

Ireland: Architectural and related services

Dublin City Council Multi Party Framework Agreement for Multi-Disciplinary Design Team Services for Adaptive Reuse Projects Involving the Creation of Social and Affordable Residential Developments

Contract or concession award 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: Dublin City Council Multi Party Framework Agreement for Multi-Disciplinary Design Team Services for Adaptive Reuse Projects Involving the Creation of Social and Affordable Residential Developments

Description: Dublin City Council ("the Contracting Authority") proposes to engage in a competitive process for the establishment of a Multi Party Framework Agreement for Multi-Disciplinary Design Team Services for Adaptive Reuse Projects Involving the Creation of Social and Affordable Residential Developments. The Adaptive Reuse Unit within Dublin City Council's Housing and Community Services Department aims to deliver new social and affordable housing by adapting and refurbishing vacant office, commercial and non-residential buildings in Dublin city. Projects for which services may be required from this Multi Party Framework Agreement for Multi-Disciplinary Design Team Services for the Provision of Social and Affordable Residential Developments may include, but are not limited to, the restoration and refurbishment of existing vacant and potentially partially derelict buildings to create new social and affordable residential apartments, the construction of additional new build houses or apartments where site space is available, and the creation of recreational facilities, office space, and communal areas. Sites may include vacant and/or derelict buildings with conservation requirements or buildings listed on the Record of Protected Structures. The scope of services required may vary, including full service from inception through feasibility assessment, to detailed design services, delivery through planning processes, design to tender, construction stage management, to completion and handover, but also for partial service, for example feasibility study only, or design to tender 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 3055631

Procedure identifier: e9fa11f0-41e6-4b6f-a65a-b0d028ccd45e

Previous notice: 521bc6ba-97ad-4054-ace7-95f77631a5b5-02

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: no

Justification for the accelerated procedure:

Main features of the procedure:

2.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 71200000 Architectural and related services

Additional classification (cpv): 71244000 Calculation of costs, monitoring of costs

Additional classification (cpv): 71245000 Approval plans, working drawings and specifications

Additional classification (cpv): 71246000 Determining and listing of quantities in construction

Additional classification (cpv): 71247000 Supervision of building work
Additional classification (cpv): 71248000 Supervision of project and documentation
Additional classification (cpv): 71250000 Architectural, engineering and surveying services
Additional classification (cpv): 71251000 Architectural and building-surveying services
Additional classification (cpv): 71300000 Engineering services
Additional classification (cpv): 71310000 Consultative engineering and construction services
Additional classification (cpv): 71311000 Civil engineering consultancy services
Additional classification (cpv): 71210000 Advisory architectural services
Additional classification (cpv): 71311100 Civil engineering support services
Additional classification (cpv): 71312000 Structural engineering consultancy services
Additional classification (cpv): 71313000 Environmental engineering consultancy services
Additional classification (cpv): 71313100 Noise-control consultancy services
Additional classification (cpv): 71313200 Sound insulation and room acoustics consultancy services
Additional classification (cpv): 71313400 Environmental impact assessment for construction
Additional classification (cpv): 71313420 Environmental standards for construction
Additional classification (cpv): 71313430 Environmental indicators analysis for construction
Additional classification (cpv): 71313440 Environmental Impact Assessment (EIA) services for construction
Additional classification (cpv): 71313450 Environmental monitoring for construction
Additional classification (cpv): 71220000 Architectural design services
Additional classification (cpv): 71314000 Energy and related services
Additional classification (cpv): 71314100 Electrical services
Additional classification (cpv): 71314200 Energy-management services
Additional classification (cpv): 71314300 Energy-efficiency consultancy services
Additional classification (cpv): 71314310 Heating engineering services for buildings
Additional classification (cpv): 71315000 Building services
Additional classification (cpv): 71315100 Building-fabric consultancy services
Additional classification (cpv): 71315200 Building consultancy services
Additional classification (cpv): 71315210 Building services consultancy services
Additional classification (cpv): 71315300 Building surveying services
Additional classification (cpv): 71221000 Architectural services for buildings
Additional classification (cpv): 71315400 Building-inspection services
Additional classification (cpv): 71315410 Inspection of ventilation system
Additional classification (cpv): 71317000 Hazard protection and control consultancy services
Additional classification (cpv): 71317100 Fire and explosion protection and control consultancy services
Additional classification (cpv): 71317200 Health and safety services
Additional classification (cpv): 71317210 Health and safety consultancy services
Additional classification (cpv): 71318000 Advisory and consultative engineering services
Additional classification (cpv): 71318100 Artificial and natural lighting engineering services for buildings
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 71321000 Engineering design services for mechanical and electrical installations for buildings
Additional classification (cpv): 71222000 Architectural services for outdoor areas
Additional classification (cpv): 71321100 Construction economics services
Additional classification (cpv): 71321200 Heating-system design services
Additional classification (cpv): 71321300 Plumbing consultancy services
Additional classification (cpv): 71321400 Ventilation consultancy services
Additional classification (cpv): 71322000 Engineering design services for the construction of civil engineering works
Additional classification (cpv): 71322100 Quantity surveying services for civil engineering works
Additional classification (cpv): 71322200 Pipeline-design services
Additional classification (cpv): 71324000 Quantity surveying services

Additional classification (cpv): 71326000 Ancillary building services
Additional classification (cpv): 71325000 Foundation-design services
Additional classification (cpv): 71230000 Organisation of architectural design contests
Additional classification (cpv): 71327000 Load-bearing structure design services
Additional classification (cpv): 71400000 Urban planning and landscape architectural services
Additional classification (cpv): 71420000 Landscape architectural services
Additional classification (cpv): 90712100 Urban environmental development planning
Additional classification (cpv): 90713000 Environmental issues consultancy services
Additional classification (cpv): 79994000 Contract administration services
Additional classification (cpv): 71500000 Construction-related services
Additional classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis
Additional classification (cpv): 71242000 Project and design preparation, estimation of costs
Additional classification (cpv): 71243000 Draft plans (systems and integration)

2.1.2 Place of performance

Country: Ireland

Anywhere in the given country

2.1.3 Value

Maximum value of the framework agreement: 50 000 000 Euro

2.1.4 General information

Legal basis:

Directive 2014/24/EU

5 Lot

5.1 Lot technical ID: LOT-0001

Title: Dublin City Council Multi Party Framework Agreement for Multi-Disciplinary Design Team Services for Adaptive Reuse Projects Involving the Creation of Social and Affordable Residential Developments

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Internal identifier: 0

5.1.1 Purpose

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Main classification (cpv): 71200000 Architectural and related services

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Additional classification (cpv): 71313200 Sound insulation and room acoustics consultancy services

Additional classification (cpv): 71313400 Environmental impact assessment for construction

Additional classification (cpv): 71313420 Environmental standards for construction

Additional classification (cpv): 71313430 Environmental indicators analysis for construction

Additional classification (cpv): 71313440 Environmental Impact Assessment (EIA) services for construction

Additional classification (cpv): 71313450 Environmental monitoring for construction

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71314000 Energy and related services

Additional classification (cpv): 71314100 Electrical services

Additional classification (cpv): 71314200 Energy-management services

Additional classification (cpv): 71314300 Energy-efficiency consultancy services

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Additional classification (cpv): 71242000 Project and design preparation, estimation of costs
Additional classification (cpv): 71243000 Draft plans (systems and integration)

5.1.2 Place of performance

Country: Ireland

Anywhere in the given country

Additional information:

5.1.5 Value

Estimated value excluding VAT: 50 000 000 Euro

5.1.6 General information

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

5.1.10 Award criteria

Criterion:

Type: Cost

Name:

Description: Cost at 70%

Category of award threshold criterion: Weight (percentage, exact)

Award criterion number: 70

Criterion:

Type: Quality

Name:

Description: Quality at 30 %

Category of award threshold criterion: Weight (percentage, exact)

Award criterion number: 30

Description of the method to be used if weighting cannot be expressed by criteria:

Justification for not indicating the weighting of the award criteria:

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: Dublin City Council -

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 signing the contract: Dublin City Council

6 Results

Maximum value of the framework agreements in this notice: 50 000 000 Euro

6.1 Result lot Identifier: LOT-0001

At least one winner was chosen.

Framework agreement:

Maximum value of the framework agreement: 50 000 000 Euro

6.1.2 Information about winners

Winner:

Official name: Hardy Partnership

Tender:

Tender identifier: 000082060

Identifier of lot or group of lots: LOT-0001

Subcontracting: Not yet known

Contract information:

Identifier of the contract: 418217

Date on which the winner was chosen: 30/01/2025

Date of the conclusion of the contract: 17/04/2025

Organisation signing the contract: Dublin City Council

Winner:

Official name: Coady Partnership Architects Limited T/A COADY Architects

Tender:

Tender identifier: 000081966

Identifier of lot or group of lots: LOT-0001

Subcontracting: Not yet known

Contract information:

Identifier of the contract: 418222

Date on which the winner was chosen: 30/01/2025

Date of the conclusion of the contract: 17/04/2025

Organisation signing the contract: Dublin City Council

Winner:

Official name: John McLaughlin Architects

Tender:

Tender identifier: 000081973

Identifier of lot or group of lots: LOT-0001

Subcontracting: Not yet known

Contract information:

Identifier of the contract: 418220

Date on which the winner was chosen: 30/01/2025

Date of the conclusion of the contract: 17/04/2025

Organisation signing the contract: Dublin City Council

Winner:

Official name: Darmody Architecture

Tender:

Tender identifier: 000082078

Identifier of lot or group of lots: LOT-0001

Subcontracting: Not yet known

Contract information:

Identifier of the contract: 418218

Date on which the winner was chosen: 30/01/2025

Date of the conclusion of the contract: 17/04/2025

Organisation signing the contract: Dublin City Council

Winner:

Official name: Urban Agency architects Ltd

Tender:

Tender identifier: 000082014

Identifier of lot or group of lots: LOT-0001

Subcontracting: Not yet known

Contract information:

Identifier of the contract: 418216

Date on which the winner was chosen: 30/01/2025

Date of the conclusion of the contract: 17/04/2025

Organisation signing the contract: Dublin City Council

Winner:

Official name: Desiun Architects

Tender:

Tender identifier: 000081954

Identifier of lot or group of lots: LOT-0001

Subcontracting: Not yet known

Contract information:

Identifier of the contract: 418215

Date on which the winner was chosen: 30/01/2025

Date of the conclusion of the contract: 17/04/2025

Organisation signing the contract: Dublin City Council

Winner:

Official name: Howley Hayes Architects Ltd t/a Howley Hayes Cooney Architecture

Tender:

Tender identifier: 000082107

Identifier of lot or group of lots: LOT-0001

Subcontracting: Not yet known

Contract information:

Identifier of the contract: 418223

Date on which the winner was chosen: 30/01/2025

Date of the conclusion of the contract: 17/04/2025

Organisation signing the contract: Dublin City Council

Winner:

Official name: McCullough Mulvin Architects

Tender:

Tender identifier: 000082099

Identifier of lot or group of lots: LOT-0001

Subcontracting: Not yet known

Contract information:

Identifier of the contract: 418219

Date on which the winner was chosen: 30/01/2025

Date of the conclusion of the contract: 17/04/2025

Organisation signing the contract: Dublin City Council

Winner:

Official name: Metropolitan Workshop

Tender:

Tender identifier: 000082079

Identifier of lot or group of lots: LOT-0001

Subcontracting: Not yet known

Contract information:

Identifier of the contract: 418221

Date on which the winner was chosen: 30/01/2025

Date of the conclusion of the contract: 17/04/2025

Organisation signing the contract: Dublin City Council

6.1.4 Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 15

8 Organisations

8.1 ORG-0010

Official name: Metropolitan Workshop

Registration number: 585416

Postal address: Tower 1 Fumbally Court

Town: Dublin

Postcode: d08PX95

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: chloe.osanife@metwork.ie

Telephone: 015314889

Internet address: <https://www.metwork.ie>

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0011

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-0012

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

8.1 ORG-0001

Official name: Dublin City Council
Registration number: IE4773215U
Postal address: Civic Offices, Wood Quay
Town: Dublin
Postcode: D08 RF3F
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Email: stephen.wearen@dublincity.ie
Telephone: 01 2222222
Internet address: <https://www.dublincity.ie>
Buyer profile: <https://www.dublincity.ie>
Roles of this organisation:
 Buyer
 Organisation providing additional information about the procurement procedure
 Organisation providing offline access to the procurement documents
 Organisation signing the contract

8.1 ORG-0002

Official name: Hardy Partnership
Registration number: 349364
Postal address: 260 Merrion Road
Town: Dublin
Postcode: D04 X5C6
Country subdivision (NUTS): Dublin (IE061)

Country: Ireland
Email: alanhardy@hardy.ie
Telephone: 0868127678
Internet address: <https://www.hardy.ie>
Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0003

Official name: Coady Partnership Architects Limited T/A COADY Architects
Registration number: 35938400
Postal address: Unit H, Mount Pleasant Business Park, Upper Mount Pleasant Ave, Ranelagh
Town: Dublin
Postcode: D06X7P8
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Email: admin@coady.ie
Telephone: 0035314976766
Internet address: <https://www.coady.ie>
Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0004

Official name: John McLaughlin Architects
Registration number: 532128
Postal address: 5 Adelaide Street
Town: Dun Laoghaire
Postcode: A96 XA33
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Email: info@johnmclaughlin.ie
Telephone: 012845175
Internet address: <https://www.johnmclaughlin.ie>
Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0005

Official name: Darmody Architecture
Registration number: Darmody Architecture
Postal address: 91 Townsend Street
Town: Dublin 2
Postcode: 2
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Email: Nessa@darmodyarchitecture.com
Telephone: 016729907
Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0006

Official name: Urban Agency architects Ltd

Registration number: 529320

Postal address: 29-31 William St S, Dublin 12

Town: Dublin City

Postcode: D02EF22

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: bd@urban-agency.com

Telephone: (01) 672 5907

Internet address: <https://urban-agency.com/>

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0007

Official name: Desiun Architects

Registration number: 564325

Postal address: 23 South Great George's Street

Town: Dublin

Postcode: D02 AP66

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: micheal@desiun.ie

Telephone: 0863874704

Internet address: <https://www.desiun.ie>

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0008

Official name: Howley Hayes Architects Ltd t/a Howley Hayes Cooney Architecture

Registration number: 407040

Postal address: 19 Rock Hill

Town: Dublin

Postcode: A94 D235

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: info@hhcarchitecture.ie

Telephone: 012784644

Internet address: <https://www.hhcarchitecture.ie/>

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0009

Official name: McCullough Mulvin Architects

Registration number: 314768

Postal address: 16 Molesworth Street

Town: Dublin
Postcode: D02 YF58
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Email: info@mcculloughmulvin.com
Telephone: 01 707 9555
Internet address: <https://www.mcculloughmulvin.com>
Roles of this organisation:
Tenderer
Winner of these lots: LOT-0001

11 Notice information

11.1 Notice information

Notice identifier/version: 290880a6-ea3c-441d-b602-06a06bd2d900 - 01
Form type: Result
Notice type: Contract or concession award notice – standard regime
Notice dispatch date: 13/05/2025 11:30 +01:00
Languages in which this notice is officially available: English

11.2 Publication information