

Ireland: Multi-dwelling buildings construction work Call for Tenders from Developers for Social and Cost Rental Residential Schemes in Cork City and County Local Authority – 100 to 200 Homes

Contract or concession notice – standard regime

1 Buyer

1.1 Buyer

Official name: Respond

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Housing and community amenities

2 Procedure

2.1 Procedure

Title: Call for Tenders from Developers for Social and Cost Rental Residential Schemes in Cork City and County Local Authority – 100 to 200 Homes

Description: Call for Tenders from suitably qualified Developers for social and cost rental residential developments of between 100 and 200 units on suitable sites in Cork City and County Council with full planning permission in place. These schemes will be delivered through a Site Sale contract with the constructed phase executed via a Development Agreement with Stage Payments. It is intended that the Contracting Authority may enter into up to three contracts under this CFT procedure. Further information on minimum requirements, eligibility criteria, and specifications is included in the Call for Tender (CFT) document and supporting procurement documents published with this Contract Notice. A separate CFT competition will be undertaken for schemes greater than 200 units in the Cork City and County regions, with additional competitions planned for other regions in Ireland.

Procedure identifier: 8c0e581e-3230-4bce-a01f-14f962bdb192

Type of procedure: Open

The procedure is accelerated: no

2.1.1 Purpose

Main nature of the contract: Works

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

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

Additional classification (cpv): 45210000 Building construction work

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

Additional classification (cpv): 45211200 Sheltered housing construction work

2.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 90 000 000 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

5.1 Lot: LOT-0001

Title: Call for Tenders from Developers for Social and Cost Rental Residential Schemes in Cork City and County Local Authority – 100 to 200 Homes

Description: Call for Tenders from suitably qualified Developers for social and cost rental residential developments of between 100 and 200 units on suitable sites in Cork City and County Council with full planning permission in place. These schemes will be delivered through a Site Sale contract with the constructed phase executed via a Development Agreement with Stage Payments. It is intended that the Contracting Authority may enter into up to three contracts under this CFT procedure. Further information on minimum requirements, eligibility criteria, and specifications is included in the Call for Tender (CFT) document and supporting procurement documents published with this Contract Notice. A separate CFT competition will be undertaken for schemes greater than 200 units in the Cork City and County regions, with additional competitions planned for other regions in Ireland.

Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Works

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

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

Additional classification (cpv): 45210000 Building construction work

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

Additional classification (cpv): 45211200 Sheltered housing construction work

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 48 Month

5.1.5 Value

Estimated value excluding VAT: 90 000 000 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

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: 29/06/2026 17:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8364776>

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=8364776>

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 17:00 +01:00

Duration during which the tender must remain valid: 180 Day

Information about public opening:

Opening date: 13/07/2026 00:00 +01:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCFTWS.do?resourceId=8364776>

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: no

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: Respond

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

Organisation receiving requests to participate: Respond

Organisation processing tenders: Respond

8 Organisations

8.1 ORG-0001

Official name: Respond

Registration number: 90576

Postal address: High Park, Grace Park Road, Drumcondra, Dublin 9

Town: Dublin

Postcode: D09N2N7

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: info@respond.ie

Telephone: 01 8087700

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

Buyer profile: <https://www.respond.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: a5253626-7ad0-4d56-a7e0-22c6adc1c6bf - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice dispatch date: 09/06/2026 14:07 +01:00

Languages in which this notice is officially available: English