

Ireland: Site-development work

62-65 North Main Street - Mixed Use Development

Contract or concession notice – standard regime

1 Buyer

1.1 Buyer

Official name: Cork City Council

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2 Procedure

2.1 Procedure

Title: 62-65 North Main Street - Mixed Use Development

Description: The proposed Competitive Dialogue Tender process is seeking to identify the optimum development solution for delivery of a mixed-use commercial/retail and private residential development, within the confines of existing sites at 62-65 North Main Street Site. All proposals will include detail on financing, overall design, and detailed planning of the project, obtaining planning permission, developing the site and delivery of a mixed retail and residential solution in accordance with the aims set out above and in a timely efficient manner to a quality standard, compliant with all statutory requirements. The lands are currently in the ownership of Cork City Council, and it is envisaged that the tender process will culminate with the disposal of said lands to the successful tenderer for the contractual delivery of the successful bidders approved solution as per planning granted.

Procedure identifier: 2413bb48-84f6-4a88-b5ff-13d880f8bd3f

Type of procedure: Competitive dialogue

2.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

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

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

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

2.1.2 Place of performance

Country: Ireland

Anywhere in the given country

2.1.3 Value

Estimated value excluding VAT: 0 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: 62-65 North Main Street - Mixed Use Development

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Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

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

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Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

5.1.2 Place of performance

Country: Ireland

Anywhere in the given country

Additional information:

5.1.3 Estimated duration

Duration: 18 Month

5.1.5 Value

Estimated value excluding VAT: 0 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

Green Procurement Criteria: Other Green Public Procurement criteria

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: 3

Maximum number of candidates to be invited for the second stage of the procedure: 3

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: 12/06/2026 17:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8148538>

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=8148538>

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: 29/06/2026 17:00 +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:

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: Cork City Council

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

Organisation receiving requests to participate: Cork City Council

Organisation processing tenders: Cork City Council

8 Organisations

8.1 ORG-0001

Official name: Cork City Council

Registration number: 0005426M

Postal address: City Hall

Town: Cork

Postcode: T12 T997

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Email: procurementcorkcity@corkcity.ie

Telephone: +353 214924000

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

Buyer profile: <https://www.corkcity.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: a26f2555-5af4-4b2a-bf4e-a2b3aba870c3 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice dispatch date: 21/05/2026 08:55 +01:00

Languages in which this notice is officially available: English