

Ireland: Building-inspection services

Provision of Independent Inspectorate Services with an emphasis on Fire Safety and ancillary related Services for the Dublin Region Homeless Executive

Contract or concession notice – standard regime

1 Buyer

1.1 Buyer

Official name: Dublin City Council

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: General public services

2 Procedure

2.1 Procedure

Title: Provision of Independent Inspectorate Services with an emphasis on Fire Safety and ancillary related Services for the Dublin Region Homeless Executive

Description: Dublin City Council proposes to engage in a competitive process for the establishment of a multi-party framework agreement for Provision of Independent Inspectorate Services with an emphasis on Fire Safety and ancillary related Services for the Dublin Region Homeless Executive. Please note that this project is subject to funding. For further information please refer to documentation available to download from www.etenders.gov.ie Resource ID 8008499

Procedure identifier: 579f7f75-3520-4da5-b3df-0c670b3b3121

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: no

Main features of the procedure: The Contracting Authority is employing the competitive procedure with negotiation for this procurement given the complexity and risk associated with the procurement in accordance with Art. 26 of Directive 2014/24/EU. The procedure involves a number of stages: Pre-Qualification Phase The Pre-Qualification Phase (this phase) will be used to short-list the number of potential candidates, depending on the quality of the responses received in response to this questionnaire. It is anticipated that 5 firms will be invited to tender subject to that number qualifying. Tender Stage Those invited to tender, will be issued with a minimum based specification, award criteria and pricing documents and invited to submit tenders. The Contracting Authority will evaluate those tenders against the award criteria and reserves the right to: Move straight to a contract award decision, without negotiation To invite all firms to negotiation meetings. To apply the successive reduction rule to reduce the number of firms invited to the negotiation phase. The selection of firms may be based on scenarios where firms have failed to qualify under one or more of the award criteria and/or situations where there is a clear score differential following evaluation of the initial tenders, which may on occasion mean only inviting one firm where they are a clear winner. The Negotiation Stage Invitation to attend a negotiation meeting at which all aspects of the tender submitted may be discussed, including costs. Those tenderers will be accorded an opportunity to submit a Best and Final Offer (BAFO), which will be assessed against the award criteria. It should be emphasised that the Contracting Authority reserves the right to award the contract directly following receipt of initial tenders without recourse to negotiations with individual tenderers.

2.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 71315400 Building-inspection services

Additional classification (cpv): 71000000 Architectural, construction, engineering and inspection services

Additional classification (cpv): 71315000 Building services

Additional classification (cpv): 71315300 Building surveying services
Additional classification (cpv): 71317100 Fire and explosion protection and control consultancy services
Additional classification (cpv): 71317210 Health and safety consultancy services
Additional classification (cpv): 71318000 Advisory and consultative engineering services
Additional classification (cpv): 71631000 Technical inspection services
Additional classification (cpv): 90711100 Risk or hazard assessment other than for construction
Additional classification (cpv): 98341000 Accommodation services

2.1.2 Place of performance

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

2.1.3 Value

Estimated value excluding VAT: 1 500 000 Euro
Maximum value of the framework agreement: 1 500 000 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

5.1 Lot: LOT-0001

Title: Provision of Independent Inspectorate Services with an emphasis on Fire Safety and ancillary related Services for the Dublin Region Homeless Executive

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Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Services
Main classification (cpv): 71315400 Building-inspection services
Additional classification (cpv): 71000000 Architectural, construction, engineering and inspection services
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5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 5 Year

5.1.5 Value

Estimated value excluding VAT: 1 500 000 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

5.1.9 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

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

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: 02/06/2026 12:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8008499>

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=8008499>

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: 12/06/2026 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: no

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: 3

Justification for the duration of the framework agreement: The duration of the framework agreement is set at five (5) years instead of four (4) to align with the internal DRHE inspection programme and the associated management, resource and supervision requirements.

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 City Council

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

Organisation receiving requests to participate: Dublin City Council

Organisation processing tenders: Dublin City Council

8 Organisations

8.1 ORG-0001

Official name: Dublin City Council

Registration number: Unknown

Postal address: Civic Offices, Wood Quay

Town: Dublin

Postcode: D08 RF3F

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: procurementunit@dublincity.ie

Telephone: 01 2224493

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

Buyer profile: <https://www.dublincity.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: b3ed97c4-8d8a-44f2-87b6-7bf83c7c5e7e - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice dispatch date: 13/05/2026 09:12 +01:00
Languages in which this notice is officially available: English