Ireland: Building construction work
DCC Multi Party Framework Agreement in 3 LOTS for Development Agreements for Social Housing Projects in DCC Area TYPE 2A Projects without Planning more than 100 units Planning application not submitte

Contract or concession notice – standard regime

1 *Buyer*

1.1 *Buyer*

Official name: Dublin City Council
Legal type of the buyer: Local authority
Activity of the contracting authority: General public services

2 *Procedure*

2.1 *Procedure*

Title: DCC Multi Party Framework Agreement in 3 LOTS for Development Agreements for Social Housing Projects in DCC Area TYPE 2A Projects without Planning more than 100 units Planning application not submitte
Description: Dublin City Council seeks to establish a Multi Party Framework Agreement to award Development Agreements using the competitive dialogue procedure. Through this procedure, the Contracting Authority wishes to engage with experienced Candidates to identify and define the best means suited to meeting its requirements. The overall estimated value of the framework shall be between €1.2 billion and €1.5 billion. The Framework with Successful Tenderers will be expected to conclude a Framework Agreement, Development Agreement and a Contract for Sale of the relevant site and ancillary documents, such as collateral warranties, with the Contracting Authority. Any such Development Agreement and Contract for Sale will relate to the development and funding of social housing units only. Please note that this project is subject to funding. For further information please refer to documentation available to download from www.etenders.gov.ie Resource ID 9382887.
Procedure identifier: 1cdad34f-dfd6-41ee-a3ab-1fab4fc3965c
Type of procedure: Competitive dialogue

2.1.1 *Purpose*

Main nature of the contract: Works
Main classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 45211360 Urban development construction work
Additional classification (cpv): 70111000 Development of residential real estate

2.1.2 *Place of performance*

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

2.1.3 *Value*

Estimated value excluding VAT: 1 500 000 000 *Euro*
Maximum value of the framework agreement: 1 500 000 000 *Euro*

2.1.4 *General information*

Additional information: 1. Suppliers must register their interest in the CfT on the eTenders web site (www.etenders.gov.ie) in order to be included on the mailing list for clarifications. Suppliers are advised to check the

Messaging box for broadcast messages and tender clarifications from the Contracting Authority which might have issued prior to the date that Supplier associated itself / expressed an interest in the CfT. 2. Please note also that all information relating to attachments, including clarifications and changes, will be published on the Irish Government Procurement Opportunities Portal (www.etenders.gov.ie) only. Registration is free of charge. Dublin City Council will not accept responsibility for information relayed (or not relayed) via third parties. 3. Emailed/faxed/late tenders will not be accepted. 4. Submission of Tenders Tenders must be submitted electronically via the eTenders electronic tender facility on www.etenders.gov.ie only. Only Tenders submitted through the electronic tender facility will be accepted. Tenders submitted by any other means (including but not limited to by email, post or hand delivery) will not be accepted. Please note that the eTenders electronic tender facility closes at the stated date and time precisely. It is the responsibility of Applicants / Tenderers to use the tender facility correctly, which includes taking responsibility for the safe and timely delivery of the tender. Tenderers must ensure that they give themselves enoughtime to upload and submit all required documentation before the closing date/time. Tenderers should consider the fact that upload speeds vary. In order to submit a response to the electronic tender facility, please note that you must ensure you have submitted the response completely. It is advisable to familiarise yourself with the new eTenders platform prior to the closing date. The Contracting Authority will not be responsible if an economic operator fails to upload their documentation or if the uploaded file(s) is/are corrupted and cannot be read by Dublin City Council. In order to facilitate assessment, Applicants / Tenderers are kindly requested to submit a single attachment inclusive of the completed questionnaire(s)/ tender(s) and all related appendices. Economic Operators should note the following when making their submission: • There is a maximum upload limit of 2GB per tender submission. • After submitting a response, the response may be modified and resubmitted as many times as may be necessary until the CfT deadline has expired. • The ‘Submit’ button will be disabled automatically upon the expiration of the response deadline. Below we provide an overview of the key steps. Please note that the Contracting Authority take no responsibility for these steps being the totality of the steps required as different processes may require different actions. Should you experience difficulty when uploading documents or have any queries regarding the tender submission, please contact the eTenders helpdesk directly via phone +353 818001459, Email irisheprochelpdesk@eurodyn.com or select ‘Contact Us’ on the home page. Accessing documents: In order to download all documents associated with a particular Call for Tender, Economic Operators must express an interest in the Call for Tender by associating a user from your organisation with the CfT. It is important to note that you must ensure you ASSOCIATE your company with this tender competition. To do this you must do the following: (a) Login to the system; (b) Locate the competition using the Advanced Search by Contracting Authority or Resource ID (c) Click on the hyperlink for the competition which will bring you to the CfT Workspace (d) In the Show CfT Menu for the competition click on the “Expression of Interest” in the drop down menu (e) Complete the “Association with the CfT” tab. (f) This will then provide you with a link to “Tender” under the Show CfT Menu Submitting your Tender: In responding to a tender without an electronic ESPD, a number of steps are required. The final step involves clicking on a Submit button and receiving the following status: Submitted 5. All queries regarding this expression of interest/tender must be directed to the messaging facility on www.etenders.gov. ie. CFT ID: 9382887. Queries must be in question format. Responses will be circulated to those candidates/tenderers that have registered an interest in this notice on the Irish Government procurement opportunities portal www.etenders.gov.ie. The details of the party making the query will not be disclosed when circulating the response. All queries must be submitted by 12pm (Irish time) on 26th November 2026 to enable issue of responses to all interested parties. 6. Refer to document 'Additional Information’ available to download from www.etenders.gov.ie using Resource ID 9382887 for further information.

Legal basis:

Directive 2014/24/EU

2.1.5 *Terms of procurement*

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 3

2.1.6 *Grounds for exclusion*

Sources of grounds for exclusion: Procurement Document

5.1 *Lot*: LOT-0001

Title: Lot 1 - Candidates who intend to submit an application for planning permission within 6 months of the PQQ Closing Date and Time.

Description: Up to 10 places are available on each Lot initially following PQQ evaluation (although it is possible that additional places on a Lot will later be occupied by Candidates who drop down from another Lot in accordance with the procedure set out in the Project Information Memorandum). For further information please refer to documentation available to download from www.etenders.gov.ie Resource ID 9382887. Please note the estimated value provided below is the maximum framework value across the three Lots.

Internal identifier: 1

5.1.1 *Purpose*

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

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

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 70111000 Development of residential real estate

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: 1 500 000 000 *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: 10

Maximum number of candidates to be invited for the second stage of the procedure: 10

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 26/11/2026 12:00 +00:00

Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9382887

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=9382887

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 requests to participate: 10/12/2026 12:00 +00:00

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: *yes*

Electronic payment will be used: *yes*

5.1.15 *Techniques*

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 10

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: Dublin City Council

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

Organisation receiving requests to participate: Dublin City Council

Organisation processing tenders: Dublin City Council

5.1 *Lot*: LOT-0002

Title: Lot 2 - Candidates who intend to submit an application for planning permission within 12 months of the PQQ Closing Date and Time.

Description: Up to 10 places are available on each Lot initially following PQQ evaluation (although it is possible that additional places on a Lot will later be occupied by Candidates who drop down from another Lot in accordance with the procedure set out in the Project Information Memorandum). For further information please refer to documentation available to download from www.etenders.gov.ie Resource ID 9382887. Please note the estimated value provided below is the maximum framework value across the three Lots.

Internal identifier: 2

5.1.1 *Purpose*

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

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

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 70111000 Development of residential real estate

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: 1 500 000 000 *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: 10

Maximum number of candidates to be invited for the second stage of the procedure: 10

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 26/11/2026 12:00 +00:00

Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9382887

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=9382887

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 requests to participate: 10/12/2026 12:00 +00:00

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: *yes*

Electronic payment will be used: *yes*

5.1.15 *Techniques*

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 10

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: Dublin City Council

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

Organisation receiving requests to participate: Dublin City Council
Organisation processing tenders: Dublin City Council

5.1 *Lot*: LOT-0003

Title: Lot 3 - Candidates who intend to submit an application for planning permission within 18 months of the date of the PQQ Closing Date and Time
Description: Up to 10 places are available on each Lot initially following PQQ evaluation (although it is possible that additional places on a Lot will later be occupied by Candidates who drop down from another Lot in accordance with the procedure set out in the Project Information Memorandum). For further information please refer to documentation available to download from www.etenders.gov.ie Resource ID 9382887. Please note the estimated value provided below is the maximum framework value across the three Lots.
Internal identifier: 3

5.1.1 *Purpose*

Main nature of the contract: Works
Main classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 45211360 Urban development construction work
Additional classification (cpv): 70111000 Development of residential real estate

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: 1 500 000 000 *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: 10
Maximum number of candidates to be invited for the second stage of the procedure: 10
The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 26/11/2026 12:00 +00:00
Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9382887

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=9382887

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 requests to participate: 10/12/2026 12:00 +00:00

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: *yes*

Electronic payment will be used: *yes*

5.1.15 *Techniques*

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 10

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: Dublin City Council

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

Organisation receiving requests to participate: Dublin City Council

Organisation processing tenders: Dublin City Council

8 *Organisations*

8.1 ORG-0001

Official name: Dublin City Council

Registration number: IE47732154U

Postal address: Civic Offices, Wood Quay

Town: Dublin

Postcode: D08 RF3F

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: jj.curran@dublincity.ie

Telephone: 01 2222222

Internet address: https://www.dublincity.ie

Buyer profile: https://www.dublincity.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: c43607fe-0468-488b-9c3e-58d0acf94a48 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice dispatch date: 06/11/2026 16:48 +00:00
Languages in which this notice is officially available: English