

## **Ireland: Building construction work**

### **8 Nr. Apartment Extension to Existing Building at 35-37 Sean McDermott Street, Dublin, Main Contractor and PSCS**

Contract or concession notice – standard regime

#### 1 Buyer

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##### **1.1 Buyer**

*Official name:* Dublin Simon Community 1969

*Legal type of the buyer:* Body governed by public law

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

#### 2 Procedure

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##### **2.1 Procedure**

*Title:* 8 Nr. Apartment Extension to Existing Building at 35-37 Sean McDermott Street, Dublin, Main Contractor and PSCS

*Description:* The Development will consist of the extension to the existing properties at 35-37 Sean McDermott Street to provide an additional 8 nr Apartment Units. The development also includes a landscaped amenity garden space and all necessary site development works.

*Procedure identifier:* 92046c86-f4d5-4dca-a9fe-162112924c48

*Type of procedure:* Restricted

*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):* 45211000 Construction work for multi-dwelling buildings and individual houses

*Additional classification (cpv):* 45211100 Construction work for houses

*Additional classification (cpv):* 45211200 Sheltered housing construction work

*Additional classification (cpv):* 45211300 Houses construction work

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

*Additional classification (cpv):* 45211341 Flats construction work

*Additional classification (cpv):* 45211350 Multi-functional buildings construction work

*Additional classification (cpv):* 45215210 Construction work for subsidised residential accommodation

##### **2.1.2 Place of performance**

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

*Country:* Ireland

##### **2.1.3 Value**

*Estimated value excluding VAT:* 4 000 000 Euro

##### **2.1.4 General information**

*Legal basis:*

Directive 2014/24/EU

##### **2.1.6 Grounds for exclusion**

5 Lot

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

*Title:* 8 Nr. Apartment Extension to Existing Building at 35-37 Sean McDermott Street, Dublin, Main Contractor and PSCS

*Description:* The Development will consist of the extension to the existing properties at 35-37 Sean McDermott Street to provide an additional 8 nr Apartment Units. The development also includes a landscaped amenity garden space and all necessary site development works.

*Internal identifier:* 0

**5.1.1 Purpose**

*Main nature of the contract:* Works

*Main classification (cpv):* 45210000 Building construction work

*Additional classification (cpv):* 45211000 Construction work for multi-dwelling buildings and individual houses

*Additional classification (cpv):* 45211100 Construction work for houses

*Additional classification (cpv):* 45211200 Sheltered housing construction work

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

*Additional classification (cpv):* 45211341 Flats construction work

*Additional classification (cpv):* 45211350 Multi-functional buildings construction work

*Additional classification (cpv):* 45215210 Construction work for subsidised residential accommodation

**5.1.2 Place of performance**

*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:* 4 000 000 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:* 5

*Maximum number of candidates to be invited for the second stage of the procedure:* 6

*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: 27/03/2026 18:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7627975>

#### **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=7627975>

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: 09/04/2026 18:00 +00:00

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: Dublin Simon Community 1969

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

Organisation receiving requests to participate: Dublin Simon Community 1969

Organisation processing tenders: Dublin Simon Community 1969

## **8 Organisations**

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### **8.1 ORG-0001**

Official name: Dublin Simon Community 1969

Registration number: 20009892

Postal address: 5 Red Cow Lane

Town: Dublin

Postcode: D07 PD37

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: [philipmonaghan@dubsimon.ie](mailto:philipmonaghan@dubsimon.ie)

Telephone: +353861278740

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

Buyer profile: <https://www.dubsimon.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:* 75a17b41-c58e-4e48-9d59-068a72b4dc13 - 01  
*Form type:* Competition  
*Notice type:* Contract or concession notice – standard regime  
*Notice dispatch date:* 02/03/2026 12:19 +00:00  
*Languages in which this notice is officially available:* English