Ireland: Construction work
The Design and Build of 30 No. Apartment units including all necessary site development works at Mary Street, Limerick City.

Contract or concession notice – standard regime

1 *Buyer*

1.1 *Buyer*

Official name: Limerick City and County Council_103432
Legal type of the buyer: Local authority
Activity of the contracting authority: General public services

2 *Procedure*

2.1 *Procedure*

Title: The Design and Build of 30 No. Apartment units including all necessary site development works at Mary Street, Limerick City.
Description: The proposed development will consist of: a) Residential Development The construction of a new residential development comprising 30 apartment units within two interconnected blocks ranging from 3 to 5 storeys in height, including: 9 no. studio apartments; 7 no. one-bedroom apartments; 10 no. two-bedroom apartments; and 4 no. three-bedroom apartments. The development will comprise: A 3 to 5 storey block fronting Mary Street; and A 4 to 5 storey block fronting Sraid Seamus O Cinneide. Both blocks will be served by a single central stair and lift core and will include ancillary accommodation comprising: Secure storage for 42 resident bicycle parking spaces; A communal refuse storage area; and A resident storage room. b) Site Development and External Works Site works will include the removal of the existing palisade perimeter fencing and its replacement with the proposed development together with associated landscaping and public realm enhancements. The works will comprise: A new secure communal open space for residents on Sraid Seamus O Cinneide; 2 no. car parking spaces for use by the Pigeon Club, accessed from Sraid Seamus O Cinneide; Public realm improvements along Mary Street and Sraid Seamus O Cinneide, including replacement footpaths; Provision of 18 no. visitor bicycle parking spaces on Mary Street; New pedestrian-only access lanes connecting Mary Street and Sraid Seamus O Cinneide and providing side access to the development; New public lighting; Connections to the existing foul and surface water drainage networks; and All associated site development, utility, boundary treatment and landscaping works. c) Archaeological Works The proposed development will include archaeological excavation and recording works associated with the existing in-situ walls recorded under the Sites and Monuments Record (SMR Ref. LI005-0017148), together with all related archaeological monitoring and mitigation measures as required.
Procedure identifier: 2472a73d-1074-4d44-9338-d9eb0f520f2c
Type of procedure: Restricted
The procedure is accelerated: *no*

2.1.1 *Purpose*

Main nature of the contract: Works
Main classification (cpv): 45000000 Construction work
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211000 Construction work for multi-dwelling buildings and individual houses
Additional classification (cpv): 45211100 Construction work for houses
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 45211341 Flats construction work

2.1.2 *Place of performance*

Country subdivision (NUTS): Mid-West (IE051)

Country: Ireland

2.1.3 *Value*

Estimated value excluding VAT: 11 000 000 *Euro*

2.1.4 *General information*

Legal basis:

Directive 2014/24/EU

2.1.6 *Grounds for exclusion*

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

5 *Lot*

5.1 *Lot*: LOT-0001

Title: The Design and Build of 30 No. Apartment units including all necessary site development works at Mary Street, Limerick City.

Description: The proposed development will consist of: a) Residential Development The construction of a new residential development comprising 30 apartment units within two interconnected blocks ranging from 3 to 5 storeys in height, including: 9 no. studio apartments; 7 no. one-bedroom apartments; 10 no. two-bedroom apartments; and 4 no. three-bedroom apartments. The development will comprise: A 3 to 5 storey block fronting Mary Street; and A 4 to 5 storey block fronting Sraid Seamus O Cinneide. Both blocks will be served by a single central stair and lift core and will include ancillary accommodation comprising: Secure storage for 42 resident bicycle parking spaces; A communal refuse storage area; and A resident storage room. b) Site Development and External Works Site works will include the removal of the existing palisade perimeter fencing and its replacement with the proposed development together with associated landscaping and public realm enhancements. The works will comprise: A new secure communal open space for residents on Sraid Seamus O Cinneide; 2 no. car parking spaces for use by the Pigeon Club, accessed from Sraid Seamus O Cinneide; Public realm improvements along Mary Street and Sraid Seamus O Cinneide, including replacement footpaths; Provision of 18 no. visitor bicycle parking spaces on Mary Street; New pedestrian-only access lanes connecting Mary Street and Sraid Seamus O Cinneide and providing side access to the development; New public lighting; Connections to the existing foul and surface water drainage networks; and All associated site development, utility, boundary treatment and landscaping works. c) Archaeological Works The proposed development will include archaeological excavation and recording works associated with the existing in-situ walls recorded under the Sites and Monuments Record (SMR Ref. LI005-0017148), together with all related archaeological monitoring and mitigation measures as required.

Internal identifier: 0

5.1.1 *Purpose*

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211000 Construction work for multi-dwelling buildings and individual houses

Additional classification (cpv): 45211100 Construction work for houses

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

Additional classification (cpv): 45211341 Flats construction work

5.1.2 *Place of performance*

Country subdivision (NUTS): Mid-West (IE051)

Country: Ireland
Additional information:

5.1.3 *Estimated duration*
Duration: 18 *Month*

5.1.5 *Value*
Estimated value excluding VAT: 11 000 000 *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: 6
Maximum number of candidates to be invited for the second stage of the procedure: 8

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: 02/12/2026 12:00 +00:00
Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9481399

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=9481399
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: 14/12/2026 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:
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: Limerick City and County Council_103432
Organisation providing more information on the review procedures: The High Court of Ireland
Organisation receiving requests to participate: Limerick City and County Council_103432
Organisation processing tenders: Limerick City and County Council_103432

8 *Organisations*

8.1 ORG-0001

Official name: Limerick City and County Council_103432
Registration number: 3267368TH
Postal address: Merchant's Quay,
Town: Limerick.
Postcode: V94 EH90
Country subdivision (NUTS): Mid-West (IE051)
Country: Ireland
Email: conor.cooney@limerick.ie
Telephone: +353 61 556000
Internet address: https://www.limerick.ie/
Buyer profile: https://www.limerick.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: 901987cb-acd0-4196-abaf-b89b7934ccd8 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice dispatch date: 13/11/2026 15:07 +00:00
Languages in which this notice is officially available: English