

## **Ireland: Houses construction work**

# **2026 Offaly County Council Housing Maintenance: Pre-let Repair Term Maintenance and Refurbishment Works on Council owned housing stock using the Multi Party Framework Agreement**

Contract or concession notice – standard regime

## 1 Buyer

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### **1.1 Buyer**

*Official name:* Offaly County Council\_448

*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:* 2026 Offaly County Council Housing Maintenance: Pre-let Repair Term Maintenance and Refurbishment Works on Council owned housing stock using the Multi Party Framework Agreement

*Description:* Offaly County Council intend to establish a Framework Agreement for use with a Term Maintenance and Refurbishment Works Contract (TMRC) to carry out pre-let repairs and refurbishment works on council owned stock. The properties will be mainly vacant but some will be occupied during the works. It is expected that works will be carried out on approximately 35 houses over the intended 1 year term of the contract. Approximately 30 per cent of the properties will require major works e.g. EWI (Solid Walls), re-plumb, rewire, replace windows and doors, Heat pump, close up chimney etc., new bathroom, kitchen and internal doors, replace boundary fencing, paint internally, all other standard servicing and replacement for items for pre-lets, etc. The other 70 per cent will require standard works e.g. service or replace existing gas/oil boiler, replace external teak doors, service windows, kitchen, bathroom (replace taps, handles, seals, etc), extend tiling around bath, top up attic insulation, electrical checks and minor repairs/additions, fit new alarms, fit new immersion and cylinder, service/replace iron monetary on internal doors, paint internally, tidy up externally, replace/repair boundary fences if needed, remove waste and contents etc. It is proposed to establish a multi-participant framework list of qualified participant contractors who can be called upon to carry out Task Orders under the terms of the TMRC. A list of 12 participants and 5 reserve participants will be established, participants will be ranked on lowest price and must qualify under the requirements of the Suitability Assessment Questionnaire. All items listed in Volume C Pricing Document must be priced. It is intended to award works using Option C (Application of framework rates) of the Agreement for the majority of the properties requiring works. The process will proceed as follows: When a pre-let becomes available to repair, Offaly County Council staff shall visit the property to inspect it, take measurements and prepare a works list by selecting the appropriate items from the pricing document. The council will, without consulting the participants (contractors), apply the framework rates tendered in each framework participants pricing document to the quantities and having extended the rates and quantities and summed them, determine the lowest comparative price. A task order will be offered to the framework participant with the lowest comparative cost. Alternatively, Offaly County Council may hold a mini tender competition under Option A (Mini-competition with all participants) of the Agreement among framework participant contractors who have met the mandatory criteria. The participants will be asked to price the list of works for the property via e-tenders quick quote system. The participant will be deemed to have thoroughly review all information supplied with the task order / mini competition tender and have acquainted themselves with the nature, scope, and extent of all proposed work before responding to the Task Order / mini competition in accordance with the conditions of contract. All participant contractors will have to be first approved by Offaly County Council Health Safety Officer to perform the duties of PSCS before being appointed. This is a pass/fail requirement for this contract.

Procedure identifier: 62e6bff8-3355-46e6-8dd5-5a778c0af43b

Type of procedure: Open

The procedure is accelerated: no

### 2.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45211300 Houses construction work

Additional classification (cpv): 45211100 Construction work for houses

Additional classification (cpv): 45211310 Bathrooms construction work

Additional classification (cpv): 45261212 Roof-slatting work

Additional classification (cpv): 45261211 Roof-tiling work

Additional classification (cpv): 45261320 Guttering work

Additional classification (cpv): 45261410 Roof insulation work

Additional classification (cpv): 45320000 Insulation work

Additional classification (cpv): 45261900 Roof repair and maintenance work

Additional classification (cpv): 45262210 Foundation work

Additional classification (cpv): 45262330 Concrete repair work

Additional classification (cpv): 45410000 Plastering work

Additional classification (cpv): 45421130 Installation of doors and windows

Additional classification (cpv): 45421151 Installation of fitted kitchens

Additional classification (cpv): 45262690 Refurbishment of run-down buildings

Additional classification (cpv): 45453100 Refurbishment work

### 2.1.2 Place of performance

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

### 2.1.3 Value

Estimated value excluding VAT: 1 800 000 Euro

### 2.1.4 General information

Legal basis:

Other

### 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:** 2026 Offaly County Council Housing Maintenance: Pre-let Repair Term Maintenance and Refurbishment Works on Council owned housing stock using the Multi Party Framework Agreement

**Description:** Offaly County Council intend to establish a Framework Agreement for use with a Term Maintenance and Refurbishment Works Contract (TMRC) to carry out pre-let repairs and refurbishment works on council owned stock. The properties will be mainly vacant but some will be occupied during the works. It is expected that works will be carried out on approximately 35 houses over the intended 1 year term of the contract. Approximately 30 per cent of the properties will require major works e.g. EWI (Solid Walls), re-plumb, rewire, replace windows and doors, Heat pump, close up chimney etc., new bathroom, kitchen and internal doors, replace boundary fencing, paint internally, all other standard servicing and replacement for items for pre-lets, etc. The other 70 per cent will require standard works e.g. service or replace existing gas/oil boiler, replace external teak doors, service windows, kitchen, bathroom

(replace taps, handles, seals, etc), extend tiling around bath, top up attic insulation, electrical checks and minor repairs/additions, fit new alarms, fit new immersion and cylinder, service/replace iron monetary on internal doors, paint internally, tidy up externally, replace/repair boundary fences if needed, remove waste and contents etc. It is proposed to establish a multi-participant framework list of qualified participant contractors who can be called upon to carry out Task Orders under the terms of the TMRC. A list of 12 participants and 5 reserve participants will be established, participants will be ranked on lowest price and must qualify under the requirements of the Suitability Assessment Questionnaire. All items listed in Volume C Pricing Document must be priced. It is intended to award works using Option C (Application of framework rates) of the Agreement for the majority of the properties requiring works. The process will proceed as follows: When a pre-let becomes available to repair, Offaly County Council staff shall visit the property to inspect it, take measurements and prepare a works list by selecting the appropriate items from the pricing document. The council will, without consulting the participants (contractors), apply the framework rates tendered in each framework participants pricing document to the quantities and having extended the rates and quantities and summed them, determine the lowest comparative price. A task order will be offered to the framework participant with the lowest comparative cost. Alternatively, Offaly County Council may hold a mini tender competition under Option A (Mini-competition with all participants) of the Agreement among framework participant contractors who have met the mandatory criteria. The participants will be asked to price the list of works for the property via e-tenders quick quote system. The participant will be deemed to have thoroughly review all information supplied with the task order / mini competition tender and have acquainted themselves with the nature, scope, and extent of all proposed work before responding to the Task Order / mini competition in accordance with the conditions of contract. All participant contractors will have to be first approved by Offaly County Council Health Safety Officer to perform the duties of PSCS before being appointed. This is a pass/fail requirement for this contract.

*Internal identifier:* 0

### **5.1.1 Purpose**

*Main nature of the contract:* Works

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

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

*Additional classification (cpv):* 45211310 Bathrooms construction work

*Additional classification (cpv):* 45261212 Roof-slating work

*Additional classification (cpv):* 45261211 Roof-tiling work

*Additional classification (cpv):* 45261320 Guttering work

*Additional classification (cpv):* 45261410 Roof insulation work

*Additional classification (cpv):* 45320000 Insulation work

*Additional classification (cpv):* 45261900 Roof repair and maintenance work

*Additional classification (cpv):* 45262210 Foundation work

*Additional classification (cpv):* 45262330 Concrete repair work

*Additional classification (cpv):* 45410000 Plastering work

*Additional classification (cpv):* 45421130 Installation of doors and windows

*Additional classification (cpv):* 45421151 Installation of fitted kitchens

*Additional classification (cpv):* 45262690 Refurbishment of run-down buildings

*Additional classification (cpv):* 45453100 Refurbishment work

*Quantity:* 35

### **5.1.2 Place of performance**

*Country subdivision (NUTS):* Midland (IE063)

*Country:* Ireland

*Additional information:*

### **5.1.3 Estimated duration**

*Duration:* 12 Month

### **5.1.5 Value**

*Estimated value excluding VAT: 1 800 000 Euro*

### **5.1.6 General information**

Procurement Project not financed with EU Funds.

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

### **5.1.7 Strategic procurement**

*Aim of strategic procurement: No strategic procurement*

### **5.1.9 Selection criteria**

*Sources of selection criteria: Procurement Document*

### **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: 19/06/2026 14:00 +01:00*

*Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8321765>*

### **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=8321765>*

*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 tenders: 26/06/2026 14:00 +01:00*

*Duration during which the tender must remain valid: 90 Day*

### **5.1.15 Techniques**

*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: Offaly County Council\_448*

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

*Organisation receiving requests to participate: Offaly County Council\_448*

*Organisation processing tenders: Offaly County Council\_448*

## **8 Organisations**

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### **8.1 ORG-0001**

*Official name: Offaly County Council\_448*

*Registration number: 0401100N*

*Postal address: Aras an Chontae, Charleville Road*

*Town: Tullamore*

*Postcode: R35F893*

*Country subdivision (NUTS): Midland (IE063)*

*Country: Ireland*

Email: [customerservice@offalycoco.ie](mailto:customerservice@offalycoco.ie)

Telephone: +353 579346800

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

Buyer profile: <https://www.offaly.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: c5b35df0-35fe-4a0f-b5df-de98d1e927e5 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice dispatch date: 04/06/2026 13:17 +01:00

Languages in which this notice is officially available: English