

# Ireland: Construction work

## Oberstown Small Capital Works Framework

Contract or concession notice – standard regime

### 1 Buyer

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#### 1.1 Buyer

*Official name:* Oberstown Children Detention Campus

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

*Activity of the contracting authority:* General public services

### 2 Procedure

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#### 2.1 Procedure

*Title:* Oberstown Small Capital Works Framework

*Description:* This is a two stage tender competition which intends to establish a multi provider Framework Agreement between Oberstown Children Detention Campus and the successful Candidates for procuring Minor Capital Works. The first stage is a Suitability Assessment Questionnaire (SAQ) to shortlist ten (10) Candidates who will be invited to tender (provided ten Applicants submit compliant PQQ Responses that meet the minimum requirements). If there is more than one Applicant ranked at tenth place, all the tenth placed Applicants will be invited to tender. The second stage will be a tender competition to appoint a maximum of six (6) Tenderers to the Framework (provided six Tenders are compliant and meet the minimum requirements). If there is more than one Tenderer ranked at sixth place, all the sixth placed Tenderers will be appointed to the framework. The scope of the Capital Works Framework will cover a wide variety of minor projects relating to all Mechanical, Electrical, Building Fabrics, Infrastructure, Fire Safety and other assets on the campus. A non-exhaustive list of possible works: • Minor building extensions • Demolition works • Refurbishment / Renovations / Upgrades of existing buildings (exterior and interior works) • Office fit out projects including but not limited to Architectural works, Mechanical services, Electrical services and Communication backbone infrastructure establishment • Control Room fit out projects including but not limited to Architectural works, Mechanical services, Electrical services and Communication backbone infrastructure establishment • Upgrade / replacement of critical Mechanical and Electrical systems that serve our office buildings and our critical assets such as Data Centres, Control Room and Disaster Recovery Sites • Building fabric upgrade and replacement (facades and roofs) • Life Safety Systems i.e., emergency lightening and fire safety • Electrical Systems i.e Specialist Security System • Energy Systems installations and upgrades (LED upgrades, solar panel and heat pump installations) • Site infrastructure works such as retaining walls, underground utilities, roads, pavements, compounds and security fencing • Hard and soft Landscaping • The role of Project Supervisor Construction Stage and Contractor, as described in the Safety, Health and Welfare at Work (Construction) Regulations 2013, will form part of this scope • In some cases, role of Designer, as described in the Safety, Health and Welfare at Work (Construction) Regulations 2013, will form part of this scope. For example, where: (a) Specialist permanent works design may be required in the case of electrical, mechanical, structural or architectural; and (b) Where temporary works design may be required such as shuttering, traffic management, temporary electrical systems, propping, supporting, specialist scaffolding etc. The term of the framework will be 3 years, with options to renew with 1 + 1 years, if deemed appropriate.

*Procedure identifier:* cf45d94f-3d69-4325-b5cb-0cde70340b57

*Type of procedure:* Restricted

*The procedure is accelerated:* no

##### 2.1.1 Purpose

*Main nature of the contract:* Works

*Main classification (cpv):* 45000000 Construction work

*Additional classification (cpv):* 50000000 Repair and maintenance services

### **2.1.2 Place of performance**

*Town:* Dublin

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

*Country:* Ireland

### **2.1.3 Value**

*Estimated value excluding VAT:* 9 000 000 Euro

*Maximum value of the framework agreement:* 9 000 000 Euro

### **2.1.4 General information**

*Legal basis:*

Directive 2014/24/EU

### **2.1.6 Grounds for exclusion**

*Sources of grounds for exclusion:* Procurement Document

5 Lot

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

*Title:* Oberstown Small Capital Works Framework

*Description:* This is a two stage tender competition which intends to establish a multi provider Framework Agreement between Oberstown Children Detention Campus and the successful Candidates for procuring Minor Capital Works. The first stage is a Suitability Assessment Questionnaire (SAQ) to shortlist ten (10) Candidates who will be invited to tender (provided ten Applicants submit compliant PQQ Responses that meet the minimum requirements). If there is more than one Applicant ranked at tenth place, all the tenth placed Applicants will be invited to tender. The second stage will be a tender competition to appoint a maximum of six (6) Tenderers to the Framework (provided six Tenders are compliant and meet the minimum requirements). If there is more than one Tenderer ranked at sixth place, all the sixth placed Tenderers will be appointed to the framework. The scope of the Capital Works Framework will cover a wide variety of minor projects relating to all Mechanical, Electrical, Building Fabrics, Infrastructure, Fire Safety and other assets on the campus. A non-exhaustive list of possible works: • Minor building extensions • Demolition works • Refurbishment / Renovations / Upgrades of existing buildings (exterior and interior works) • Office fit out projects including but not limited to Architectural works, Mechanical services, Electrical services and Communication backbone infrastructure establishment • Control Room fit out projects including but not limited to Architectural works, Mechanical services, Electrical services and Communication backbone infrastructure establishment • Upgrade / replacement of critical Mechanical and Electrical systems that serve our office buildings and our critical assets such as Data Centres, Control Room and Disaster Recovery Sites • Building fabric upgrade and replacement (facades and roofs) • Life Safety Systems i.e., emergency lightening and fire safety • Electrical Systems i.e Specialist Security System • Energy Systems installations and upgrades (LED upgrades, solar panel and heat pump installations) • Site infrastructure works such as retaining walls, underground utilities, roads, pavements, compounds and security fencing • Hard and soft Landscaping • The role of Project Supervisor Construction Stage and Contractor, as described in the Safety, Health and Welfare at Work (Construction) Regulations 2013, will form part of this scope • In some cases, role of Designer, as described in the Safety, Health and Welfare at Work (Construction) Regulations 2013, will form part of this scope. For example, where: (a) Specialist permanent works design may be required in the case of electrical, mechanical, structural or architectural; and (b) Where temporary works design may be required such as shuttering, traffic management, temporary electrical systems, propping, supporting, specialist scaffolding etc. The term of the framework will be 3 years, with options to renew with 1 + 1 years, if deemed appropriate.

*Internal identifier:* 0

### **5.1.1 Purpose**

*Main nature of the contract:* Works

*Main classification (cpv):* 45000000 Construction work

*Additional classification (cpv):* 50000000 Repair and maintenance services

### **5.1.2 Place of performance**

Anywhere in the European Economic Area

*Additional information:*

### **5.1.3 Estimated duration**

*Duration:* 36 Month

### **5.1.5 Value**

*Estimated value excluding VAT:* 9 000 000 Euro

*Maximum value of the framework agreement:* 15 000 000 Euro

### **5.1.6 General information**

*Reserved participation:* Participation is not reserved.

Procurement Project fully or partially financed with EU Funds.

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

*This procurement is also suitable for small and medium-sized enterprises (SMEs):* yes

### **5.1.7 Strategic procurement**

*Aim of strategic procurement:* Reduction of environmental impacts

*Description:* 12

*Approach to reducing environmental impacts:* The transition to a circular economy

*Green Procurement Criteria:* National Green Public Procurement criteria

*Social objective promoted:* Fair working conditions

*Innovation procurement:* The procured works, supplies, or services entail product innovation

### **5.1.8 Accessibility criteria**

Accessibility criteria for persons with disabilities are included

### **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:* 5

*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:* 08/05/2026 12:00 +01:00

*Address of the procurement documents:* <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7905400>

### **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=7905400>

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

*Electronic catalogue:* Not allowed

*Tenderers may submit more than one tender:* Allowed

*Deadline for receipt of requests to participate:* 18/05/2026 12:00 +01:00

*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:*

Framework agreement, partly without reopening and partly with reopening of competition

*Maximum number of participants:* 12

*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:* Oberstown Children Detention Campus

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

*Organisation receiving requests to participate:* Oberstown Children Detention Campus

*Organisation processing tenders:* Oberstown Children Detention Campus

## 8 Organisations

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### **8.1 ORG-0001**

*Official name:* Oberstown Children Detention Campus

*Registration number:* 9505425C

*Postal address:* Oberstown Children Detention Campus, Oberstown, Lusk, Co. Dublin

*Town:* Oberstown, Lusk, Co. Dublin

*Postcode:* K45 AY66

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

*Country:* Ireland

*Contact point:* Procurement Department

*Email:* [Kmforan@oberstown.com](mailto:Kmforan@oberstown.com)

*Telephone:* 01-852 6400

*Buyer profile:* <https://www.oberstown.com>

*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:* 786aebf8-a277-4da0-ab7e-f73be92ce1ae - 01

*Form type:* Competition

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

*Notice dispatch date:* 16/04/2026 16:55 +01:00

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