

Ireland: Construction work

CFT-7202936 Contract for Hugh Lane Gallery Capital Projects at 18 Parnell Square Essential Repair and Refurbishment Works to repurpose Writers Museum to accommodate Hugh Lane Gallery offices and exhibition space.

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: CFT-7202936 Contract for Hugh Lane Gallery Capital Projects at 18 Parnell Square Essential Repair and Refurbishment Works to repurpose Writers Museum to accommodate Hugh Lane Gallery offices and exhibition space.

Description: This contract was awarded via Mini Competition from Dublin City Council's Multi Party Framework Agreement Multi-party framework agreement for works contracts for non residential works projects within a value range of € 1,000,000 - € 5,000,000. Fire safety upgrade of: building fabric, doors, floors and walls; fire and smoke alarm; emergency lighting; fire-stopping. Fire safety upgrade of vertical egress routes Maintenance and upgrade of power, comms and AV, for office, meeting and exhibition use. Maintenance, upgrade, repair and/or replacement of heating, cooling, specialist and general services. Maintenance, upgrade, repair and/or replacement of security systems Making good and decoration. Miscellaneous Works related to the safe and comfortable re-use of building for office, event and exhibition.

Procedure identifier: 5184dcde-28e6-405f-85a6-bb9bb1ce0a26

Type of procedure: Restricted

2.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45210000 Building construction work

2.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 2 436 871,35 Euro

2.1.4 General information

Legal basis:

Directive 2014/24/EU

5 Lot

5.1 Lot: LOT-0001

Title: CFT-7202936 Contract for Hugh Lane Gallery Capital Projects at 18 Parnell Square Essential Repair and Refurbishment Works to repurpose Writers Museum to accommodate Hugh Lane Gallery offices and exhibition space.

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Internal identifier: 1

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45210000 Building construction work

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.5 Value

Estimated value excluding VAT: 2 436 871,35 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

Description: Understanding of the Works 30%,

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

Award criterion number: 30

Criterion:

Type: Quality

Description: Programme & summary 20%

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

Award criterion number: 20

Criterion:

Type: Quality

Description: Project Team 20%

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

Award criterion number: 20

Criterion:

Type: Cost

Description: Price @ 30%
Category of award weight criterion: Weight (percentage, exact)
Award criterion number: 30

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

Organisation signing the contract: Dublin City Council

6 Results

Value of all contracts awarded in this notice: 2 436 871,35 Euro

6.1 Result lot identifier: LOT-0001

At least one winner was chosen.

6.1.2 Information about winners

Winner:

Official name: McKeon Group

Tender:

Tender identifier: McKeon Group

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 436 871,35 Euro

Subcontracting: No

Contract information:

Identifier of the contract: CFT-7202936 Contract for Hugh Lane Gallery Capital Projects at 18 Parnell Square
Essential Repair and Refurbishment Works to repurpose Writers Museum to accommodate Hugh Lane Gallery
offices and exhibition space.

Date of the conclusion of the contract: 29/04/2026

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: 2

8 Organisations

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
Contact point: Elaine Bulter
Email: elaine.bulter@dublincity.ie
Telephone: 01 2222222
Internet address: <https://www.dublincity.ie>
Buyer profile: <https://www.dublincity.ie>
Roles of this organisation:
Buyer
Organisation signing the contract

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

8.1 ORG-0004

Official name: McKeon Group
Size of the economic operator: Micro, small, or medium
Registration number: 4530738W
Town: Unit 7-8, Block 13A, Ashbourne Business Park, Ashbourne, Co. Meath, A84 EK54
Postcode: A84 EK54
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Contact point: Paddy Cassidy
Email: paddy.cassidy@mckeon.ie

Telephone: 018402116

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

Notice information

Notice identifier/version: 5bbf2579-8161-435b-929f-617568cc3469 - 01

Form type: Result

Notice type: Contract or concession award notice – standard regime

Notice dispatch date: 01/07/2026 12:04 +01:00

Languages in which this notice is officially available: English