Ireland: Real estate agency services on a fee or contract basis
Real Estate Consultancy Services Frameworks for Public Transport, Roads, Greenways and Active Travel Projects

Contract or concession notice – standard regime

1 *Buyer*

1.1 *Buyer*

Official name: Transport Infrastructure Ireland (TII)
Legal type of the buyer: Body governed by public law, controlled by a central government authority
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: Real Estate Consultancy Services Frameworks for Public Transport, Roads, Greenways and Active Travel Projects
Description: Transport Infrastructure Ireland (TII) intends to establish four-year multi-supplier Real Estate Consultancy Services Frameworks (Lot 1 and 2) to provide a broad range of property, valuation, land acquisition, compensation, estate management, development, regeneration, and related advisory services in support of its infrastructure programmes and corporate property requirements. This competition will comprise of two lots: Lot 1 – Public Transport and Corporate Services This Lot will provide multi-disciplinary real estate consultancy services to support TII's public transport programmes and corporate property portfolio. Public transport projects include light rail, metro and other transport infrastructure projects delivered by TII under its remit from the National Transport Authority. The Framework will be available to TII and any statutory delivery body established for the delivery of MetroLink. Key services include: Property acquisition, disposal and leasing Valuation and compensation advice CPO support services Property negotiations and stakeholder engagement Estate and asset management Development and regeneration advice Rating and taxation services Facilities management Expert witness and dispute resolution services Planning, environmental and specialist property advisory services Estimated value: €12.5 million to €15.75 million. Lot 2 – Major and Minor Roads, Greenways and Active Travel This lot will support the planning and delivery of roads, greenway and active travel projects nationwide and will be available to both TII and Local Authorities. Key services include: Land and property valuation Land acquisition and compensation Agricultural and agronomy advice Accommodation works assessments Wayleave and rights-of-way acquisition Stakeholder and landowner negotiations Land cost estimation and risk assessment CPO support and compensation claim management Arbitration and expert witness services Mapping, land transfer and close-out reporting Estimated value: €9.1 million to €12 million.
Procedure identifier: b899ebf1-5c07-4db3-8e13-f10617892986
Type of procedure: Open
The procedure is accelerated: *no*

2.1.1 *Purpose*

Main nature of the contract: Services
Main classification (cpv): 70300000 Real estate agency services on a fee or contract basis
Additional classification (cpv): 70100000 Real estate services with own property
Additional classification (cpv): 70330000 Property management services of real estate on a fee or contract basis
Additional classification (cpv): 70110000 Development services of real estate
Additional classification (cpv): 71410000 Urban planning services

Additional classification (cpv): 71319000 Expert witness services

2.1.2 *Place of performance*

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

2.1.3 *Value*

Estimated value excluding VAT: 21 600 000 *Euro*
Maximum value of the framework agreement: 27 750 000 *Euro*

2.1.4 *General information*

Additional information: TII are not liable for Tenderers' costs arising in connection with the competition, irrespective of the outcome of the competition, nor if the competition is cancelled or postponed. TII have the right at any time and without notice to: (i) terminate the competition (or part of it); (ii) change the competition's basis or procedures; (iii) procure the contract by other means, (iv) negotiate with one or more parties at any time; (v) reject any, or all, of the applications/tenders; (vi) not furnish a tenderer with additional information or to do any combination of the foregoing or anything else deemed appropriate. In no instance will TII be required to give any reason for any alteration or termination of the process. - If any past or future contracts or other documents are summarised or described in this document, or in other information given to tenderers, the summary or description must not be taken as comprehensive, or as a substitute for reading the contract or other document itself when it becomes available. - Award of contracts will be subject to the approval of the competent authorities. - Award of Contracts may be subject to successful interview. - Tenderers are advised that TII are subject to the Freedom of Information Acts 1997 and 2003 (as amended). If a candidate considers that any information supplied as part of this procurement procedure should not be disclosed because of its commercial sensitivity, confidentiality or otherwise, they must, when providing this information, clearly identify the specific information they do not wish to be disclosed and clearly specify the reasons for its sensitivity. Please note, it is not sufficient to include a statement of confidentiality encompassing all the information provided in the response.
Legal basis:
Directive 2014/25/EU

2.1.5 *Terms of procurement*

Terms of submission:
Maximum number of lots for which one tenderer can submit tenders: 2

2.1.6 *Grounds for exclusion*

Sources of grounds for exclusion: European Single Procurement Document (ESPD)

5 *Lot*

5.1 *Lot*: LOT-0001

Title: Public Transport and Corporate Property Services
Description: Lot 1 – Public Transport and Corporate Services This Lot will provide multi-disciplinary real estate consultancy services to support TII's public transport programmes and corporate property portfolio. Public transport projects include light rail, metro and other transport infrastructure projects delivered by TII under its remit from the National Transport Authority. The Framework will be available to TII and any statutory delivery body established for the delivery of MetroLink. Key services include: Property acquisition, disposal and leasing Valuation and compensation advice CPO support services Property negotiations and stakeholder engagement Estate and asset management Development and regeneration advice Rating and taxation services Facilities management Expert witness and dispute resolution services Planning, environmental and specialist property advisory services Estimated value: €12.5 million to €15.75 million.

Internal identifier: 1

5.1.1 *Purpose*

Main nature of the contract: Services
Main classification (cpv): 70300000 Real estate agency services on a fee or contract basis
Additional classification (cpv): 70100000 Real estate services with own property
Additional classification (cpv): 70330000 Property management services of real estate on a fee or contract basis
Additional classification (cpv): 70110000 Development services of real estate
Additional classification (cpv): 71410000 Urban planning services
Additional classification (cpv): 71319000 Expert witness services

5.1.2 *Place of performance*

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

5.1.3 *Estimated duration*

Duration: 4 *Year*

5.1.4 *Renewal*

Maximum renewals: 0

5.1.5 *Value*

Estimated value excluding VAT: 15 750 000 *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: 23/11/2026 17:00 +00:00
Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9408474

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=9408474
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: 07/12/2026 12:00 +00:00
Duration during which the tender must remain valid: 180 *Day*

Information about public opening:

Opening date: 07/12/2026 12:30 +00:00

Place: https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=9408474

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Conditions relating to the performance of the contract: Services will be delivered through call-off contracts awarded under the Framework Agreement. Framework Participants shall provide suitably qualified personnel and maintain sufficient resources and capacity throughout the Framework term. Services must be performed in accordance with the requirements, timescales, reporting obligations and quality standards specified in each call-off contract. Deliverables may include valuations, land acquisition and compensation services, CPO support, estate management, stakeholder engagement, expert advice and related consultancy outputs. Performance will be monitored through project reviews, service quality assessments and key performance indicators where applicable. Framework Participants shall comply with all applicable legislation, professional standards and confidentiality obligations. Intellectual property rights and liability provisions shall be governed by the terms of the Framework Agreement and the relevant call-off contract.

Electronic invoicing: Allowed

Electronic ordering will be used: *no*

Electronic payment will be used: *yes*

Financial arrangement: Call-off contracts awarded under the Framework Agreement will be funded by the relevant contracting authority from its approved budgets. Payments will be made in accordance with the terms of the relevant call-off contract.

5.1.15 *Techniques*

Framework agreement:

Framework agreement, partly without reopening and partly 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: Transport Infrastructure Ireland (TII)

Organisation providing offline access to the procurement documents: Transport Infrastructure Ireland (TII)

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

Organisation receiving requests to participate: Transport Infrastructure Ireland (TII)

Organisation processing tenders: Transport Infrastructure Ireland (TII)

5.1 *Lot*: LOT-0002

Title: Major and Minor Projects (Roads), Greenways and Active Travel

Description: Lot 2 – Major and Minor Roads, Greenways and Active Travel This lot will support the planning and delivery of roads, greenway and active travel projects nationwide and will be available to both TII and Local Authorities. Key services include: Land and property valuation Land acquisition and compensation Agricultural and agronomy advice Accommodation works assessments Wayleave and rights-of-way acquisition Stakeholder and landowner negotiations Land cost estimation and risk assessment CPO support and compensation claim management Arbitration and expert witness services Mapping, land transfer and close-out reporting Estimated value: €9.1 million to €12 million.

Internal identifier: 2

5.1.1 *Purpose*

Main nature of the contract: Services

Main classification (cpv): 70300000 Real estate agency services on a fee or contract basis

Additional classification (cpv): 70100000 Real estate services with own property

Additional classification (cpv): 70330000 Property management services of real estate on a fee or contract basis
Additional classification (cpv): 70110000 Development services of real estate
Additional classification (cpv): 71410000 Urban planning services
Additional classification (cpv): 71319000 Expert witness services

5.1.2 *Place of performance*
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Additional information:

5.1.3 *Estimated duration*
Duration: 4 *Year*

5.1.4 *Renewal*
Maximum renewals: 0

5.1.5 *Value*
Estimated value excluding VAT: 12 000 000 *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

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: 23/11/2026 17:00 +00:00
Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9408474

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=9408474
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: 07/12/2026 12:00 +00:00
Duration during which the tender must remain valid: 180 *Day*
Information about public opening:
Opening date: 07/12/2026 12:30 +00:00
Place: https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=9408474
Terms of contract:
The execution of the contract must be performed within the framework of sheltered employment programmes: No

Conditions relating to the performance of the contract: Services will be delivered through call-off contracts awarded under the Framework Agreement. Framework Participants shall provide suitably qualified personnel and maintain sufficient resources and capacity throughout the Framework term. Services must be performed in accordance with the requirements, timescales, reporting obligations and quality standards specified in each call-off contract. Deliverables may include valuations, land acquisition and compensation services, CPO support, estate management, stakeholder engagement, expert advice and related consultancy outputs. Performance will be monitored through project reviews, service quality assessments and key performance indicators where applicable. Framework Participants shall comply with all applicable legislation, professional standards and confidentiality obligations. Intellectual property rights and liability provisions shall be governed by the terms of the Framework Agreement and the relevant call-off contract.
Financial arrangement: Call-off contracts awarded under the Framework Agreement will be funded by the relevant contracting authority from its approved budgets. Payments will be made in accordance with the terms of the relevant call-off contract.

5.1.15 *Techniques*

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No dynamic purchase system

5.1.16 *Further information, mediation and review*

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Organisation providing additional information about the procurement procedure: Transport Infrastructure Ireland (TII)
Organisation providing offline access to the procurement documents: Transport Infrastructure Ireland (TII)
Organisation providing more information on the review procedures: The High Court of Ireland
Organisation receiving requests to participate: Transport Infrastructure Ireland (TII)
Organisation processing tenders: Transport Infrastructure Ireland (TII)

8 *Organisations*

8.1 ORG-0001

Official name: Transport Infrastructure Ireland (TII)
Registration number: 9510201H
Postal address: Parkgate Business Centre, Parkgate Street
Town: Dublin
Postcode: D08 DK10
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Email: Paul.Farrelly@tii.ie
Telephone: 00 353 1 6463600
Internet address: https://www.tii.ie/
Buyer profile: https://www.tii.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: 29603096-c48b-4565-88e9-0ddf8f3ece2d - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice dispatch date: 02/11/2026 10:44 +00:00
Languages in which this notice is officially available: English