

## Ireland: Construction work

### DCC - Expression of Interest for Multi-Party Framework Agreement for Works Contractors on foot of an initial call-off contract for Pearse House

Contract or concession notice – standard regime - Change

#### 1 Buyer

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##### 1.1 Buyer

*Official name:* Dublin City Council

*Legal type of the buyer:* Local authority

*Activity of the contracting authority:* General public services

#### 2 Procedure

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##### 2.1 Procedure

*Title:* DCC - Expression of Interest for Multi-Party Framework Agreement for Works Contractors on foot of an initial call-off contract for Pearse House

*Description:* The Contracting Authority proposes to engage in a competitive process to establish a multi party framework agreement for Works Contractors to carry out investigations, repairs, retrofit and renewal works to Dublin City Councils properties, and adaptive reuse of suitable buildings as housing. DCC have a project pipeline for refurbishment of c. 750 homes in a range of building types including multi-unit buildings i.e. 4 and 5 storey flat blocks, protected structures and own door properties. It is also envisaged that stand alone precinct improvements works will be carried out to a number of flat complexes, and for adaptive re-use of existing buildings to provide quality homes. Standalone enabling and building investigation works maybe also required to be carried out on projects. Projects will be tendered and Contractor will be appointed as per CWMF guidelines. Construction contracts maybe delivered in-phases as set out in specific tender documents. Project requirements will be specific to each project with primary requirements including: - Carry out all duties outlined within the Building Control (Amendment) Regulations S.I.9 of 2014. The Contractor will comply with the Building Control Regulations 1997 - 2014 and with the Code of Practice for Inspecting and Certifying Buildings and Works, issued by the Department of Environment, Community and Local Government in 2014. For clarity the Builder is described as the Contractor as it is within the RIAI building contracts. - Comply with Safety, Health and Welfare at Work Act 2005 and Safety, Health and Welfare at Work (Construction) Regulations 2013 - Clearing and stripping out of existing services, fixtures and fittings - Removing Hazardous Materials identified in Works requirements - Demolitions and Alterations demolition of annex and outbuildings, modifications to dwelling layouts as identified in Works requirements forming or widening of existing opes - Substructures and Superstructure - underpinning, foundations and rising walls for any new above ground construction, extensions, interventions etc. - Conservation Repairs (where applicable) external wall repairs – existing brick, lime render repairs to external walls internally and externally, repairs and reglazing to existing sliding sash windows where possible, new windows to match existing where required. All historic features to be retained and made good or replaced like for like according to best conservation practices - Roofs – to include flat roof repairs, new roof over new constructions, re-slating of pitched roofs and general repairs. - Upgrade and repairs to external and internal fabric to achieve improved thermal, fire and acoustic standards. - Installation of new services – electrical, mechanical and plumbing, ancillary plant storage facilities - Installation of new fixtures and fittings - Construction of new works. - Site development works e.g. landscaping, installation of new services and drainage upgrades. - Public Realm upgrades, precinct improvements e.g. new bin stores, bike sheds, SuDs, landscaping. - Essential repair and stabilisation work required to limit further deterioration of the building. The period of the framework agreement will be four (4) years with a maximum value of €165,000,000 ex VAT. It is emphasised, however, that this figure is provided strictly for indicative purposes only as there is no guaranteed expenditure under the framework agreement. For

the avoidance of doubt, the period for delivery of any contracts awarded under the framework may extend beyond the date of expiry of the framework agreement. The establishment of the framework agreement is subject to the provisions of Directive 2014/24/EC and is being awarded using the Competitive Procedure with Negotiation. For further information please refer to documentation available to download from [www.etenders.gov.ie](http://www.etenders.gov.ie) Resource ID 8015731. Please note that this project is subject to funding.

*Procedure identifier:* a5ace6e9-c74d-473d-b896-d5c2bc5f67c4

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

*The procedure is accelerated:* no

### **2.1.1 Purpose**

*Main nature of the contract:* Works

*Main classification (cpv):* 45000000 Construction work

*Additional classification (cpv):* 45453100 Refurbishment work

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

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

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

### **2.1.2 Place of performance**

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

*Country:* Ireland

### **2.1.3 Value**

*Estimated value excluding VAT:* 165 000 000 Euro

*Maximum value of the framework agreement:* 165 000 000 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:* DCC - Expression of Interest for Multi-Party Framework Agreement for Works Contractors on foot of an initial call-off contract for Pearse House

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*Internal identifier: 0*

#### **5.1.1 Purpose**

*Main nature of the contract: Works*

*Main classification (cpv): 45000000 Construction work*

*Additional classification (cpv): 45453100 Refurbishment work*

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

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

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

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

*Country: Ireland*

*Additional information:*

#### **5.1.3 Estimated duration**

*Duration: 4 Year*

#### **5.1.5 Value**

*Estimated value excluding VAT: 165 000 000 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*

*Additional information: Additional information: 1. Suppliers must register their interest in the CfT on the eTenders web site ([www.etenders.gov.ie](http://www.etenders.gov.ie)) in order to be included on the mailing list for clarifications. Suppliers are advised to check the Messaging box for broadcast messages and tender clarifications from the Contracting Authority which might have issued prior to the date that Supplier associated itself / expressed an interest in the CfT. 2. Please note*

also that all information relating to attachments, including clarifications and changes, will be published on the Irish Government Procurement Opportunities Portal ([www.etenders.gov.ie](http://www.etenders.gov.ie)) only. Registration is free of charge. Dublin City Council will not accept responsibility for information relayed (or not relayed) via third parties.

3. Submission information:

- Submissions must be sent via the eTenders website (CfT ID: 8015731), online tender facility ONLY.
- Tenders submitted by any other means (including but not limited to by email, fax, post or hand delivery) will NOT be accepted
- Please note that the eTenders electronic tender facility closes at the stated date and time precisely. It is the responsibility of Applicants / Tenderers to use the tender facility correctly, which includes taking responsibility for the safe and timely delivery of the tender.
- Please ensure that you allow adequate time for uploading your documentation.
- Should you experience difficulty when uploading documents or have any queries regarding the tender submission, please contact eTenders directly via phone +353 818001459 Email [irish-eproc-helpdesk@eurodyn.com](mailto:irish-eproc-helpdesk@eurodyn.com) or select 'Contact Us' on the home page.
- The Contracting Authority will not be responsible if an economic operator fails to upload their documentation or if the uploaded file(s) is/are corrupted and cannot be read by Dublin City Council.
- In order to facilitate assessment, Applicants / Tenderers are kindly requested to submit a single attachment inclusive of the completed questionnaire(s)/ tender(s) and all related appendices.
- In order to download all documents associated with a particular Call for Tender, Economic Operators must express an interest in the Call for Tender by associating a user from your organisation with the CfT.

4. Economic Operators should note the following when making their submission:

- In order to submit a document to the electronic tender facility you must first accept the agreement for a Call for Tender and confirm the validity of your user details.
- This will launch the online Tender Preparation Tool where you can create your tender online and prepare your tender response for submission.
- There is a maximum upload limit of 100MB per tender submission.
- After submitting a response, the response may be modified and re-submitted as many times as may be necessary until the CfT deadline has expired.
- The 'Submit' button will be disabled automatically upon the expiration of the response deadline.

5. All queries regarding this expression of interest must be directed to the messaging facility on [www.etenders.gov.ie](http://www.etenders.gov.ie). CfT ID: 8015731. Queries must be in question format. Responses will be circulated to those candidates/tenderers that have registered an interest in this notice on the Irish Government procurement opportunities portal [www.etenders.gov.ie](http://www.etenders.gov.ie). The details of the party making the query will not be disclosed when circulating the response. All queries must be submitted by 12:00 (Irish time) on 22nd May 2026 to enable issue of responses to all interested parties.

6. Refer to document 'Additional Information' available to download from [www.etenders.gov.ie](http://www.etenders.gov.ie) using Resource ID 8015731 for further information.

#### **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:* 8

*Maximum number of candidates to be invited for the second stage of the procedure:* 8

*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:* 28/05/2026 12:00 +01:00

*Address of the procurement documents:* <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8015731>

#### **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=8015731>

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: Required

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: 5

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**

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### **8.1 ORG-0001**

Official name: Dublin City Council

Registration number: IE4773215U

Postal address: Civic Offices, Wood Quay

Town: Dublin

Postcode: D08 RF3F

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: [procurementunit@dublincity.ie](mailto:procurementunit@dublincity.ie)

Telephone: 01 2222222

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](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*

## 10 Change

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*Version of the previous notice to be changed:* d3457c1f-6d6f-404b-8f9a-1cf045565a4c-01

*Main reason for change:* Information updated

*Description:* The closing date for submissions has been extended to 12th June 2026 @ 12 Noon. The closing date for clarifications has been extended until 28th of May 2026 @12 Noon.

## Notice information

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*Notice identifier/version:* 6a207712-3a90-4f13-9671-596dfed017d8 - 02

*Form type:* Competition

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

*Notice dispatch date:* 15/05/2026 11:49 +01:00

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