

Ireland: Building construction work

The Design and Construction of the Clongriffin Lands Phase 2 (Zone 8, 9 and Creche), Dublin 13 (Pro426)

Contract or concession notice – standard regime

1 Buyer

1.1 Buyer

Official name: The Land Development 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: The Design and Construction of the Clongriffin Lands Phase 2 (Zone 8, 9 and Creche), Dublin 13 (Pro426)

Description: The site is located at Clongriffin, Dublin 13. The Clongriffin Lands Phase 2 (Zone 8, 9 and Creche) project involves the construction of 263 apartments in Zone 8, 168 apartments in Zone 9, and a standalone creche building adjacent to Zone 9. Please refer to the Pre-Qualification Questionnaire for further details.

Procedure identifier: 904b1f96-c87c-4aeb-a545-6d3d79f46312

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): 45000000 Construction work

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

Additional classification (cpv): 45211341 Flats construction work

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 45350000 Mechanical installations

Additional classification (cpv): 45310000 Electrical installation work

2.1.2 Place of performance

Town: Dublin, Ireland

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 118 000 000 Euro

2.1.4 General information

Additional information: With reference to Section 5.1.9 of this Notice and for clarity, the Contracting Authority reserves the right to increase the number of Applicants invited to tender and, where appropriate, to proceed to the tender stage with fewer than four (4) Applicants. Please refer to the PQQ for full details.

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: The Design and Construction of the Clongriffin Lands Phase 2 (Zone 8, 9 and Creche), Dublin 13 (Pro426)

Description: The site is located at Clongriffin, Dublin 13. The Clongriffin Lands Phase 2 (Zone 8, 9 and Creche) project involves the construction of 263 apartments in Zone 8, 168 apartments in Zone 9, and a standalone creche building adjacent to Zone 9. Please refer to the Pre-Qualification Questionnaire for further details.

Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45000000 Construction work

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

Additional classification (cpv): 45211341 Flats construction work

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 45350000 Mechanical installations

Additional classification (cpv): 45310000 Electrical installation work

5.1.2 Place of performance

Town: Dublin, Ireland

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 28 Month

5.1.5 Value

Estimated value excluding VAT: 118 000 000 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

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 4

Maximum number of candidates to be invited for the second stage of the procedure: 4

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: 21/09/2026 16:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8968204>

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=8968204>

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: 05/10/2026 16:00 +01:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

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: The Land Development Agency

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

Organisation receiving requests to participate: The Land Development Agency

Organisation processing tenders: The Land Development Agency

8 Organisations

8.1 ORG-0001

Official name: The Land Development Agency

Registration number: 710453

Postal address: 2nd Floor, Ashford House, Tara Street,

Town: Dublin

Postcode: D02 VX67

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: procurement@lda.ie

Telephone: +3539103400

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

Buyer profile: <https://www.etenders.gov.ie/epps/prepareViewCAOrganisation.do?id=84176>

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: 31d9c2b7-a259-497a-bf03-a7fa16a62d30 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

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