

Ireland: Contract administration services

Employer's Representative Services on Developer Design and Build Apartment Development - Oldtown 1, Swords, Co. Dublin

Contract or concession notice – standard regime

1 Buyer

1.1 Buyer

Official name: Tuath Housing Association Ltd

Legal type of the buyer: Body governed by public law, controlled by a central government authority

Activity of the contracting authority: Housing and community amenities

2 Procedure

2.1 Procedure

Title: Employer's Representative Services on Developer Design and Build Apartment Development - Oldtown 1, Swords, Co. Dublin

Description: Tuath Housing Association invites tenders from suitably qualified and experienced Employer Representatives (ER) to manage a design and build construction project of 51 apartment units at Oldtown 1, Swords, Co. Dublin. Please refer to the procurement documentation published with this contract notice for further details.

Procedure identifier: 891439f5-4996-44d1-87c7-b3b4df904a23

Type of procedure: Open

The procedure is accelerated: no

2.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 79994000 Contract administration services

Additional classification (cpv): 71541000 Construction project management services

Additional classification (cpv): 72224000 Project management 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

5.1 Lot: LOT-0001

Title: Employer's Representative Services on Developer Design and Build Apartment Development - Oldtown 1, Swords, Co. Dublin

Description: Tuath Housing Association invites tenders from suitably qualified and experienced Employer Representatives (ER) to manage a design and build construction project of 51 apartment units at Oldtown 1, Swords, Co. Dublin. Please refer to the procurement documentation published with this contract notice for further details.

Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 79994000 Contract administration services

Additional classification (cpv): 71541000 Construction project management services

Additional classification (cpv): 72224000 Project management consultancy services

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 36 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: 06/10/2026 16:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9010606>

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=9010606>

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: 13/10/2026 16:00 +01:00

Duration during which the tender must remain valid: 180 Day

Information about public opening:

Opening date: 13/10/2026 16:30 +01:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=9010606>

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: 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: Tuath Housing Association Ltd

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

Organisation receiving requests to participate: Tuath Housing Association Ltd

Organisation processing tenders: Tuath Housing Association Ltd

8 Organisations

8.1 ORG-0001

Official name: Tuath Housing Association Ltd

Registration number: Registered No. 326944. Registered Charity No.20046613 CHY No. 14356

Postal address: No. 33 Leeson Street, Dublin 2

Town: Dublin

Postcode: D02 KD68

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: m.mcnamara@tuathhousing.ie

Telephone: 016761602

Buyer profile: www.tuathhousing.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: 6127b53c-7aa1-4b52-a16c-7aa5272477ef - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice dispatch date: 08/09/2026 12:12 +01:00

Languages in which this notice is officially available: English