

# **Ireland: Commercial property management services**

## **Property Management Services for Lot 1: Opera Square Estate and Lot 2: One Opera Square for Limerick Twenty Thirty Strategic Development DAC**

Contract or concession award notice – standard regime

### **1 Buyer**

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#### **1.1 Buyer**

*Official name:* Limerick Twenty Thirty DAC

*Legal type of the buyer:* Body governed by public law, controlled by a local authority

*Activity of the contracting authority:* Housing and community amenities

### **2 Procedure**

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#### **2.1 Procedure**

*Title:* Property Management Services for Lot 1: Opera Square Estate and Lot 2: One Opera Square for Limerick Twenty Thirty Strategic Development DAC

*Description:* The services to be provided in response to this competition will be provided in two separate Lots. Each Lot will be the subject of a separate contract. The details of each Lot are as follows; - Lot 1: Opera Square Estate The contract for Lot 1 will be with Opera Square Management Company Ltd, an owner management company. Lot 1 comprises the common areas of the Opera Square Development and include a service yard, shared basement, basement carpark and the surface areas / public realm for the new Central Plaza and Granary Courtyard. - Lot 2: One Opera Square Office Building The contract for Lot 2 will be with Limerick Opera Investment Limited Partnership. One Opera Square is the first building that is being constructed in the Opera Square development and is a 5-storey office building with 3 retail units at ground floor level. It is envisaged that the office building will be multi-tenanted and a service charge regime will be required to maintain the common parts of One Opera Square.

*Procedure identifier:* 089c4383-b97e-491f-a23e-8c5ae5643c2c

*Previous notice:* f140c414-3633-4a65-bb39-938154660a75-01

*Type of procedure:* Open

*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):* 70332200 Commercial property management services

*Additional classification (cpv):* 70330000 Property management services of real estate on a fee or contract basis

##### **2.1.2 Place of performance**

*Country subdivision (NUTS):* South-West (IE053)

*Country:* Ireland

##### **2.1.3 Value**

*Estimated value excluding VAT:* 600 000 Euro

##### **2.1.4 General information**

*Legal basis:*

Directive 2014/24/EU

### **5.1 Lot technical ID: LOT-0001**

*Title:* Opera Square Estate

*Description:* The services to be provided in response to this competition will be provided in two separate Lots. Each Lot will be the subject of a separate contract. The details of each Lot are as follows; - Lot 1: Opera Square Estate The contract for Lot 1 will be with Opera Square Management Company Ltd, an owner management company. Lot 1 comprises the common areas of the Opera Square Development and include a service yard, shared basement, basement carpark and the surface areas / public realm for the new Central Plaza and Granary Courtyard. - Lot 2: One Opera Square Office Building The contract for Lot 2 will be with Limerick Opera Investment Limited Partnership. One Opera Square is the first building that is being constructed in the Opera Square development and is a 5-storey office building with 3 retail units at ground floor level. It is envisaged that the office building will be multi-tenanted and a service charge regime will be required to maintain the common parts of One Opera Square.

*Internal identifier:* 1

#### **5.1.1 Purpose**

*Main nature of the contract:* Services

*Main classification (cpv):* 70332200 Commercial property management services

*Additional classification (cpv):* 70330000 Property management services of real estate on a fee or contract basis

#### **5.1.2 Place of performance**

*Country subdivision (NUTS):* South-West (IE053)

*Country:* Ireland

*Additional information:*

#### **5.1.5 Value**

*Estimated value excluding VAT:* 600 000 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:* Quality

*Name:*

*Description:* The award criteria used were price and qualitative. A Methodology for delivering the service 3500 B Experience and Education of Proposed Project Personnel 2500 C Resources – organogram 1000 D Cost 3000

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

*Justification for not indicating the weighting of the award criteria:*

#### **5.1.12 Terms of procurement**

*Information about review deadlines:* NA

#### **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 -

*Information about review deadlines:* NA

*Organisation providing offline access to the procurement documents:* Limerick Twenty Thirty DAC -

*Organisation executing the payment:* Limerick Twenty Thirty DAC

#### **5.1 Lot technical ID: LOT-0002**

*Title:* One Opera Square

*Description:* The services to be provided in response to this competition will be provided in two separate Lots. Each Lot will be the subject of a separate contract. The details of each Lot are as follows; - Lot 1: Opera Square Estate The contract for Lot 1 will be with Opera Square Management Company Ltd, an owner management company. Lot 1 comprises the common areas of the Opera Square Development and include a service yard, shared basement, basement carpark and the surface areas / public realm for the new Central Plaza and Granary Courtyard. - Lot 2: One Opera Square Office Building The contract for Lot 2 will be with Limerick Opera Investment Limited Partnership. One Opera Square is the first building that is being constructed in the Opera Square development and is a 5-storey office building with 3 retail units at ground floor level. It is envisaged that the office building will be multi-tenanted and a service charge regime will be required to maintain the common parts of One Opera Square.

*Internal identifier:* 2

##### **5.1.1 Purpose**

*Main nature of the contract:* Services

*Main classification (cpv):* 70332200 Commercial property management services

*Additional classification (cpv):* 70330000 Property management services of real estate on a fee or contract basis

##### **5.1.2 Place of performance**

*Country subdivision (NUTS):* South-West (IE053)

*Country:* Ireland

*Additional information:*

##### **5.1.5 Value**

*Estimated value excluding VAT:* 600 000 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:* Quality

*Name:*

*Description:* The award criteria used were price and qualitative. A Methodology for delivering the service 3500 B Experience and Education of Proposed Project Personnel 2500 C Resources – organogram 1000 D Cost 3000

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

*Justification for not indicating the weighting of the award criteria:*

##### **5.1.12 Terms of procurement**

*Information about review deadlines:* NA

### **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 -

*Information about review deadlines:* NA

*Organisation providing offline access to the procurement documents:* Limerick Twenty Thirty DAC -

*Organisation executing the payment:* Limerick Twenty Thirty DAC

## **6 Results**

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*Value of all contracts awarded in this notice:* 600 000 Euro

### **6.1 Result lot Identifier: LOT-0001**

At least one winner was chosen.

#### **6.1.2 Information about winners**

*Winner:*

*Official name:* Jones Lang LaSalle JLL

*Tender:*

*Tender identifier:* 000091588

*Identifier of lot or group of lots:* LOT-0001

*Value of the tender:* 68 750 Euro

*Subcontracting:* No

*Contract information:*

*Identifier of the contract:* 419558

*Date on which the winner was chosen:* 09/05/2025

*Date of the conclusion of the contract:* 19/05/2025

#### **6.1.4 Statistical information**

*Received tenders or requests to participate:*

*Type of received submissions:* Tenders

*Number of tenders or requests to participate received:* 5

### **6.1 Result lot Identifier: LOT-0002**

At least one winner was chosen.

#### **6.1.2 Information about winners**

*Winner:*

*Official name:* Jones Lang LaSalle JLL

*Tender:*

*Tender identifier:* 000091588

*Identifier of lot or group of lots:* LOT-0002

*Value of the tender:* 168 750 Euro

*Subcontracting:* No

*Contract information:*

*Identifier of the contract:* 419559

*Date on which the winner was chosen: 09/05/2025*

*Date of the conclusion of the contract: 19/05/2025*

#### **6.1.4 Statistical information**

*Received tenders or requests to participate:*

*Type of received submissions: Tenders*

*Number of tenders or requests to participate received: 5*

## **8 Organisations**

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### **8.1 ORG-0001**

*Official name: Limerick Twenty Thirty DAC*

*Registration number: 459652*

*Postal address: 5th Floor*

*Town: Limerick*

*Postcode: V94 4D83*

*Country subdivision (NUTS): Extra-Regio NUTS 3 (ALZZZ)*

*Country: Ireland*

*Email: [info@limerick2030.ie](mailto:info@limerick2030.ie)*

*Telephone: +353 61517430*

*Buyer profile: [www.limerick2030.ie](http://www.limerick2030.ie)*

*Roles of this organisation:*

*Buyer*

*Organisation providing offline access to the procurement documents*

*Organisation executing the payment*

### **8.1 ORG-0002**

*Official name: Jones Lang LaSalle JLL*

*Registration number: 285474*

*Town: Dublin*

*Postcode: D02 DY27*

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

*Country: Ireland*

*Email: [pauline.daly@eu.jll.com](mailto:pauline.daly@eu.jll.com)*

*Roles of this organisation:*

*Tenderer*

*Winner of these lots: LOT-0001, LOT-0002*

### **8.1 ORG-0003**

*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](mailto:HighCourtCentralOffice@courts.ie)*

*Telephone: +353 1 8886000*

*Roles of this organisation:*

*Review organisation*

#### **8.1 ORG-0004**

*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](mailto:eproc-esender@eurodyn.com)

*Telephone:* +30 2108094500

*Roles of this organisation:*

*TED eSender*

#### **11 Notice information**

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##### **11.1 Notice information**

*Notice identifier/version:* 0d69f747-91e7-4a44-a610-820f6b4c9e00 - 01

*Form type:* Result

*Notice type:* Contract or concession award notice – standard regime

*Notice dispatch date:* 30/05/2025 09:38 +01:00

*Languages in which this notice is officially available:* English

##### **11.2 Publication information**