

Ireland: Building construction work

Contract for Development Agreement to deliver Block C Mixed Use component of the Dublin City Council Emmet Road Development Site Inchicore Dublin 8

Contract or concession notice – standard regime

1 Buyer

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

2.1 Procedure

Title: Contract for Development Agreement to deliver Block C Mixed Use component of the Dublin City Council Emmet Road Development Site Inchicore Dublin 8

Description: The Project which is the subject of this Competition is for the design, construction and delivery of a sustainable mixed-use apartment block with ground floor commercial / retail space known as Block C. Block C will be bounded to the south by the construction works for Block A, Block B, and the library/community hub building. For the avoidance of doubt, Blocks A and B are outside of the scope of this Competition, and a contract has been awarded for the development of Blocks A and B. Block C will be developed on the Development Site located in the northern portion of the Emmet Road Site. The Contracting Authority is the owner of the Development Site. Block C will consist of 91 apartments, communal open space at third floor level, a large supermarket (including off-licence) along with café/ restaurant, five mixed-use commercial units[B1.1], undercroft parking spaces, and associated public realm. . Please note that this project is subject to funding. For further information please refer to documentation available to download from www.etenders.gov.ie Resource ID 8447771 – Input when notice created.

Procedure identifier: 137b1dfb-af1a-4fb7-836c-07e98aabcb5b

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): 45210000 Building construction work

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

2.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 34 000 000 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: Contract for Development Agreement to deliver Block C Mixed Use component of the Dublin City Council Emmet Road Development Site Inchicore Dublin 8

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Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

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

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 24 Month

5.1.5 Value

Estimated value excluding VAT: 34 000 000 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

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: 5

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: 07/07/2026 12:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8447771>

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=8447771>

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: 24/07/2026 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:

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: 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

8.1 ORG-0001

Official name: Dublin City Council

Registration number: IE47732154U

Postal address: Civic Offices, Wood Quay

Town: Dublin

Postcode: D08 RF3F

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: sandra.mcaleer@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

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: a7c25e36-0a57-4036-8803-1f27e7b53395 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice dispatch date: 25/06/2026 12:17 +01:00

Languages in which this notice is officially available: English