

Ireland: Building installation work

Fire Remediation Works at Belarmine, Dublin 18

Contract or concession notice – standard regime

1 *Buyer*

1.1 Buyer

Official name: Clúid Housing Association

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: Fire Remediation Works at Belarmine, Dublin 18

Description: The project involves the execution of fire remediation works to an existing 53-unit residential development located at Belarmine Ave, Stepside, Dublin 18, on behalf of the client, Clúid Housing. The objective of the works is to address identified fire safety deficiencies in order to bring the building into compliance with current fire protection and life safety standards outlined in TGD Part B (Fire Safety) of the Building Regulations and other relevant codes such as IS 3218:2013 for fire alarm systems. The development consists of occupied apartment units located above a ground floor level containing commercial units, which are excluded from the scope of this contract. The scope of the remediation works includes, but is not limited to: • Installation of fire-stopping systems at service penetrations and wall/floor junctions. • Replacement or upgrade of fire-rated doors, closers, and seals to comply with TGD-B. • Retrofitting of cavity barriers around gas flues and at every floor level. • Building a bin store in the basement with a ventilation system. • Fire alarm cable rerouting and improvements to service risers and shafts. • Sealing of socket/switch boxes within fire-rated partitions. • General improvement of compartmentation and passive fire protection measures. All works will be undertaken within a live residential environment, requiring a high level of coordination to minimise disruption to residents.

Procedure identifier: 0959013c-8274-4cfe-bb1c-26e609cc4380

Type of procedure: Open

The procedure is accelerated: no

2.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45300000 Building installation work

Additional classification (cpv): 45400000 Building completion work

Additional classification (cpv): 45343100 Fireproofing work

Additional classification (cpv): 45312100 Fire-alarm system installation work

Additional classification (cpv): 44221220 Fire doors

2.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 1 600 000 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: Fire Remediation Works at Belarmine, Dublin 18

Description: The project involves the execution of fire remediation works to an existing 53-unit residential development located at Belarmine Ave, Stepside, Dublin 18, on behalf of the client, Clúid Housing. The objective of the works is to address identified fire safety deficiencies in order to bring the building into compliance with current fire protection and life safety standards outlined in TGD Part B (Fire Safety) of the Building Regulations and other relevant codes such as IS 3218:2013 for fire alarm systems. The development consists of occupied apartment units located above a ground floor level containing commercial units, which are excluded from the scope of this contract. The scope of the remediation works includes, but is not limited to: • Installation of fire-stopping systems at service penetrations and wall/floor junctions. • Replacement or upgrade of fire-rated doors, closers, and seals to comply with TGD-B. • Retrofitting of cavity barriers around gas flues and at every floor level. • Building a bin store in the basement with a ventilation system. • Fire alarm cable rerouting and improvements to service risers and shafts. • Sealing of socket/switch boxes within fire-rated partitions. • General improvement of compartmentation and passive fire protection measures. All works will be undertaken within a live residential environment, requiring a high level of coordination to minimise disruption to residents.

Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45300000 Building installation work

Additional classification (cpv): 45400000 Building completion work

Additional classification (cpv): 45343100 Fireproofing work

Additional classification (cpv): 45312100 Fire-alarm system installation work

Additional classification (cpv): 44221220 Fire doors

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 5 Month

5.1.5 Value

Estimated value excluding VAT: 1 600 000 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: 31/07/2026 17:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8573053>

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=8573053>

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: 07/08/2026 17:00 +01:00

Duration during which the tender must remain valid: 90 Day

Information about public opening:

Opening date: 07/08/2026 17:30 +01:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8573053>

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: Clúid Housing Association

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

Organisation receiving requests to participate: Clúid Housing Association

Organisation processing tenders: Clúid Housing Association

8 Organisations

8.1 ORG-0001

Official name: Clúid Housing Association

Registration number: 212249

Postal address: 159 161 Sheriff Street Upper

Town: Dublin

Postcode: D01 R8N0

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: dmclelland@cluid.ie

Telephone: +353 17072088

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

Buyer profile: <https://www.cluid.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: fa2f0147-e899-46f5-8ec5-3238238c038d - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice dispatch date: 03/07/2026 15:52 +01:00

Languages in which this notice is officially available: English