

511055-2026 - Konkurrencevilkår

Irland – Bygge- og anlægsarbejder – DCC - Home Building Programme Contractor Multi Party Framework Agreement in 2 Lots A and B

OJ S 140/2026 23/07/2026

Udbuds- eller koncessionsbekendtgørelse – standardordningen - Meddelelse om ændring
Bygge- og anlægsarbejder

1. Køber

1.1. Køber

Officielt navn: Dublin City Council

E-mail: procurementunit@dublincity.ie

Køberens retlige status: Lokal myndighed

Den ordregivende myndigheds aktivitet: Generelle offentlige tjenesteydelser

2. Procedure

2.1. Procedure

Titel: DCC - Home Building Programme Contractor Multi Party Framework Agreement in 2 Lots A and B

Beskrivelse: Dublin City Council ("DCC", the "Contracting Authority") intends to establish two (2) four-year contractor multi-party framework agreements, namely, Lot A Framework and Lot B Framework (the "Frameworks") for the delivery of a significant programme of housing projects (the "Programme") utilising primarily the Design and Build (DB) delivery model. The Programme will form an important component of DCC's direct social and affordable housing delivery pipeline for the period 2026–2030, consistent with the objectives set out in the Government's new national housing plan, Delivering Homes, Building Communities. DCC has engaged the National Development Finance Agency ("NDFA") to support the procurement and delivery of the Programme. 26 no. sites comprising approximately 4,000 units have been identified for inclusion in the Programme. Further sites may be added to the Programme over the lifetime of the Frameworks. The Frameworks will be established using a 2-stage restricted procurement procedure and will consist of the Lot A Framework and the Lot B Framework, with suitably qualified contractors appointed to each of the Frameworks. The Lot A Framework call off contracts capex values range from €100m to €250m, while call-off contracts under the Lot B Framework will have capex values of up to €100m. These capex value ranges may be adjusted as necessary over the period of the Frameworks in line with construction inflation. Applicants may apply to qualify for each Framework; however, applicants can only be shortlisted for one of the Frameworks. Applicants will be required to state their Framework preference at the pre-qualification submission stage. For example, if an applicant submits an application for both the Lot A Framework and the Lot B Framework and fulfils the pre-qualification requirements for both Frameworks, the applicant will only be shortlisted for their preferred Framework and will not be shortlisted for the other Framework. For further information please refer to the Project Information Memorandum. The Estimated Value figures provided below are estimates only and are provided for indicative purposes only. It is not possible to be definitive regarding the anticipated total value of the Frameworks at this time due to a range of factors, including but not limited to changes to the sites to be included in the Programme and construction inflation. The estimated value figure is intended solely as an aggregate indicator of the potential overall scale of the Frameworks, rather than the value of

the currently identified pipeline of sites. Accordingly, the value of works procured under the Frameworks may be lower than the estimated figure stated in this notice and may vary during the term of the Frameworks, subject always to the maximum value of the Frameworks as stated in this notice below. The duration of each of the Frameworks is 48 months. The estimated duration of each call off contract under the Frameworks will be included at tender stage. The estimated duration of the first call off contract for the Lot A Framework and Lot B Framework is 24 months. Dublin City Council reserves the right to amend, alter or vary the information contained within this notice. For further information please refer to documentation available to download from www.etenders.gov.ie Resource ID 8179852. Please note that this programme is subject to funding.

Identifikator for proceduren: 7cb7ea0b-82c1-49b2-9b87-0ac0a1ddeb9d

Udbudsprocedure: Begrænset

Proceduren er en hasteprocedure: nej

2.1.1. Formål

Kontraktens hovedformål: Bygge- og anlægsarbejder

Primær klassifikation (cpv): 45000000 Bygge- og anlægsarbejder

Supplerende klassifikation (cpv): 45210000 Byggearbejde, 45211340 Opførelse af ejendomme med flere boliger, 45211000 Byggearbejder på enfamiliehuse og boligejendomme, 45211341

Byggearbejde: lejligheder, 45310000 Udførelse af elektriske installationer, 70111000

Byggemodning af fast ejendom til beboelsesformål, 45350000 Maskininstallationer

2.1.2. Udførelsessted

Landsdel (NUTS): Dublin (IE061)

Land: Irland

2.1.3. Værdi

Anslået værdi eksklusiv moms: 2 500 000 000,00 EUR

Rammeaftalens maksimumværdi: 2 500 000 000,00 EUR

2.1.4. Generelle oplysninger

Yderligere oplysninger: 1. Suppliers must register their interest in the CfT on the eTenders web site (www.etenders.gov.ie) in order to be included on the mailing list for clarifications.

Suppliers are advised to check the Messaging box for broadcast messages and tender clarifications from the Contracting Authority which might have issued prior to the date that Supplier associated itself / expressed an interest in the CfT. 2. Please note also that all

information relating to attachments, including clarifications and changes, will be published on the Irish Government Procurement Opportunities Portal (www.etenders.gov.ie) only.

Registration is free of charge. Dublin City Council will not accept responsibility for information relayed (or not relayed) via third parties. 3. Emailed/faxed/late tenders will not be accepted. 4.

Submission of Tenders Tenders must be submitted electronically via the eTenders electronic tender facility on www.etenders.gov.ie only. Only Tenders submitted through the electronic

tender facility will be accepted. Tenders submitted by any other means (including but not limited to by email, post or hand delivery) will not be accepted. Please note that the eTenders electronic tender facility closes at the stated date and time precisely. It is the responsibility of Applicants / Tenderers to use the tender facility correctly, which includes taking responsibility

for the safe and timely delivery of the tender. Tenderers must ensure that they give themselves enough time to upload and submit all required documentation before the closing date/time. Tenderers should consider the fact that upload speeds vary. In order to submit a response to the electronic tender facility, please note that you must ensure you have submitted the response completely. It is advisable to familiarise yourself with the new

eTenders platform prior to the closing date. The Contracting Authority will not be responsible if an economic operator fails to upload their documentation or if the uploaded file(s) is/are corrupted and cannot be read by Dublin City Council. In order to facilitate assessment, Applicants / Tenderers are kindly requested to submit a single attachment inclusive of the completed questionnaire(s)/ tender(s) and all related appendices. Economic Operators should note the following when making their submission: • There is a maximum upload limit of 100MB per tender submission. • After submitting a response, the response may be modified and re-submitted as many times as may be necessary until the CfT deadline has expired. • The 'Submit' button will be disabled automatically upon the expiration of the response deadline. Below we provide an overview of the key steps. Please note that the Contracting Authority take no responsibility for these steps being the totality of the steps required as different processes may require different actions. Should you experience difficulty when uploading documents or have any queries regarding the tender submission, please contact the eTenders helpdesk directly via phone +353 818001459, Email irisheprochelpdesk@eurodyn.com or select 'Contact Us' on the home page. Accessing documents In order to download all documents associated with a particular Call for Tender, Economic Operators must express an interest in the Call for Tender by associating a user from your organisation with the CfT. It is important to note that you must ensure you ASSOCIATE your company with this tender competition. To do this you must do the following: (a) Login to the system; (b) Locate the competition using the Advanced Search by Contracting Authority or Resource ID (c) Click on the hyperlink for the competition which will bring you to the CfT Workspace (d) In the Show CfT Menu for the competition click on the "Expression of Interest" in the drop down menu (e) Complete the "Association with the CfT" tab. (f) This will then provide you with a link to "Tender" under the Show CfT Menu Submitting your Tender In responding to a tender without an electronic ESPD, a number of steps are required. The final step involves clicking on a Submit button and receiving the following status: Submitted 5. All queries regarding this expression of interest/tender* must be directed to the messaging facility on www.etenders.gov.ie. CFT ID: 8179852. Queries must be in question format. Responses will be circulated to those candidates/tenderers that have registered an interest in this notice on the Irish Government procurement opportunities portal www.etenders.gov.ie. The details of the party making the query will not be disclosed when circulating the response. All queries must be submitted by 12 noon on 12th August 2026 to enable issue of responses to all interested parties. 6. Refer to document 'Additional Information' available to download from www.etenders.gov.ie using Resource ID 8179852 for further information.

Retsgrundlag:

Direktiv 2014/24/EU

2.1.5. Tilbudsvilkår

Vilkår for indgivelse:

Det højeste antal delkontrakter, for hvilket en tilbudsgiver kan indgive tilbud: 2

Betingelser for kontraktens udførelse:

Det højeste antal delkontrakter, for hvilket der kan tildeles kontrakter til én tilbudsgiver: 1

2.1.6. Udelukkelsesgrunde

Kilder til grundlag for udelukkelse: Udbudsdokument

5. Delkontrakt

5.1. Delkontrakt: LOT-0001

Titel: Lot A Framework

Beskrivelse: Dublin City Council ("DCC", the "Contracting Authority") intends to establish two (2) four-year contractor multi-party framework agreements, namely, Lot A Framework and Lot B Framework (the "Frameworks") for the delivery of a significant programme of housing projects (the "Programme") utilising primarily the Design and Build (DB) delivery model. The Programme will form an important component of DCC's direct social and affordable housing delivery pipeline for the period 2026–2030, consistent with the objectives set out in the Government's new national housing plan, Delivering Homes, Building Communities. DCC has engaged the National Development Finance Agency ("NDFA") to support the procurement and delivery of the Programme. 26 no. sites comprising approximately 4,000 units have been identified for inclusion in the Programme. Further sites may be added to the Programme over the lifetime of the Frameworks. The Frameworks will be established using a 2-stage restricted procurement procedure and will consist of the Lot A Framework and the Lot B Framework, with suitably qualified contractors appointed to each of the Frameworks. The Lot A Framework call off contracts capex values range from €100m to €250m, while call-off contracts under the Lot B Framework will have capex values of up to €100m. These capex value ranges may be adjusted as necessary over the period of the Frameworks in line with construction inflation. Applicants may apply to qualify for each Framework; however, applicants can only be shortlisted for one of the Frameworks. Applicants will be required to state their Framework preference at the pre-qualification submission stage. For example, if an applicant submits an application for both the Lot A Framework and the Lot B Framework and fulfils the pre-qualification requirements for both Frameworks, the applicant will only be shortlisted for their preferred Framework and will not be shortlisted for the other Framework. For further information please refer to the Project Information Memorandum. The Estimated Value figures provided below are estimates only and are provided for indicative purposes only. It is not possible to be definitive regarding the anticipated total value of the Frameworks at this time due to a range of factors, including but not limited to changes to the sites to be included in the Programme and construction inflation. The estimated value figure is intended solely as an aggregate indicator of the potential overall scale of the Frameworks, rather than the value of the currently identified pipeline of sites. Accordingly, the value of works procured under the Frameworks may be lower than the estimated figure stated in this notice and may vary during the term of the Frameworks, subject always to the maximum value of the Frameworks as stated in this notice below. The duration of each of the Frameworks is 48 months. The estimated duration of each call off contract under the Frameworks will be included at tender stage. The estimated duration of the first call off contract for the Lot A Framework and Lot B Framework is 24 months. Dublin City Council reserves the right to amend, alter or vary the information contained within this notice. For further information please refer to documentation available to download from www.etenders.gov.ie Resource ID 8179852. Please note that this programme is subject to funding.

Intern ID: 1

5.1.1. Formål

Kontraktens hovedformål: Bygge- og anlægsarbejder

Primær klassifikation (cpv): 45000000 Bygge- og anlægsarbejder

Supplerende klassifikation (cpv): 45210000 Byggearbejde, 45211340 Opførelse af ejendomme med flere boliger, 45211000 Byggearbejder på enfamiliehuse og boligejendomme, 45211341

Byggearbejde: lejligheder, 45310000 Udførelse af elektriske installationer, 70111000

Byggemodning af fast ejendom til beboelsesformål, 45350000 Maskininstallationer

5.1.2. Udførelsessted

Landsdel (NUTS): Dublin (IE061)

Land: Irland

5.1.3. Anslået varighed

Varighed: 48 Måneder

5.1.5. Værdi

Anslået værdi eksklusiv moms: 2 500 000 000,00 EUR

5.1.6. Generelle oplysninger

Reserveret deltagelse:

Deltagelse uden forbehold.

Indkøbsprojekt, der ikke finansieres med EU-midler

Udbuddet er omfattet af aftalen om offentlige udbud (GPA): ja

5.1.7. Strategiske udbud

Formålet med strategiske udbud: Opfyldelse af sociale mål

Beskrivelse: The Programme will form an important component of DCC's direct social and affordable housing delivery pipeline for the period 2026–2030, consistent with the objectives set out in the Government's new national housing plan, Delivering Homes, Building Communities.

Socialt mål, som fremmes: Andet

5.1.8. Tilgængelighedskriterier

Der er anvendt kriterier vedrørende adgangsmuligheder for personer med handicap

5.1.9. Udvalgelseskriterier

Kilder til udvalgelseskriterier: Udbudsdokument

Oplysninger om den anden fase i en procedure, der afvikles i to faser:

Mindsteantallet af ansøgere, som skal opfordres til at deltage i anden fase af proceduren: 5

5.1.10. Tildelingskriterier

Kriterium:

Type: Kvalitet

Kriterium:

Type: Omkostninger

5.1.11. Tilbudsdokumenter

Sprog, som udbudsdokumenterne er officielt tilgængelige på: engelsk

Sprog, som udbudsdokumenterne (eller dele heraf) er uofficielt tilgængelige på: engelsk

Frist for anmodning om yderligere oplysninger: 12/08/2026 12:00:00 (UTC+01:00)

centraleuropæisk tid, vesteuropæisk sommertid

Adresse på udbudsdokumenterne: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8179852>

5.1.12. Tilbudsvilkår

Vilkår for indgivelse:

Elektronisk indgivelse: Påkrævet

Indgivelsesadresse: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=8179852>

Sprog, som tilbud og ansøgninger om deltagelse kan indgives på: engelsk

Elektronisk katalog: Ikke tilladt

Tilbudsgivere kan indgive mere end ét tilbud: Ikke tilladt

Frist for modtagelse af anmodninger om deltagelse: 26/08/2026 12:00:00 (UTC+01:00)
centraleuropæisk tid, vesteuropæisk sommertid

Betingelser for kontraktens udførelse:

Udførelsen af kontrakten skal ske inden for rammerne af programmer for beskyttet

beskæftigelse: Nej

Elektronisk fakturering: Påkrævet

Der vil blive anvendt elektronisk bestilling: ja

Der vil blive anvendt elektronisk betaling: ja

5.1.15. Teknikker

Rammeaftale:

Rammeaftale med fornyet iværksættelse af konkurrence

Det maksimale antal deltagere: 5

Oplysninger om det dynamiske indkøbssystem:

Intet dynamisk indkøbssystem

5.1.16. Yderligere oplysninger, mægling og gennemgang

Organisation med ansvar for klager: The High Court of Ireland

Organisation, der sikrer adgang til udbudsdokumenterne offline: Dublin City Council

Organisation, der leverer yderligere oplysninger om klageprocedurerne: The High Court of Ireland

Organisation, der modtager ansøgninger om deltagelse: Dublin City Council

Organisation, der behandler tilbud: Dublin City Council

5.1. Delkontrakt: LOT-0002

Titel: Lot B Framework

Beskrivelse: Dublin City Council ("DCC", the "Contracting Authority") intends to establish two (2) four-year contractor multi-party framework agreements, namely, Lot A Framework and Lot B Framework (the "Frameworks") for the delivery of a significant programme of housing projects (the "Programme") utilising primarily the Design and Build (DB) delivery model. The Programme will form an important component of DCC's direct social and affordable housing delivery pipeline for the period 2026–2030, consistent with the objectives set out in the Government's new national housing plan, Delivering Homes, Building Communities. DCC has engaged the National Development Finance Agency ("NDFA") to support the procurement and delivery of the Programme. 26 no. sites comprising approximately 4,000 units have been identified for inclusion in the Programme. Further sites may be added to the Programme over the lifetime of the Frameworks. The Frameworks will be established using a 2-stage restricted procurement procedure and will consist of the Lot A Framework and the Lot B Framework, with suitably qualified contractors appointed to each of the Frameworks. The Lot A Framework call off contracts capex values range from €100m to €250m, while call-off contracts under the Lot B Framework will have capex values of up to €100m. These capex value ranges may be adjusted as necessary over the period of the Frameworks in line with construction inflation. Applicants may apply to qualify for each Framework; however, applicants can only be shortlisted for one of the Frameworks. Applicants will be required to state their Framework preference at the pre-qualification submission stage. For example, if an applicant submits an application for both the Lot A Framework and the Lot B Framework and fulfils the pre-qualification requirements for both Frameworks, the applicant will only be shortlisted for their preferred Framework and will not be shortlisted for the other Framework. For further information please refer to the Project Information Memorandum. The Estimated Value figures provided below are estimates only and are provided for indicative purposes only. It is not possible to be definitive regarding the anticipated total value of the Frameworks at this time

due to a range of factors, including but not limited to changes to the sites to be included in the Programme and construction inflation. The estimated value figure is intended solely as an aggregate indicator of the potential overall scale of the Frameworks, rather than the value of the currently identified pipeline of sites. Accordingly, the value of works procured under the Frameworks may be lower than the estimated figure stated in this notice and may vary during the term of the Frameworks, subject always to the maximum value of the Frameworks as stated in this notice below. The duration of each of the Frameworks is 48 months. The estimated duration of each call off contract under the Frameworks will be included at tender stage. The estimated duration of the first call off contract for the Lot A Framework and Lot B Framework is 24 months. Dublin City Council reserves the right to amend, alter or vary the information contained within this notice. For further information please refer to documentation available to download from www.etenders.gov.ie Resource ID 8179852. Please note that this programme is subject to funding.

Intern ID: 2

5.1.1. Formål

Kontraktens hovedformål: Bygge- og anlægsarbejder

Primær klassifikation (cpv): 45000000 Bygge- og anlægsarbejder

Supplerende klassifikation (cpv): 45210000 Byggearbejde, 45211340 Opførelse af ejendomme med flere boliger, 45211000 Byggearbejder på enfamiliehuse og boligejendomme, 45211341

Byggearbejde: lejligheder, 45310000 Udførelse af elektriske installationer, 70111000

Byggemodning af fast ejendom til beboelsesformål, 45350000 Maskininstallationer

5.1.2. Udførelsessted

Landsdel (NUTS): Dublin (IE061)

Land: Irland

5.1.3. Anslået varighed

Varighed: 48 Måneder

5.1.5. Værdi

Anslået værdi eksklusiv moms: 2 500 000 000,00 EUR

5.1.6. Generelle oplysninger

Reserveret deltagelse:

Deltagelse uden forbehold.

Indkøbsprojekt, der ikke finansieres med EU-midler

Udbuddet er omfattet af aftalen om offentlige udbud (GPA): ja

5.1.7. Strategiske udbud

Formålet med strategiske udbud: Opfyldelse af sociale mål

Beskrivelse: The Programme will form an important component of DCC's direct social and affordable housing delivery pipeline for the period 2026–2030, consistent with the objectives set out in the Government's new national housing plan, Delivering Homes, Building Communities.

Socialt mål, som fremmes: Andet

5.1.8. Tilgængelighedskriterier

Der er anvendt kriterier vedrørende adgangsmuligheder for personer med handicap

5.1.9. Udvalgelseskriterier

Kilder til udvalgelseskriterier: Udbudsdokument

Oplysninger om den anden fase i en procedure, der afvikles i to faser:

Mindsteantallet af ansøgere, som skal opfordres til at deltage i anden fase af proceduren: 6

5.1.10. Tildelingskriterier

Kriterium:

Type: Kvalitet

Kriterium:

Type: Omkostninger

5.1.11. Tilbudsdokumenter

Sprog, som udbudsdokumenterne er officielt tilgængelige på: engelsk

Sprog, som udbudsdokumenterne (eller dele heraf) er uofficielt tilgængelige på: engelsk

Frist for anmodning om yderligere oplysninger: 12/08/2026 12:00:00 (UTC+01:00)

centraleuropæisk tid, vesteuropæisk sommertid

Adresse på udbudsdokumenterne: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8179852>

5.1.12. Tilbudsvilkår

Vilkår for indgivelse:

Elektronisk indgivelse: Påkrævet

Indgivelsesadresse: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=8179852>

Sprog, som tilbud og ansøgninger om deltagelse kan indgives på: engelsk

Elektronisk katalog: Ikke tilladt

Tilbudsgivere kan indgive mere end ét tilbud: Ikke tilladt

Frist for modtagelse af anmodninger om deltagelse: 26/08/2026 12:00:00 (UTC+01:00)

centraleuropæisk tid, vesteuropæisk sommertid

Betingelser for kontraktens udførelse:

Udførelsen af kontrakten skal ske inden for rammerne af programmer for beskyttet

beskæftigelse: Nej

Elektronisk fakturering: Påkrævet

Der vil blive anvendt elektronisk bestilling: ja

Der vil blive anvendt elektronisk betaling: ja

5.1.15. Teknikker

Rammeaftale:

Rammeaftale med fornyet iværksættelse af konkurrence

Det maksimale antal deltagere: 6

Oplysninger om det dynamiske indkøbssystem:

Intet dynamisk indkøbssystem

5.1.16. Yderligere oplysninger, mægling og gennemgang

Organisation med ansvar for klager: The High Court of Ireland

Organisation, der sikrer adgang til udbudsdokumenterne offline: Dublin City Council

Organisation, der leverer yderligere oplysninger om klageprocedurerne: The High Court of Ireland

Organisation, der modtager ansøgninger om deltagelse: Dublin City Council

Organisation, der behandler tilbud: Dublin City Council

8. Organisationer

8.1. ORG-0001

Officielt navn: Dublin City Council

Registreringsnummer: IE47732154U
Postadresse: Civic Offices, Wood Quay
By: Dublin
Postnummer: D08 RF3F
Landsdel (NUTS): Dublin (IE061)
Land: Irland
E-mail: procurementunit@dublincity.ie
Telefon: 01 2222222

Internetadresse: <https://www.dublincity.ie>
Køberprofil: <https://www.dublincity.ie>

Denne organisations roller:

Køber

Organisation, der sikrer adgang til udbudsdokumenterne offline

Organisation, der modtager ansøgninger om deltagelse

Organisation, der behandler tilbud

8.1. ORG-0002

Officielt navn: The High Court of Ireland
Registreringsnummer: The High Court of Ireland
Afdeling: The High Court of Ireland
Postadresse: Four Courts, Inns Quay, Dublin 7
By: Dublin
Postnummer: D07 WDX8
Landsdel (NUTS): Dublin (IE061)
Land: Irland
E-mail: HighCourtCentralOffice@courts.ie
Telefon: +353 1 8886000

Denne organisations roller:

Organisation med ansvar for klager

Organisation, der leverer yderligere oplysninger om klageprocedurerne

8.1. ORG-0003

Officielt navn: European Dynamics S.A.
Registreringsnummer: 002024901000
Afdeling: European Dynamics S.A.
By: Athens
Postnummer: 15125
Landsdel (NUTS): Βόρειος Τομέας Αθηνών (EL301)
Land: Grækenland
E-mail: eproc-esender@eurodyn.com
Telefon: +30 2108094500

Denne organisations roller:

TED eSender

10. Ændring

Udgave af den foregående bekendtgørelse, der skal ændres

:

f3fde506-be0b-40b6-97b5-4c4c103b415e-01

Hovedårsagen til ændringen

:

Ajourførte oplysninger

Beskrivelse

:

Deadlines extended: Deadline for receipt of requests to participate 26/08/2026 at 12.00 noon
Irish time Deadline for requesting additional information 12/08/2026 at 12:00 noon Irish time

Oplysninger om bekendtgørelsen

Bekendtgørelsens ID: a3d1bc6a-a224-4a90-b647-8f5f943acc5e - 02

Formulartype: Konkurrencevilkår

Bekendtgørelsestype: Udbuds- eller koncessionsbekendtgørelse – standardordningen

Bekendtgørelsesundertype: 16

Afsendelsesdato for bekendtgørelsen: 21/07/2026 16:44:51 (UTC+01:00) centraleuropæisk
tid, vesteuropæisk sommertid

Bekendtgørelsens officielle sprog: engelsk

Bekendtgørelsesnummer: 511055-2026

EUT-S-nummer: 140/2026

Offentliggørelsesdato: 23/07/2026