

# Ireland: Architectural design services

## Tender for Conceptual Design of the Proposed Inishowen Development Partnership Building

Contract or concession notice – standard regime

### 1 Buyer

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#### 1.1 Buyer

*Official name:* Inishowen Development Partnership Ltd

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

*The buyer is a contracting entity*

*Activity of the contracting authority:* General public services

### 2 Procedure

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#### 2.1 Procedure

*Title:* Tender for Conceptual Design of the Proposed Inishowen Development Partnership Building

*Description:* Inishowen Development Partnership (IDP) is one of 49 Local Development Companies in Ireland. We are a publicly funded, registered charity with almost 30 years of experience in delivering programmes locally, regionally, nationally, cross-border and internationally. Our core work is underpinned by the focus on the people, place, and progress of Inishowen. We are based in the Inishowen peninsula in Co Donegal, with offices located in Bunrana and Carndonagh, having a particular focus on outreach across the remainder of the region also. For more information, please visit [www.inishowen.ie](http://www.inishowen.ie). IDP has acquired the former Pitstop Garage site at Ferris Lane, Bunrana, Co. Donegal F93 KD62. We wish to appoint a multidisciplinary design team to develop conceptual design proposals for a high-quality, future-focused development. The ambition is to create a landmark building for the Northwest region, with a strong emphasis on: • Innovation and inclusivity • Sustainability and environmental leadership • Community and social enterprise integration 2. Project Vision The proposed development should: • Serve as a modern premises for IDP staff (50+ employees) • Act as a regional hub for training, collaboration and social enterprise • Potentially become a “Peace Centre” or landmark civic building • Be designed with future expansion and adaptability in mind • Have the potential to host a social innovation hub and/or other services • Permit the option to hire rooms/spaces to third parties on both a demand or ongoing basis

*Procedure identifier:* cd5fe125-072e-43b2-b04c-0b78675cadd8

*Internal identifier:* 26/107/1 IDP

*Type of procedure:* Open

*The procedure is accelerated:* no

##### 2.1.1 Purpose

*Main nature of the contract:* Services

*Main classification (cpv):* 71220000 Architectural design services

##### 2.1.2 Place of performance

*Postal address:* IDP Offices - No12 Upper Main Street, Inishowen

*Town:* Bunrana, Co Donegal

*Postcode:* F93 EE39

*Country subdivision (NUTS):* Border (IE041)

*Country:* Ireland

##### 2.1.3 Value

*Estimated value excluding VAT:* 40 000 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

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*Internal identifier:* 26/107/1 IDP

#### 5.1.1 Purpose

*Main nature of the contract:* Services

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

*Quantity:* 1 piece

#### 5.1.2 Place of performance

*Postal address:* IDP Offices, No 12 Upper Main Street Inishowen

*Town:* Bunrana

*Postcode:* F93 EE39

*Country subdivision (NUTS):* Border (IE041)

*Country:* Ireland

*Additional information:*

#### 5.1.3 Estimated duration

*Duration:* 24 Month

#### 5.1.5 Value

*Estimated value excluding VAT:* 40 000 Euro

#### 5.1.6 General information

Procurement Project fully or partially financed with EU Funds.

*Information about European Union funds*

*EU funds programme:* European Agricultural Fund for Rural Development (EAFRD) (2021/2027)

*Identifier of EU funds:* 2023IE06AFSP001

*Further details of EU funds:* The LEADER programme is administered at a local level by Local Action Groups (LAGs), which contain local representatives from the community, public and private sector. Each group is responsible for selecting and awarding LEADER funding to projects within their geographical area in accordance with the local development strategies they develop themselves.

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

### **5.1.7 Strategic procurement**

*Aim of strategic procurement:* Fulfilment of social objectives

*Description:* 4. Sustainability & Environmental Requirements IDP requires the project to demonstrate a strong commitment to environmental sustainability and climate responsibility, both in the design outcome and in the practices of the design team. Tenderers must demonstrate

- A commitment to low-carbon and energy-efficient design
- Experience delivering sustainable buildings (e.g., NZEB, passive design, or equivalent)
- Integration of renewable energy solutions
- Use of sustainable and low-impact materials

Environmental Design Considerations Concept proposals must address:

- Energy performance and efficiency strategy
- Passive design principles (orientation, daylighting, ventilation)
- Carbon reduction approach
- Water conservation measures
- Biodiversity and landscaping considerations
- Climate resilience

Tenderer Environmental Practices Tenderers should also outline their:

- Internal sustainability policies or certifications
- Approach to reducing environmental impact in project delivery
- Commitment to sustainable procurement and resource use
- A Sustainability Statement (max 2–3 pages)
- Examples of previous sustainable projects
- Proposed environmental targets or benchmarks for this project

*Approach to reducing environmental impacts:* Other

### **5.1.8 Accessibility criteria**

Accessibility criteria for persons with disabilities are included

### **5.1.9 Selection criteria**

*Sources of selection criteria:* Procurement Document

### **5.1.10 Award criteria**

*Description of the method to be used if weighting cannot be expressed by criteria:* Methodology Proposed - quality and comprehensiveness of proposal approach, having regard to the requirements of the brief -30% Qualifications and previous experience - the highest scores will be awarded to the suppliers who have relevant experience in delivering similar projects - 20% Social Value and Sustainability 20% Understanding of IDP mission and the community context- 15% Cost – Value For Money – against time and approach. Will be assessed based on ultimate cost (total days of the project, daily rate, cost of materials, mileage, and other expenses) 15%

### **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:* 03/07/2026 13:00 +01:00

*Address of the procurement documents:* <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8344447>

### **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=8344447>

*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:* 10/07/2026 13:00 +01:00

*Duration during which the tender must remain valid: 12 Month*

#### **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:* Inishowen Development Partnership Ltd

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

*Organisation receiving requests to participate:* Inishowen Development Partnership Ltd

*Organisation processing tenders:* Inishowen Development Partnership Ltd

## **8 Organisations**

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### **8.1 ORG-0001**

*Official name:* Inishowen Development Partnership Ltd

*Registration number:* Company Registration No 447893 CHY17949

*Postal address:* 12 Upper Main Street,

*Town:* Buncrana

*Postcode:* F93 EE39

*Country subdivision (NUTS):* Border (IE041)

*Country:* Ireland

*Email:* [accounts@inishowen.ie](mailto:accounts@inishowen.ie)

*Telephone:* 0749362218

*Internet address:* [www.inishowen.ie](http://www.inishowen.ie)

*Buyer profile:* [www.inishowen.ie](http://www.inishowen.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:* ab37e197-7b06-490f-b8b9-26a3cf3060b - 01

*Form type:* Competition

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

*Notice dispatch date:* 05/06/2026 22:44 +01:00

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