

Ireland: Commercial property management services

Framework Agreement for Property Management Services and the Award of Three Initial Contracts for the Provision of Property Management Services in Leinster, Munster and Connacht/Ulster

Contract or concession notice – standard regime

1 Buyer

1.1 Buyer

Official name: National Transport Authority_1149

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: General public services

Activity of the contracting entity: Urban railway, tramway, trolleybus or bus services

2 Procedure

2.1 Procedure

Title: Framework Agreement for Property Management Services and the Award of Three Initial Contracts for the Provision of Property Management Services in Leinster, Munster and Connacht/Ulster

Description: The Authority is looking to appoint suitably qualified contractors to a framework agreement for Property Management Services (management of various properties). The framework agreement is envisaged to last for a period of 8 years with a scope of services to include but not be limited to the following : • all necessary mobilisation activities to prepare for the performance of the Services; • development and maintenance of asset registers; • development and maintenance of a computer-aided facilities management system; • development of annual maintenance plans; • planned preventative maintenance (including cleaning and pest control) of buildings, facilities, plant and equipment, landscaping, and winterisation activities in accordance with the annual maintenance plan; • corrective maintenance (including cleaning and repair of vandalism damage) of buildings, facilities, plant and equipment as required to ensure continued operation of the facility at the property; • planned and corrective maintenance of bus stops, including platforms, shelters and bus poles and flags (including cleaning and repair of vandalism damage); • maintenance of records and reports; • all necessary demobilisation activities to prepare for the handover of the Services to a subsequent supplier. The value of purchases pursuant to the Framework Agreement is expected to be €22,871,380 (excluding VAT). However, there is a reasonable likelihood that similar requirements could be required to support other new bus routes and bus depot facilities which are unknown at this time and thus the total value of purchases pursuant to the Framework Agreement may be up to a maximum of €26,302,086 (excluding VAT) over the duration of the Framework Agreement. These figures are provided for indicative purposes only and there is no guaranteed expenditure under the Framework Agreement. As part of this procurement process , the Authority is also seeking to award three Initial Contracts in conjunction with award of the Framework Agreement, for property management services in Leinster, Munster and Connacht/Ulster. The scope of work to be provided by the successful Tenderer(s) for the three Initial Contracts is described in the tender documents. See tender documents for further details.

Procedure identifier: 5cf61743-a8b0-408a-9fa9-f5ca5482b9b2

Type of procedure: Open

The procedure is accelerated: no

2.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70332200 Commercial property management services

Additional classification (cpv): 70332300 Industrial property services
Additional classification (cpv): 79993000 Building and facilities management services
Additional classification (cpv): 79993100 Facilities management services

2.1.2 Place of performance

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

2.1.3 Value

Estimated value excluding VAT: 22 871 380 Euro
Maximum value of the framework agreement: 26 302 086 Euro

2.1.4 General information

Legal basis:
Directive 2014/25/EU

2.1.6 Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5 Lot

5.1 Lot: LOT-0001

Title: Framework Agreement for Property Management Services and the Award of Three Initial Contracts for the Provision of Property Management Services in Leinster, Munster and Connacht/Ulster

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Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Services
Main classification (cpv): 70332200 Commercial property management services

Additional classification (cpv): 70332300 Industrial property services
Additional classification (cpv): 79993000 Building and facilities management services
Additional classification (cpv): 79993100 Facilities management services

5.1.2 Place of performance

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

5.1.3 Estimated duration

Duration: 8 Year

5.1.4 Renewal

Maximum renewals: 0

5.1.5 Value

Estimated value excluding VAT: 22 871 380 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: 28/08/2026 12:00 +01:00
Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8789769>

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=8789769>
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: 07/09/2026 12:00 +01:00
Duration during which the tender must remain valid: 6 Month
Information about public opening:
Opening date: 07/09/2026 12:30 +01:00
Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8789769>
Terms of contract:
The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known
Conditions relating to the performance of the contract: see procurement documents

Financial arrangement: see procurement documents

5.1.15 Techniques

Framework agreement:

Framework agreement, with reopening of competition

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 additional information about the procurement procedure: National Transport Authority_1149

Organisation providing offline access to the procurement documents: National Transport Authority_1149

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

Organisation receiving requests to participate: National Transport Authority_1149

Organisation processing tenders: National Transport Authority_1149

8 Organisations

8.1 ORG-0001

Official name: National Transport Authority_1149

Registration number: 0000

Postal address: Haymarket House Smithfield Dublin 7

Town: Dublin

Postcode: D07 CF98

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: procurement@nationaltransport.ie

Telephone: 35318798300

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

Buyer profile: <https://www.nationaltransport.ie>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

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: e46b8919-a13a-42f3-b7b1-1e7e15e17e39 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice dispatch date: 05/08/2026 14:38 +01:00

Languages in which this notice is officially available: English