

# Ireland: Real estate services

## Estate Management Strategy

Contract or concession notice – standard regime

### 1 Buyer

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#### 1.1 Buyer

*Official name:* Waterways Ireland\_225

*Legal type of the buyer:* Body governed by public law

*Activity of the contracting authority:* General public services

### 2 Procedure

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#### 2.1 Procedure

*Title:* Estate Management Strategy

*Description:* Waterways Ireland wishes to commission a comprehensive Estate Management Strategy to be completed by March 2027 that ensures that the property estate is aligned with corporate objectives and service delivery, operationally efficient and financially sustainable, appropriately sized and configured to meet current and future business needs, optimized to maximise value from its land and property assets and, informed by opportunities for appropriate reuse, redevelopment, rationalization and investment. Whilst the Strategy will consider the entire estate, particular emphasis shall be placed on Waterways Ireland's operational estate, with specific focus on the Headquarters building due to its strategic importance, operational function and significant operating costs.

*Procedure identifier:* fd51239b-61a3-4504-8fbf-24578a6dab99

*Type of procedure:* Open

*The procedure is accelerated:* no

##### 2.1.1 Purpose

*Main nature of the contract:* Services

*Main classification (cpv):* 70000000 Real estate services

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

*Additional classification (cpv):* 71315200 Building consultancy services

##### 2.1.2 Place of performance

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

*Country:* Ireland

##### 2.1.3 Value

*Estimated value excluding VAT:* 100 000 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

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## **5.1 Lot: LOT-0001**

*Title:* Estate Management Strategy

*Description:* Waterways Ireland wishes to commission a comprehensive Estate Management Strategy to be completed by March 2027 that ensures that the property estate is aligned with corporate objectives and service delivery, operationally efficient and financially sustainable, appropriately sized and configured to meet current and future business needs, optimized to maximise value from its land and property assets and, informed by opportunities for appropriate reuse, redevelopment, rationalization and investment. Whilst the Strategy will consider the entire estate, particular emphasis shall be placed on Waterways Ireland's operational estate, with specific focus on the Headquarters building due to its strategic importance, operational function and significant operating costs.

*Internal identifier:* 0

### **5.1.1 Purpose**

*Main nature of the contract:* Services

*Main classification (cpv):* 70000000 Real estate services

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

*Additional classification (cpv):* 71315200 Building consultancy services

### **5.1.2 Place of performance**

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

*Country:* Ireland

*Additional information:*

### **5.1.3 Estimated duration**

*Duration:* 6 Month

### **5.1.5 Value**

*Estimated value excluding VAT:* 100 000 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:* 30/09/2026 12:00 +01:00

*Address of the procurement documents:* <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8879889>

### **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=8879889>

*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:* 09/10/2026 12:00 +01:00  
*Duration during which the tender must remain valid:* 12 Month

*Information about public opening:*

*Opening date:* 09/10/2026 12:30 +01:00

*Place:* <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8879889>

*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:* no

*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:* Waterways Ireland\_225

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

*Organisation receiving requests to participate:* Waterways Ireland\_225

*Organisation processing tenders:* Waterways Ireland\_225

## **8 Organisations**

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### **8.1 ORG-0001**

*Official name:* Waterways Ireland\_225

*Registration number:* 1211

*Postal address:* 2 Sligo Road

*Town:* Enniskillen

*Postcode:* BT74 7JY

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

*Country:* Ireland

*Email:* [procurement@waterwaysireland.org](mailto:procurement@waterwaysireland.org)

*Telephone:* 02866323004

*Internet address:* <https://www.waterwaysireland.org>

*Buyer profile:* <https://www.waterwaysireland.org>

*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](mailto: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](mailto:eproc-esender@eurodyn.com)

*Telephone:* +30 2108094500

*Roles of this organisation:*

*TED eSender*

#### *Notice information*

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*Notice identifier/version:* 39948a6f-db3a-41f3-931d-5bd430315efe - 01

*Form type:* Competition

*Notice type:* Contract or concession notice – standard regime

*Notice dispatch date:* 11/09/2026 11:00 +01:00

*Languages in which this notice is officially available:* English