

# Ireland: Research and development services and related consultancy services

## Annual Total Cost of Development Study

Contract or concession notice – standard regime

### 1 Buyer

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#### 1.1 Buyer

*Official name:* Department of Housing Local Government and Heritage

*Legal type of the buyer:* Central government authority

*Activity of the contracting authority:* Housing and community amenities

### 2 Procedure

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#### 2.1 Procedure

*Title:* Annual Total Cost of Development Study

*Description:* The Annual Total Development Cost Study for 2026 will build on the 2025 Insights into Total Development Costs Study, and will be similarly formatted to the 2024 and 2025 reports. The 2026 study will provide comprehensive analysis of the total cost of residential development across various locations in Ireland, updated with Q1 2026 construction costs. It will focus on five regional areas provisionally: Dublin, Cork, Limerick, Galway and the North West, and five typologies (See methodology) based on the Standardised Design Approaches study. The study will perform a comparative assessment using urban and regional costs across the five selected locations, highlighting differences in land prices, service infrastructure, and labour availability in the regions. These insights will offer a regional view on the factors influencing development costs. The study will further refine its cost analysis findings by modelling alternative scenarios for financing, land acquisition and development firm models. By providing annual updates and a clear regional perspective, the study will establish a benchmark for residential development costs in Ireland that can contribute to policy and industry practices toward more affordable delivery of housing. Further to this, a detailed analysis will be included of materials and finishes, which will evaluate their impact on construction costs, while considering quality and durability. This assessment will compare traditional construction methods with modern methods of construction to identify cost efficiencies and potential savings. Part of this study is the evaluation of Modern Methods of Construction (MMC). The study will carry out a comparison of the cost of construction for one typical house and one apartment building in one location. The comparison will use a typical category 1 panelised system and a selected category 2 volumetric system for each building. The study will also identify the cost reduction opportunities available with bathroom pods. Any other significant cost reduction from standardised components should also be identified. The study will consider costs in regards to four different methods of construction for one house typology. The methods of timber in construction, insulated concrete formwork, light gauge steel and standard concrete must be used in the types of buildings analysed. The report should outline the benefits of using MMC with a specific focus on improving efficiency and increasing scale in the construction of these types of buildings. This study will perform an Economies of Scale Analysis, whereby it will carry out a comparison of the cost of delivery for the 3 Bed Semi D and an apartment when delivered by a Public Limited Company (PLC), a medium size builder and a small builder for one location such as the Greater Dublin Area. As an additional feature, this study will incorporate opportunity costs by examining the economic value of alternative uses of land, capital, labour, and time, including the impacts of delayed delivery and underutilised capital over longer construction periods. This study will also allow for the analysis of opportunity costs associated with Modern Methods of Construction (MMC) by adding a value to the build time and the reduction of time in terms of savings; it will analyse the effect of this on the overall cost and efficiency of housing delivery.

*Procedure identifier:* 846e8b2d-a09c-4c16-ad66-2cdf2812ce

*Type of procedure:* Open

*The procedure is accelerated: no*

### **2.1.1 Purpose**

*Main nature of the contract: Services*

*Main classification (cpv): 73000000 Research and development services and related consultancy services*

*Additional classification (cpv): 70000000 Real estate services*

### **2.1.2 Place of performance**

*Country subdivision (NUTS): Dublin (IE061)*

*Country: Ireland*

### **2.1.3 Value**

*Estimated value excluding VAT: 150 000 Euro*

### **2.1.4 General information**

*Legal basis:*

Directive 2014/24/EU

### **2.1.6 Grounds for exclusion**

*Sources of grounds for exclusion: European Single Procurement Document (ESPD)*

5 Lot

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## **5.1 Lot technical ID: LOT-0001**

*Title: Annual Total Cost of Development Study*

*Description: The Annual Total Development Cost Study for 2026 will build on the 2025 Insights into Total Development Costs Study, and will be similarly formatted to the 2024 and 2025 reports. The 2026 study will provide comprehensive analysis of the total cost of residential development across various locations in Ireland, updated with Q1 2026 construction costs. It will focus on five regional areas provisionally: Dublin, Cork, Limerick, Galway and the North West, and five typologies (See methodology) based on the Standardised Design Approaches study. The study will perform a comparative assessment using urban and regional costs across the five selected locations, highlighting differences in land prices, service infrastructure, and labour availability in the regions. These insights will offer a regional view on the factors influencing development costs. The study will further refine its cost analysis findings by modelling alternative scenarios for financing, land acquisition and development firm models. By providing annual updates and a clear regional perspective, the study will establish a benchmark for residential development costs in Ireland that can contribute to policy and industry practices toward more affordable delivery of housing. Further to this, a detailed analysis will be included of materials and finishes, which will evaluate their impact on construction costs, while considering quality and durability. This assessment will compare traditional construction methods with modern methods of construction to identify cost efficiencies and potential savings. Part of this study is the evaluation of Modern Methods of Construction (MMC). The study will carry out a comparison of the cost of construction for one typical house and one apartment building in one location. The comparison will use a typical category 1 panelised system and a selected category 2 volumetric system for each building. The study will also identify the cost reduction opportunities available with bathroom pods. Any other significant cost reduction from standardised components should also be identified. The study will consider costs in regards to four different methods of construction for one house typology. The methods of timber in construction, insulated concrete formwork, light gauge steel and standard concrete must be used in the types of buildings analysed. The report should outline the benefits of using MMC with a specific focus on improving efficiency and increasing scale in the construction of these types of buildings. This study will perform an Economies of Scale Analysis, whereby it will carry out a comparison of the cost of delivery for the 3 Bed Semi D and an apartment when delivered by a Public Limited Company (PLC), a medium size builder and a small builder for one location such as the Greater Dublin Area. As an additional feature, this study will incorporate*

opportunity costs by examining the economic value of alternative uses of land, capital, labour, and time, including the impacts of delayed delivery and underutilised capital over longer construction periods. This study will also allow for the analysis of opportunity costs associated with Modern Methods of Construction (MMC) by adding a value to the build time and the reduction of time in terms of savings; it will analyse the effect of this on the overall cost and efficiency of housing delivery.

*Internal identifier:* 0

#### **5.1.1 Purpose**

*Main nature of the contract:* Services

*Main classification (cpv):* 73000000 Research and development services and related consultancy services

*Additional classification (cpv):* 70000000 Real estate services

#### **5.1.2 Place of performance**

*Town:* Dublin

*Country subdivision (NUTS):* Dublin (IE061)

*Country:* Ireland

*Additional information:*

#### **5.1.3 Estimated duration**

*Duration:* 8 Month

#### **5.1.5 Value**

*Estimated value excluding VAT:* 150 000 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:* European Single Procurement Document (ESPD)

#### **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 17:00 +00:00

*Address of the procurement documents:* <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7605492>

#### **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=7605492>

*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:* 02/04/2026 17:00 +00:00

*Deadline until which the tender must remain valid:* 90 Day

*Information about public opening:*

Opening date: 07/04/2026 00:00 +00:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=7605492>

Terms of contract:

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

Electronic invoicing: Allowed

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: Department of Housing Local Government and Heritage

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

Organisation receiving requests to participate: Department of Housing Local Government and Heritage

Organisation processing tenders: Department of Housing Local Government and Heritage

## **8 Organisations**

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### **8.1 ORG-0001**

Official name: Department of Housing Local Government and Heritage

Registration number: 4000068T

Postal address: Newtown Road

Town: Wexford

Postcode: Y35 AP90

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: [strategy@housing.gov.ie](mailto:strategy@housing.gov.ie)

Telephone: +53 9117551

Internet address: <https://www.housing.gov.ie/>

Buyer profile: <https://www.housing.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](mailto: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](mailto:eproc-esender@eurodyn.com)

*Telephone:* +30 2108094500

*Roles of this organisation:*

*TED eSender*

#### *Notice information*

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*Notice identifier/version:* 86cfc1ce-d98a-4415-bb8d-75bdda7ac26b - 01

*Form type:* Competition

*Notice type:* Contract or concession notice – standard regime

*Notice dispatch date:* 26/02/2026 12:34 +00:00

*Languages in which this notice is officially available:* English