County Council invites responses from economic operators to participate in this procurement process for the delivery of housing and apartment units as part of the Limerick City and County Council Housing Programme 2026to2030 for both Limerick City and Limerick County.

Internal identifier: 10

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211300 Houses construction work

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

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

5.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 24 Month

5.1.5 Value

Estimated value excluding VAT: 20 000 000 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

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 20/03/2026 00:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7570539>

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=7570539>

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 requests to participate: 08/04/2026 00:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

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: Limerick City and County Council_103432

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

Organisation receiving requests to participate: Limerick City and County Council_103432

Organisation processing tenders: Limerick City and County Council_103432

8 Organisations

8.1 ORG-0001

Official name: Limerick City and County Council_103432

Registration number: 3267368TH

Postal address: Merchant's Quay,

Town: Limerick.

Postcode: V94 EH90

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Email: conor.cooney@limerick.ie

Telephone: +353 61 556000

Internet address: <https://www.limerick.ie/>

Buyer profile: <https://www.limerick.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: 1d86cf70-80fb-487e-928e-ac90a62b27b9 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice dispatch date: 20/02/2026 16:23 +00:00
Languages in which this notice is officially available: English