

Ireland: Construction work

Croí Cónaithe (Cities) Scheme - Expression of Interest Fifth Call

Contract or concession notice – standard regime

1 Buyer

1.1 Buyer

Official name: Housing and Sustainable Communities Agency

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: Croí Cónaithe (Cities) Scheme - Expression of Interest Fifth Call

Description: The Croí Cónaithe (Cities) Scheme is a fund to support the building of apartments for sale to owner-occupiers. The Scheme aims to bridge the current “Viability Gap” between the cost of building apartments and the market sale price (where the cost of building is greater). Funding for Croí Cónaithe (Cities) Scheme will only be made available for suitable apartment developments where there is a demonstrated viability gap. Unless bridged, this gap will lead to the apartments not being built or being built but not available for purchase by owner-occupiers. The Scheme will be managed and administered by The Housing Agency on behalf of the Department of Housing, Local Government and Heritage. The Housing Agency will now receive expressions of interests for developments via e-tenders to identify suitable proposals.

Procedure identifier: 9408b223-d5b5-42ea-af01-4a7d40def353

Type of procedure: Open

The procedure is accelerated: no

2.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45111291 Site-development work

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

Additional classification (cpv): 45211100 Construction work for houses

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

Additional classification (cpv): 45211341 Flats construction work

Additional classification (cpv): 45211350 Multi-functional buildings construction work

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 71200000 Architectural and related services

Additional classification (cpv): 71210000 Advisory architectural services

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

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

Additional classification (cpv): 71250000 Architectural, engineering and surveying services

Additional classification (cpv): 71322100 Quantity surveying services for civil engineering works

Additional classification (cpv): 71324000 Quantity surveying services

Additional classification (cpv): 71410000 Urban planning services
Additional classification (cpv): 72224000 Project management consultancy services
Additional classification (cpv): 79415200 Design consultancy services
Additional classification (cpv): 71300000 Engineering services
Additional classification (cpv): 71311000 Civil engineering consultancy services
Additional classification (cpv): 71311100 Civil engineering support services
Additional classification (cpv): 71312000 Structural engineering consultancy services
Additional classification (cpv): 71315210 Building services consultancy services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 71322000 Engineering design services for the construction of civil engineering works
Additional classification (cpv): 71330000 Miscellaneous engineering services
Additional classification (cpv): 71333000 Mechanical engineering services
Additional classification (cpv): 71334000 Mechanical and electrical engineering services
Additional classification (cpv): 70300000 Real estate agency services on a fee or contract basis
Additional classification (cpv): 70123000 Sale of real estate
Additional classification (cpv): 70123200 Sale of non-residential estate
Additional classification (cpv): 70123100 Sale of residential real estate
Additional classification (cpv): 70110000 Development services of real estate
Additional classification (cpv): 70120000 Buying and selling of real estate
Additional classification (cpv): 70111000 Development of residential real estate
Additional classification (cpv): 70112000 Development of non-residential real estate
Additional classification (cpv): 70100000 Real estate services with own property
Additional classification (cpv): 70000000 Real estate services
Additional classification (cpv): 66122000 Corporate finance and venture capital services

2.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 450 000 000 Euro

2.1.4 General information

Legal basis:

Directive 2014/24/EU

2.1.5 Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 5

The tenderer must submit tenders for all lots

2.1.6 Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5 Lot

5.1 Lot: LOT-0001

Title: Lot 1 - Dublin

Description: The Croí Cónaithe (Cities) Scheme is a fund to support the building of apartments for sale to owner-occupiers. The Scheme aims to bridge the current "Viability Gap" between the cost of building apartments and the

market sale price (where the cost of building is greater). Funding for Croí Cónaithe (Cities) Scheme will only be made available for suitable apartment developments where there is a demonstrated viability gap. Unless bridged, this gap will lead to the apartments not being built or being built but not available for purchase by owner-occupiers. The Scheme will be managed and administered by The Housing Agency on behalf of the Department of Housing, Local Government and Heritage. The Housing Agency will now receive expressions of interests for developments via e-tenders to identify suitable proposals.

Internal identifier: 1

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45111291 Site-development work

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

Additional classification (cpv): 45211100 Construction work for houses

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

Additional classification (cpv): 45211341 Flats construction work

Additional classification (cpv): 45211350 Multi-functional buildings construction work

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 71200000 Architectural and related services

Additional classification (cpv): 71210000 Advisory architectural services

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

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

Additional classification (cpv): 71250000 Architectural, engineering and surveying services

Additional classification (cpv): 71322100 Quantity surveying services for civil engineering works

Additional classification (cpv): 71324000 Quantity surveying services

Additional classification (cpv): 71410000 Urban planning services

Additional classification (cpv): 72224000 Project management consultancy services

Additional classification (cpv): 79415200 Design consultancy services

Additional classification (cpv): 71300000 Engineering services

Additional classification (cpv): 71311000 Civil engineering consultancy services

Additional classification (cpv): 71311100 Civil engineering support services

Additional classification (cpv): 71312000 Structural engineering consultancy services

Additional classification (cpv): 71315210 Building services consultancy services

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 71322000 Engineering design services for the construction of civil engineering works

Additional classification (cpv): 71330000 Miscellaneous engineering services

Additional classification (cpv): 71333000 Mechanical engineering services

Additional classification (cpv): 71334000 Mechanical and electrical engineering services

Additional classification (cpv): 70300000 Real estate agency services on a fee or contract basis

Additional classification (cpv): 70123000 Sale of real estate

Additional classification (cpv): 70123200 Sale of non-residential estate

Additional classification (cpv): 70123100 Sale of residential real estate

Additional classification (cpv): 70110000 Development services of real estate

Additional classification (cpv): 70120000 Buying and selling of real estate

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

Additional classification (cpv): 70112000 Development of non-residential real estate

Additional classification (cpv): 70100000 Real estate services with own property

Additional classification (cpv): 70000000 Real estate services

Additional classification (cpv): 66122000 Corporate finance and venture capital services

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 41 Month

5.1.5 Value

Estimated value excluding VAT: 450 000 000 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: 17/08/2026 17:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8561531>

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=8561531>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 28/08/2026 17:00 +01:00

Duration during which the tender must remain valid: 6 Month

Information about public opening:

Opening date: 31/08/2026 00:00 +01:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8561531>

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: Housing and Sustainable Communities Agency

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

Organisation receiving requests to participate: Housing and Sustainable Communities Agency

Organisation processing tenders: Housing and Sustainable Communities Agency

5.1 Lot: LOT-0002

Title: Lot 2 - Cork City

Description: The Croí Cónaithe (Cities) Scheme is a fund to support the building of apartments for sale to owner-occupiers. The Scheme aims to bridge the current "Viability Gap" between the cost of building apartments and the market sale price (where the cost of building is greater). Funding for Croí Cónaithe (Cities) Scheme will only be made available for suitable apartment developments where there is a demonstrated viability gap. Unless bridged, this gap will lead to the apartments not being built or being built but not available for purchase by owner-occupiers. The Scheme will be managed and administered by The Housing Agency on behalf of the Department of Housing, Local Government and Heritage. The Housing Agency will now receive expressions of interests for developments via e-tenders to identify suitable proposals.

Internal identifier: 2

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45111291 Site-development work

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

Additional classification (cpv): 45211100 Construction work for houses

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

Additional classification (cpv): 45211341 Flats construction work

Additional classification (cpv): 45211350 Multi-functional buildings construction work

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 71200000 Architectural and related services

Additional classification (cpv): 71210000 Advisory architectural services

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

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

Additional classification (cpv): 71250000 Architectural, engineering and surveying services

Additional classification (cpv): 71322100 Quantity surveying services for civil engineering works

Additional classification (cpv): 71324000 Quantity surveying services

Additional classification (cpv): 71410000 Urban planning services

Additional classification (cpv): 72224000 Project management consultancy services

Additional classification (cpv): 79415200 Design consultancy services

Additional classification (cpv): 71300000 Engineering services

Additional classification (cpv): 71311000 Civil engineering consultancy services

Additional classification (cpv): 71311100 Civil engineering support services

Additional classification (cpv): 71312000 Structural engineering consultancy services

Additional classification (cpv): 71315210 Building services consultancy services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 71322000 Engineering design services for the construction of civil engineering works
Additional classification (cpv): 71330000 Miscellaneous engineering services
Additional classification (cpv): 71333000 Mechanical engineering services
Additional classification (cpv): 71334000 Mechanical and electrical engineering services
Additional classification (cpv): 70300000 Real estate agency services on a fee or contract basis
Additional classification (cpv): 70123000 Sale of real estate
Additional classification (cpv): 70123200 Sale of non-residential estate
Additional classification (cpv): 70123100 Sale of residential real estate
Additional classification (cpv): 70110000 Development services of real estate
Additional classification (cpv): 70120000 Buying and selling of real estate
Additional classification (cpv): 70111000 Development of residential real estate
Additional classification (cpv): 70112000 Development of non-residential real estate
Additional classification (cpv): 70100000 Real estate services with own property
Additional classification (cpv): 70000000 Real estate services
Additional classification (cpv): 66122000 Corporate finance and venture capital services

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Additional information:

5.1.3 Estimated duration

Duration: 41 Month

5.1.5 Value

Estimated value excluding VAT: 450 000 000 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: 17/08/2026 17:00 +01:00
Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8561531>

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=8561531>
Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 28/08/2026 17:00 +01:00

Duration during which the tender must remain valid: 6 Month

Information about public opening:

Opening date: 31/08/2026 00:00 +01:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8561531>

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: Housing and Sustainable Communities Agency

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

Organisation receiving requests to participate: Housing and Sustainable Communities Agency

Organisation processing tenders: Housing and Sustainable Communities Agency

5.1 Lot: LOT-0003

Title: Lot 3 - Limerick City

Description: The Croí Cónaithe (Cities) Scheme is a fund to support the building of apartments for sale to owner-occupiers. The Scheme aims to bridge the current "Viability Gap" between the cost of building apartments and the market sale price (where the cost of building is greater). Funding for Croí Cónaithe (Cities) Scheme will only be made available for suitable apartment developments where there is a demonstrated viability gap. Unless bridged, this gap will lead to the apartments not being built or being built but not available for purchase by owner-occupiers. The Scheme will be managed and administered by The Housing Agency on behalf of the Department of Housing, Local Government and Heritage. The Housing Agency will now receive expressions of interests for developments via e-tenders to identify suitable proposals.

Internal identifier: 3

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45111291 Site-development work

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

Additional classification (cpv): 45211100 Construction work for houses

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

Additional classification (cpv): 45211341 Flats construction work

Additional classification (cpv): 45211350 Multi-functional buildings construction work

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 71200000 Architectural and related services

Additional classification (cpv): 71210000 Advisory architectural services
Additional classification (cpv): 71220000 Architectural design services
Additional classification (cpv): 71221000 Architectural services for buildings
Additional classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71250000 Architectural, engineering and surveying services
Additional classification (cpv): 71322100 Quantity surveying services for civil engineering works
Additional classification (cpv): 71324000 Quantity surveying services
Additional classification (cpv): 71410000 Urban planning services
Additional classification (cpv): 72224000 Project management consultancy services
Additional classification (cpv): 79415200 Design consultancy services
Additional classification (cpv): 71300000 Engineering services
Additional classification (cpv): 71311000 Civil engineering consultancy services
Additional classification (cpv): 71311100 Civil engineering support services
Additional classification (cpv): 71312000 Structural engineering consultancy services
Additional classification (cpv): 71315210 Building services consultancy services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 71322000 Engineering design services for the construction of civil engineering works
Additional classification (cpv): 71330000 Miscellaneous engineering services
Additional classification (cpv): 71333000 Mechanical engineering services
Additional classification (cpv): 71334000 Mechanical and electrical engineering services
Additional classification (cpv): 70300000 Real estate agency services on a fee or contract basis
Additional classification (cpv): 70123000 Sale of real estate
Additional classification (cpv): 70123200 Sale of non-residential estate
Additional classification (cpv): 70123100 Sale of residential real estate
Additional classification (cpv): 70110000 Development services of real estate
Additional classification (cpv): 70120000 Buying and selling of real estate
Additional classification (cpv): 70111000 Development of residential real estate
Additional classification (cpv): 70112000 Development of non-residential real estate
Additional classification (cpv): 70100000 Real estate services with own property
Additional classification (cpv): 70000000 Real estate services
Additional classification (cpv): 66122000 Corporate finance and venture capital services

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 41 Month

5.1.5 Value

Estimated value excluding VAT: 450 000 000 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: 17/08/2026 17:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8561531>

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=8561531>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 28/08/2026 17:00 +01:00

Duration during which the tender must remain valid: 6 Month

Information about public opening:

Opening date: 31/08/2026 00:00 +01:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8561531>

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: Housing and Sustainable Communities Agency

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

Organisation receiving requests to participate: Housing and Sustainable Communities Agency

Organisation processing tenders: Housing and Sustainable Communities Agency

5.1 Lot: LOT-0004

Title: Lot 4 - Galway City

Description: The Croí Cónaithe (Cities) Scheme is a fund to support the building of apartments for sale to owner-occupiers. The Scheme aims to bridge the current "Viability Gap" between the cost of building apartments and the market sale price (where the cost of building is greater). Funding for Croí Cónaithe (Cities) Scheme will only be made available for suitable apartment developments where there is a demonstrated viability gap. Unless bridged, this gap will lead to the apartments not being built or being built but not available for purchase by owner-occupiers. The Scheme will be managed and administered by The Housing Agency on behalf of the Department of Housing, Local Government and Heritage. The Housing Agency will now receive expressions of interests for developments via e-tenders to identify suitable proposals.

Internal identifier: 4

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45111291 Site-development work

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

Additional classification (cpv): 45211100 Construction work for houses

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

Additional classification (cpv): 45211341 Flats construction work

Additional classification (cpv): 45211350 Multi-functional buildings construction work

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 71200000 Architectural and related services

Additional classification (cpv): 71210000 Advisory architectural services

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

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

Additional classification (cpv): 71250000 Architectural, engineering and surveying services

Additional classification (cpv): 71322100 Quantity surveying services for civil engineering works

Additional classification (cpv): 71324000 Quantity surveying services

Additional classification (cpv): 71410000 Urban planning services

Additional classification (cpv): 72224000 Project management consultancy services

Additional classification (cpv): 79415200 Design consultancy services

Additional classification (cpv): 71300000 Engineering services

Additional classification (cpv): 71311000 Civil engineering consultancy services

Additional classification (cpv): 71311100 Civil engineering support services

Additional classification (cpv): 71312000 Structural engineering consultancy services

Additional classification (cpv): 71315210 Building services consultancy services

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 71322000 Engineering design services for the construction of civil engineering works

Additional classification (cpv): 71330000 Miscellaneous engineering services

Additional classification (cpv): 71333000 Mechanical engineering services

Additional classification (cpv): 71334000 Mechanical and electrical engineering services

Additional classification (cpv): 70300000 Real estate agency services on a fee or contract basis

Additional classification (cpv): 70123000 Sale of real estate

Additional classification (cpv): 70123200 Sale of non-residential estate

Additional classification (cpv): 70123100 Sale of residential real estate

Additional classification (cpv): 70110000 Development services of real estate

Additional classification (cpv): 70120000 Buying and selling of real estate

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

Additional classification (cpv): 70112000 Development of non-residential real estate

Additional classification (cpv): 70100000 Real estate services with own property

Additional classification (cpv): 70000000 Real estate services

Additional classification (cpv): 66122000 Corporate finance and venture capital services

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 41 Month

5.1.5 Value

Estimated value excluding VAT: 450 000 000 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: 17/08/2026 17:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8561531>

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=8561531>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 28/08/2026 17:00 +01:00

Duration during which the tender must remain valid: 6 Month

Information about public opening:

Opening date: 31/08/2026 00:00 +01:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8561531>

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: Housing and Sustainable Communities Agency
Organisation providing more information on the review procedures: The High Court of Ireland
Organisation receiving requests to participate: Housing and Sustainable Communities Agency
Organisation processing tenders: Housing and Sustainable Communities Agency

5.1 Lot: LOT-0005

Title: Lot 5 - Waterford City

Description: The Croí Cónaithe (Cities) Scheme is a fund to support the building of apartments for sale to owner-occupiers. The Scheme aims to bridge the current "Viability Gap" between the cost of building apartments and the market sale price (where the cost of building is greater). Funding for Croí Cónaithe (Cities) Scheme will only be made available for suitable apartment developments where there is a demonstrated viability gap. Unless bridged, this gap will lead to the apartments not being built or being built but not available for purchase by owner-occupiers. The Scheme will be managed and administered by The Housing Agency on behalf of the Department of Housing, Local Government and Heritage. The Housing Agency will now receive expressions of interests for developments via e-tenders to identify suitable proposals.

Internal identifier: 5

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45111291 Site-development work

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

Additional classification (cpv): 45211100 Construction work for houses

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

Additional classification (cpv): 45211341 Flats construction work

Additional classification (cpv): 45211350 Multi-functional buildings construction work

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 71200000 Architectural and related services

Additional classification (cpv): 71210000 Advisory architectural services

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

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

Additional classification (cpv): 71250000 Architectural, engineering and surveying services

Additional classification (cpv): 71322100 Quantity surveying services for civil engineering works

Additional classification (cpv): 71324000 Quantity surveying services

Additional classification (cpv): 71410000 Urban planning services

Additional classification (cpv): 72224000 Project management consultancy services

Additional classification (cpv): 79415200 Design consultancy services

Additional classification (cpv): 71300000 Engineering services

Additional classification (cpv): 71311000 Civil engineering consultancy services

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Additional classification (cpv): 71312000 Structural engineering consultancy services

Additional classification (cpv): 71315210 Building services consultancy services

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 71322000 Engineering design services for the construction of civil engineering works

Additional classification (cpv): 71330000 Miscellaneous engineering services

Additional classification (cpv): 71333000 Mechanical engineering services

Additional classification (cpv): 71334000 Mechanical and electrical engineering services

Additional classification (cpv): 70300000 Real estate agency services on a fee or contract basis

Additional classification (cpv): 70123000 Sale of real estate

Additional classification (cpv): 70123200 Sale of non-residential estate

Additional classification (cpv): 70123100 Sale of residential real estate

Additional classification (cpv): 70110000 Development services of real estate

Additional classification (cpv): 70120000 Buying and selling of real estate

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

Additional classification (cpv): 70112000 Development of non-residential real estate

Additional classification (cpv): 70100000 Real estate services with own property

Additional classification (cpv): 70000000 Real estate services

Additional classification (cpv): 66122000 Corporate finance and venture capital services

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 41 Month

5.1.5 Value

Estimated value excluding VAT: 450 000 000 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: 17/08/2026 17:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8561531>

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=8561531>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 28/08/2026 17:00 +01:00

Duration during which the tender must remain valid: 6 Month

Information about public opening:

Opening date: 31/08/2026 00:00 +01:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8561531>

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: Housing and Sustainable Communities Agency

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

Organisation receiving requests to participate: Housing and Sustainable Communities Agency

Organisation processing tenders: Housing and Sustainable Communities Agency

8 Organisations

8.1 ORG-0001

Official name: Housing and Sustainable Communities Agency

Registration number: 488341

Postal address: 53 Mount Street Upper

Town: Dublin D02

Postcode: D02 KT73

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: tenders@housingagency.ie

Telephone: +35316564100

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

Buyer profile: <https://www.housingagency.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: 615f54ee-a633-4413-ac7d-c708d479c1ec - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice dispatch date: 03/07/2026 10:44 +01:00

Languages in which this notice is officially available: English