Ireland: Construction work for houses
Clúid Development Agreement with Stage Payments - Residential Developments in Co. Dublin

Contract or concession notice – standard regime

1 *Buyer*

1.1 *Buyer*

Official name: Clúid Housing Association
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: Clúid Development Agreement with Stage Payments - Residential Developments in Co. Dublin
Description: Clúid Housing is seeking tenders from suitably qualified developers/contractors with sites with full planning permission for residential development in Co. Dublin. Further information including eligibility and specification requirements are included in the procurement documents.
Procedure identifier: d5517825-3fac-40db-a77f-a7aed9c2ab65
Type of procedure: Open
The procedure is accelerated: *no*

2.1.1 *Purpose*

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

2.1.2 *Place of performance*

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

2.1.3 *Value*

Estimated value excluding VAT: 400 000 000 *Euro*

2.1.4 *General 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: 5
The tenderer must submit tenders for all lots

2.1.6 *Grounds for exclusion*

Sources of grounds for exclusion: Procurement Document

5 *Lot*

5.1 *Lot*: LOT-0001

Title: Lot 1

Description: Clúid Housing is seeking tenders from suitably qualified developers/contractors with sites with full planning permission for residential development in Co. Dublin. Further information including eligibility and specification requirements are included in the procurement documents.

Internal identifier: 1

5.1.1 *Purpose*

Main nature of the contract: Works

Main classification (cpv): 45211100 Construction work for houses

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

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

5.1.2 *Place of performance*

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 *Estimated duration*

Duration: 22 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 400 000 000 *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: 27/11/2026 17:00 +00:00

Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9495429

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=9495429

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 tenders: 14/12/2026 12:00 +00:00

Duration during which the tender must remain valid: 180 *Day*

Information about public opening:

Opening date: 14/12/2026 12:30 +00:00
Place: https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=9495429
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: Clúid Housing Association
Organisation providing more information on the review procedures: The High Court of Ireland
Organisation receiving requests to participate: Clúid Housing Association
Organisation processing tenders: Clúid Housing Association

5.1 *Lot*: LOT-0002
Title: Lot 2
Description: Clúid Housing is seeking tenders from suitably qualified developers/contractors with sites with full planning permission for residential development in Co. Dublin. Further information including eligibility and specification requirements are included in the procurement documents.
Internal identifier: 2

5.1.1 *Purpose*
Main nature of the contract: Works
Main classification (cpv): 45211100 Construction work for houses
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 45211000 Construction work for multi-dwelling buildings and individual houses

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

5.1.3 *Estimated duration*
Duration: 22 *Month*

5.1.5 *Value*
Estimated value excluding VAT: 400 000 000 *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: 27/11/2026 17:00 +00:00

Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9495429

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=9495429

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 tenders: 14/12/2026 12:00 +00:00

Duration during which the tender must remain valid: 180 *Day*

Information about public opening:

Opening date: 14/12/2026 12:30 +00:00

Place: https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=9495429

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: Clúid Housing Association

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

Organisation receiving requests to participate: Clúid Housing Association

Organisation processing tenders: Clúid Housing Association

5.1 *Lot*: LOT-0003

Title: Lot 3

Description: Clúid Housing is seeking tenders from suitably qualified developers/contractors with sites with full planning permission for residential development in Co. Dublin. Further information including eligibility and specification requirements are included in the procurement documents.

Internal identifier: 3

5.1.1 *Purpose*

Main nature of the contract: Works

Main classification (cpv): 45211100 Construction work for houses

Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 45211000 Construction work for multi-dwelling buildings and individual houses

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

5.1.3 *Estimated duration*
Duration: 22 *Month*

5.1.5 *Value*
Estimated value excluding VAT: 400 000 000 *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: 27/11/2026 17:00 +00:00
Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9495429

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=9495429
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 tenders: 14/12/2026 12:00 +00:00
Duration during which the tender must remain valid: 180 *Day*
Information about public opening:
Opening date: 14/12/2026 12:30 +00:00
Place: https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=9495429
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: Clúid Housing Association

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

Organisation receiving requests to participate: Clúid Housing Association

Organisation processing tenders: Clúid Housing Association

5.1 *Lot*: LOT-0004

Title: Lot 4

Description: Clúid Housing is seeking tenders from suitably qualified developers/contractors with sites with full planning permission for residential development in Co. Dublin. Further information including eligibility and specification requirements are included in the procurement documents.

Internal identifier: 4

5.1.1 *Purpose*

Main nature of the contract: Works

Main classification (cpv): 45211100 Construction work for houses

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

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

5.1.2 *Place of performance*

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 *Estimated duration*

Duration: 22 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 400 000 000 *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: 27/11/2026 17:00 +00:00

Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9495429

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=9495429

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 tenders: 14/12/2026 12:00 +00:00

Duration during which the tender must remain valid: 180 *Day*

Information about public opening:

Opening date: 14/12/2026 12:30 +00:00

Place: https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=9495429

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: Clúid Housing Association

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

Organisation receiving requests to participate: Clúid Housing Association

Organisation processing tenders: Clúid Housing Association

5.1 *Lot*: LOT-0005

Title: Lot 5

Description: Clúid Housing is seeking tenders from suitably qualified developers/contractors with sites with full planning permission for residential development in Co. Dublin. Further information including eligibility and specification requirements are included in the procurement documents.

Internal identifier: 5

5.1.1 *Purpose*

Main nature of the contract: Works

Main classification (cpv): 45211100 Construction work for houses

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

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

5.1.2 *Place of performance*

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 *Estimated duration*

Duration: 22 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 400 000 000 *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: 27/11/2026 17:00 +00:00

Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9495429

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=9495429

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 tenders: 14/12/2026 12:00 +00:00

Duration during which the tender must remain valid: 180 *Day*

Information about public opening:

Opening date: 14/12/2026 12:30 +00:00

Place: https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=9495429

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: Clúid Housing Association

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

Organisation receiving requests to participate: Clúid Housing Association

Organisation processing tenders: Clúid Housing Association

8.1 ORG-0001

Official name: Clúid Housing Association
Registration number: 212249
Postal address: 159 161 Sheriff Street Upper
Town: Dublin
Postcode: D01 R8N0
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Email: dmclelland@cluid.ie
Telephone: +353 17072088
Internet address: https://www.cluid.ie/
Buyer profile: https://www.cluid.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: 80e90dd9-b6af-4072-9d9e-3d7c5651c00e - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice dispatch date: 13/11/2026 14:44 +00:00
Languages in which this notice is officially available: English