

Ireland: Houses construction work

2025 Offaly County Council Housing Maintenance: Pre-let Repair Term Maintenance and Refurbishment Works on Council owned housing stock using the Multi Party Framework Agreement

Contract or concession award notice – standard regime

1 Buyer

1.1 Buyer

Official name: Offaly County Council_448

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

2.1 Procedure

Title: 2025 Offaly County Council Housing Maintenance: Pre-let Repair Term Maintenance and Refurbishment Works on Council owned housing stock using the Multi Party Framework Agreement

Description: Offaly County Council intend to establish a Framework Agreement for use with a Term Maintenance and Refurbishment Works Contract (TMRC) to carry out pre-let repairs and refurbishment works on council owned stock. The properties will be mainly vacant but some will be occupied during the works. It is expected that works will be carried out on approximately 35 houses over the intended 1 year term of the contract. Approximately 30 per cent of the properties will require major works e.g. EWI (Solid Walls), re-plumb, rewire, replace windows and doors, Heat pump, close up chimney etc., new bathroom, kitchen and internal doors, replace boundary fencing, paint internally, all other standard servicing and replacement for items for pre-lets, etc. The other 70 per cent will require standard works e.g. service or replace existing gas/oil boiler, replace external teak doors, service windows, kitchen, bathroom (replace taps, handles, seals, etc), extend tiling around bath, top up attic insulation, electrical checks and minor repairs/additions, fit new alarms, fit new immersion and cylinder, service/replace iron monetary on internal doors, paint internally, tidy up externally, replace/repair boundary fences if needed, remove waste and contents etc. It is proposed to establish a multi-participant framework list of qualified participant contractors who can be called upon to carry out Task Orders under the terms of the TMRC. A list of 12 participants and 5 reserve participants will be established, participants will be ranked on lowest price and must qualify under the requirements of the Suitability Assessment Questionnaire. All items listed in Volume C Pricing Document must be priced. It is intended to award works using Option C (Application of framework rates) of the Agreement for the majority of the properties requiring works. The process will proceed as follows: When a pre-let becomes available to repair, Offaly County Council staff shall visit the property to inspect it, take measurements and prepare a works list by selecting the appropriate items from the pricing document. The council will, without consulting the participants (contractors), apply the framework rates tendered in each framework participants pricing document to the quantities and having extended the rates and quantities and summed them, determine the lowest comparative price. A task order will be offered to the framework participant with the lowest comparative cost. Alternatively, Offaly County Council may hold a mini tender competition under Option A (Mini-competition with all participants) of the Agreement among framework participant contractors who have met the mandatory criteria. The participants will be asked to price the list of works for the property via e-tenders quick quote system. The participant will be deemed to have thoroughly review all information supplied with the task order / mini competition tender and have acquainted themselves with the nature, scope, and extent of all proposed work before responding to the Task Order / mini competition in accordance with the conditions of contract. All participant contractors will have to be first approved by Offaly County Council Health Safety Officer to perform the duties of PSCS before being appointed. This is a pass/fail requirement for this contract.

Procedure identifier: 33ac3621-3f66-428b-9759-0ad002ba23c0

Previous notice: 84e76c3d-9a1b-4049-a5f8-1e818ddd7858-01

Type of procedure: Open

The procedure is accelerated: no

2.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45211300 Houses construction work

Additional classification (cpv): 45211100 Construction work for houses

Additional classification (cpv): 45211310 Bathrooms construction work

Additional classification (cpv): 45261212 Roof-slating work

Additional classification (cpv): 45261211 Roof-tiling work

Additional classification (cpv): 45261320 Guttering work

Additional classification (cpv): 45261410 Roof insulation work

Additional classification (cpv): 45320000 Insulation work

Additional classification (cpv): 45261900 Roof repair and maintenance work

Additional classification (cpv): 45262210 Foundation work

Additional classification (cpv): 45262330 Concrete repair work

Additional classification (cpv): 45410000 Plastering work

Additional classification (cpv): 45421130 Installation of doors and windows

Additional classification (cpv): 45421151 Installation of fitted kitchens

Additional classification (cpv): 45262690 Refurbishment of run-down buildings

Additional classification (cpv): 45453100 Refurbishment work

2.1.2 Place of performance

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 1 900 000 Euro

Maximum value of the framework agreement: 2 000 000 Euro

2.1.4 General information

Legal basis:

Directive 2014/24/EU

5 Lot

5.1 Lot technical ID: LOT-0001

Title: 2025 Offaly County Council Housing Maintenance: Pre-let Repair Term Maintenance and Refurbishment Works on Council owned housing stock using the Multi Party Framework Agreement

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repairs/additions, fit new alarms, fit new immersion and cylinder, service/replace iron monetary on internal doors, paint internally, tidy up externally, replace/repair boundary fences if needed, remove waste and contents etc. It is proposed to establish a multi-participant framework list of qualified participant contractors who can be called upon to carry out Task Orders under the terms of the TMRC. A list of 12 participants and 5 reserve participants will be established, participants will be ranked on lowest price and must qualify under the requirements of the Suitability Assessment Questionnaire. All items listed in Volume C Pricing Document must be priced. It is intended to award works using Option C (Application of framework rates) of the Agreement for the majority of the properties requiring works. The process will proceed as follows: When a pre-let becomes available to repair, Offaly County Council staff shall visit the property to inspect it, take measurements and prepare a works list by selecting the appropriate items from the pricing document. The council will, without consulting the participants (contractors), apply the framework rates tendered in each framework participants pricing document to the quantities and having extended the rates and quantities and summed them, determine the lowest comparative price. A task order will be offered to the framework participant with the lowest comparative cost. Alternatively, Offaly County Council may hold a mini tender competition under Option A (Mini-competition with all participants) of the Agreement among framework participant contractors who have met the mandatory criteria. The participants will be asked to price the list of works for the property via e-tenders quick quote system. The participant will be deemed to have thoroughly review all information supplied with the task order / mini competition tender and have acquainted themselves with the nature, scope, and extent of all proposed work before responding to the Task Order / mini competition in accordance with the conditions of contract. All participant contractors will have to be first approved by Offaly County Council Health Safety Officer to perform the duties of PSCS before being appointed. This is a pass/fail requirement for this contract.

Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45211300 Houses construction work

Additional classification (cpv): 45211100 Construction work for houses

Additional classification (cpv): 45211310 Bathrooms construction work

Additional classification (cpv): 45261212 Roof-slatting work

Additional classification (cpv): 45261211 Roof-tiling work

Additional classification (cpv): 45261320 Guttering work

Additional classification (cpv): 45261410 Roof insulation work

Additional classification (cpv): 45320000 Insulation work

Additional classification (cpv): 45261900 Roof repair and maintenance work

Additional classification (cpv): 45262210 Foundation work

Additional classification (cpv): 45262330 Concrete repair work

Additional classification (cpv): 45410000 Plastering work

Additional classification (cpv): 45421130 Installation of doors and windows

Additional classification (cpv): 45421151 Installation of fitted kitchens

Additional classification (cpv): 45262690 Refurbishment of run-down buildings

Additional classification (cpv): 45453100 Refurbishment work

5.1.2 Place of performance

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 12 Month

5.1.5 Value

Estimated value excluding VAT: 2 000 000 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: Fulfilment of social objectives

Description: The tender includes a significant amount of energy upgrade works on social housing projects

Social objective promoted: Accessibility for all

5.1.8 Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.10 Award criteria

Criterion:

Type: Price

Description: lowest price

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

Award criterion number: 100

5.1.15 Techniques

Framework agreement:

Framework agreement, without 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 offline access to the procurement documents: Offaly County Council_448

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

6 Results

Maximum value of the framework agreements in this notice: 2 000 000 Euro

Approximate value of the framework agreements: 1 900 000 Euro

6.1 Result lot Identifier: LOT-0001

At least one winner was chosen.

Framework agreement:

Maximum value of the framework agreement: 2 000 000 Euro

Re-estimated value of the framework agreement: 1 900 000 Euro

6.1.2 Information about winners

Winner:

Official name: DNCF Ltd

Tender:

Tender identifier: 000126940

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 430006

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: Dunne Brothers Ltd

Tender:

Tender identifier: 000126987

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 429997

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: Richard Drumgoole Construction Limited

Tender:

Tender identifier: 000126829

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 429999

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: Teknabuild

Tender:

Tender identifier: 000126955

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 429993

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: RBK Construction Ltd

Tender:

Tender identifier: 000126820

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 429996

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: Keyes Way Builders Ltd

Tender:

Tender identifier: 000127008

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 430001

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: Conneally Group

Tender:

Tender identifier: 000126928

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 430000

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: Bluestone Facilities Management Ltd

Tender:

Tender identifier: 000126945

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 430003

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: DW Plumbing and Mechanical Services

Tender:

Tender identifier: 000126783

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 430002

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: Alo Seery Construction

Tender:

Tender identifier: 000126788

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 430004

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: Ciaran Grogan Construction Ltd

Tender:

Tender identifier: 000125887

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 429995

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: RIDGE ROAD SMT CONSTRUCTION LTD

Tender:

Tender identifier: 000126906

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 429998

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: Axe Forestry Ltd T/A AF Contracts

Tender:

Tender identifier: 000126931

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 430005

Date of the conclusion of the contract: 24/10/2025

Winner:

Official name: John Ryan Construction Ltd

Tender:

Tender identifier: 000126984

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 000 000 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 429994

Date of the conclusion of the contract: 24/10/2025

6.1.4 Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 14

8 Organisations

8.1 ORG-0001

Official name: Offaly County Council_448

Registration number: 0401100N

Postal address: Aras an Chontae, Charleville Road

Town: Tullamore

Postcode: R35F893

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

Email: corpserv@offalycoco.ie

Telephone: +353 579346800

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

Buyer profile: <https://www.offaly.ie>

Roles of this organisation:

Buyer

Organisation providing offline access to the procurement documents

8.1 ORG-0002

Official name: DNCF Ltd

Size of the economic operator: Small

Registration number: 0

Town: Doneraile, Co Cork

Postcode: 00000

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

Email: rodriscoll@dncl.ie

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0003

Official name: Dunne Brothers Ltd

Size of the economic operator: Small

Registration number: 40012

Postal address: O'Moore Street, Mountmellick

Town: Mountmellick

Postcode: R32 NV24

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

Email: estimating@dunnebrothers.ie

Telephone: 057 86 24163

Internet address: www.dunnebrothers.ie

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0004

Official name: Richard Drumgoole Construction Limited

Size of the economic operator: Small

Registration number: 542263

Postal address: 245 Swords Road, Santry

Town: Dublin

Postcode: D09 XF72

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

Email: accounts@rdcl.ie

Telephone: 01 8624190

Internet address: <http://rdcl.ie/>

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0005

Official name: Teknabuild

Size of the economic operator: Small

Registration number: 622154

Postal address: Kilclonfert, Rhode

Town: Offaly

Postcode: R35 HX74

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

Email: roger@teknabuild.com

Telephone: 0871347886

Internet address: www.teknabuild.ie

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0006

Official name: RBK Construction Ltd

Size of the economic operator: Small

Registration number: 686414

Postal address: Castlejordan, Co Meath

Town: Castlejordan

Postcode: R35A371

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

Email: rbkconstructionltd@gmail.com

Telephone: 0892159107

Internet address: www.rbkconstruction.ie

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0007

Official name: Keyes Way Builders Ltd

Size of the economic operator: Small

Registration number: 403930

Postal address: Killina

Town: Tullamore

Postcode: R35N597

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

Email: keyeswaybuilders@gmail.com

Telephone: 0864144449

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0008

Official name: Conneally Group

Size of the economic operator: Small

Registration number: 0000
Postal address: Glenrock House, Glenrock Business Campus, Ballybane, Galway
Town: Galway
Postcode: H91 AXN2
Country subdivision (NUTS): Midland (IE063)
Country: Ireland
Email: margaret@conneallygroup.com
Telephone: 091779962
Roles of this organisation:
 Tenderer
 Winner of these lots: LOT-0001

8.1 ORG-0009

Official name: Bluestone Facilities Management Ltd
Size of the economic operator: Small
Registration number: Bluestone Facilities Management Ltd.
Postal address: Killamuck
Town: Abbeylax
Postcode: R32 YD86
Country subdivision (NUTS): Midland (IE063)
Country: Ireland
Email: johnquinn@bluestonefacilities.ie
Telephone: 01 9020970
Fax: 01 9020970
Roles of this organisation:
 Tenderer
 Winner of these lots: LOT-0001

8.1 ORG-0010

Official name: DW Plumbing and Mechanical Services
Size of the economic operator: Small
Registration number: 7817049V
Postal address: Aughamore
Town: Clara
Postcode: R35X854
Country subdivision (NUTS): Midland (IE063)
Country: Ireland
Email: dw.plumbing@hotmail.com
Telephone: 0830347638
Roles of this organisation:
 Tenderer
 Winner of these lots: LOT-0001

8.1 ORG-0011

Official name: Alo Seery Construction
Size of the economic operator: Small
Registration number: 534404L
Postal address: Molesworth St, Daingean, Co Offaly
Town: Daingean
Postcode: R35HX77

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

Email: aloseery@gmail.com

Telephone: 0876222044

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0012

Official name: Ciaran Grogan Construction Ltd

Size of the economic operator: Small

Registration number: IE 3421435OH

Town: Ferbane Food Campus, Ballycumber Road, Ferbane, Offaly

Postcode: r42yp98

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

Email: ciarancgroganconstruction.com

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0013

Official name: RIDGE ROAD SMT CONSTRUCTION LTD

Size of the economic operator: Small

Registration number: 00000

Town: Ridge Road, Birr, Co. Offaly

Postcode: 0000

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

Email: shaneturley@live.ie

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0014

Official name: Axe Forestry Ltd T/A AF Contracts

Size of the economic operator: Small

Registration number: 000000

Postal address: Unit 59 The Cube Flexispace, Lanesborough Road, Roscommon.

Town: Roscommon

Postcode: F42 DX61

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

Email: p.egan@axeforestry.ie

Telephone: 0906630536

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0015

Official name: John Ryan Construction Ltd

Size of the economic operator: Small
Registration number: 9686782R
Town: Archview, Ballyegan, Birr, Co Offaly
Postcode: 00000
Country subdivision (NUTS): Midland (IE063)
Country: Ireland
Email: johnryanali@gmail.com
Roles of this organisation:
 Tenderer
 Winner of these lots: LOT-0001

8.1 ORG-0016

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-0017

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: 94ef38f1-77cd-4c90-afa6-75842726d655 - 01
Form type: Result
Notice type: Contract or concession award notice – standard regime
Notice dispatch date: 30/10/2025 16:48 +00:00
Languages in which this notice is officially available: English