

**Ireland-Cork: Construction work for multi-dwelling buildings and individual houses**  
**OJ S 19/2024 26/01/2024**  
**Contract award notice**  
**Works**

**Legal Basis:**

Directive 2014/24/EU

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**Section I: Contracting authority**

**I.1. Name and addresses**

Official name: Cork City Council

National registration number: N/A

Postal address: City Hall

Town: Cork

NUTS code: IE053 South-West

Postal code: T12 T997

Country: Ireland

Contact person: Mark Birch

E-mail: [mark\\_birch@corkcity.ie](mailto:mark_birch@corkcity.ie)

**Internet address(es):**

Main address: <http://www.corkcity.ie>

Address of the buyer profile: <http://irl.eu-supply.com/ctm/Supplier/CompanyInformation/Index/250>

**I.4. Type of the contracting authority**

Regional or local authority

**I.5. Main activity**

General public services

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**Section II: Object**

**II.1. Scope of the procurement**

**II.1.1. Title**

Cork City Council Social Housing Programme 2015-2017

Reference number: HCP-2015-01

**II.1.2. Main CPV code**

45211000 Construction work for multi-dwelling buildings and individual houses

**II.1.3. Type of contract**

Works

**II.1.4. Short description**

The 'Cork City Council Social Housing Programme 2015-2017' is a major part of Cork City Council's delivery plan for the 'Social Housing Strategy' as approved by Government in November 2014. Through the competitive dialogue procedure the Council wishes to engage with the Candidates to identify and define the best means suited to meeting its requirements whether by means of solutions such as

the:

- provision of suitable sites, carrying out design and obtaining appropriate planning permissions on selected sites in partnership with Cork City Council,
- construction and completion of the resulting housing projects ready for occupation by residents under a parallel site acquisition and development agreement with the Council entitled the 'Cork City Council Social Housing Programme 2015-2017',
- completion and transfer of suitable unfinished housing schemes or housing units,
- construction of additional units in existing housing schemes.

#### **II.1.6. Information about lots**

This contract is divided into lots: yes

#### **II.1.7. Total value of the procurement**

Value excluding VAT: 61 410 136,92 EUR

### **II.2. Description**

#### **II.2.1. Title**

Lot 1a: Provide site, design, obtain planning permission and construct 6 or more units

Lot No: 1

#### **II.2.2. Additional CPV code(s)**

45111291 Site-development work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211340 Multi-dwelling buildings construction work, 45211360 Urban development construction work, 70111000 Development of residential real estate, 71220000 Architectural design services, 71221000 Architectural services for buildings, 71240000 Architectural, engineering and planning services , 71320000 Engineering design services, 79415200 Design consultancy services

#### **II.2.3. Place of performance**

NUTS code: IE053 South-West

Main site or place of performance: Cork City

#### **II.2.4. Description of the procurement**

Lot 1a: Provide site, design, obtain planning permission and construct 6 or more units

#### **II.2.5. Award criteria**

Quality criterion - Name: Legal and Contractual / Weighting: 11%

Quality criterion - Name: Technical / Weighting: 20%

Price - Weighting: 69%

#### **II.2.11. Information about options**

Options: no

#### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

#### **II.2.14. Additional information**

### **II.2. Description**

#### **II.2.1. Title**

Lot 1b: Provide site, design, obtain planning permission and construct less than 6 units  
Lot No: 2

**II.2.2. Additional CPV code(s)**

45111291 Site-development work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211340 Multi-dwelling buildings construction work, 45211360 Urban development construction work, 70111000 Development of residential real estate, 71220000 Architectural design services, 71221000 Architectural services for buildings, 71240000 Architectural, engineering and planning services , 71320000 Engineering design services, 79415200 Design consultancy services

**II.2.3. Place of performance**

NUTS code: IE053 South-West  
Main site or place of performance: Cork City

**II.2.4. Description of the procurement**

Lot 1b: Provide site, design, obtain planning permission and construct less than 6 units

**II.2.5. Award criteria**

Quality criterion - Name: Legal and Contractual / Weighting: 11%  
Quality criterion - Name: Technical / Weighting: 20%  
Price - Weighting: 69%

**II.2.11. Information about options**

Options: no

**II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

**II.2.14. Additional information**

**II.2. Description**

**II.2.1. Title**

Lot 2a: Provide site with planning permission and construct 6 or more units  
Lot No: 3

**II.2.2. Additional CPV code(s)**

45111291 Site-development work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211340 Multi-dwelling buildings construction work, 45211360 Urban development construction work, 70111000 Development of residential real estate, 71220000 Architectural design services, 71221000 Architectural services for buildings, 71240000 Architectural, engineering and planning services , 71320000 Engineering design services, 79415200 Design consultancy services

**II.2.3. Place of performance**

NUTS code: IE053 South-West  
Main site or place of performance: Cork City

**II.2.4. Description of the procurement**

Lot 2a: Provide site with planning permission and construct 6 or more units

**II.2.5. Award criteria**

Quality criterion - Name: Legal and Contractual / Weighting: 15%

Quality criterion - Name: Technical / Weighting: 15%

Price - Weighting: 70%

#### **II.2.11. Information about options**

Options: no

#### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

#### **II.2.14. Additional information**

##### **II.2. Description**

###### **II.2.1. Title**

Lot 2b: Provide site with planning permission and construct less than 6 units

Lot No: 4

###### **II.2.2. Additional CPV code(s)**

45111291 Site-development work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211340 Multi-dwelling buildings construction work, 45211360 Urban development construction work, 70111000 Development of residential real estate, 71220000 Architectural design services, 71221000 Architectural services for buildings, 71240000 Architectural, engineering and planning services , 71320000 Engineering design services, 79415200 Design consultancy services

###### **II.2.3. Place of performance**

NUTS code: IE053 South-West

Main site or place of performance: Cork City

###### **II.2.4. Description of the procurement**

Lot 2b: Provide site with planning permission and construct less than 6 units

###### **II.2.5. Award criteria**

Quality criterion - Name: Legal and Contractual / Weighting: 15%

Quality criterion - Name: Technical / Weighting: 15%

Price - Weighting: 70%

#### **II.2.11. Information about options**

Options: no

#### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

#### **II.2.14. Additional information**

### **Section IV: Procedure**

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#### **IV.1. Description**

##### **IV.1.1. Type of procedure**

Competitive dialogue

##### **IV.1.3. Information about a framework agreement or a dynamic purchasing system**

#### **IV.1.8. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: no

#### **IV.2. Administrative information**

##### **IV.2.1. Previous publication concerning this procedure**

Notice number in the OJ S: [2015/S 183-331358](#)

##### **IV.2.8. Information about termination of dynamic purchasing system**

##### **IV.2.9. Information about termination of call for competition in the form of a prior information notice**

The contracting authority will not award any further contracts based on the above prior information notice

#### **Section V: Award of contract**

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**Contract No:** 1 to 6

**Lot No:** Lot 1A

**Title:**

Lot 1a: Provide site, design, obtain planning permission and construct 6 or more units

A contract/lot is awarded: yes

#### **V.2. Award of contract**

##### **V.2.1. Date of conclusion of the contract**

23/04/2021

##### **V.2.2. Information about tenders**

Number of tenders received: 6

Number of tenders received from SMEs: 6

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 0

The contract has been awarded to a group of economic operators: yes

##### **V.2.3. Name and address of the contractor**

Official name: Lyonshall Limited

Postal address: Floor 3, Blackrock Hall, Blackrock Avenue, Skehard Road, Blackrock, Cork

Town: Cork

NUTS code: IE053 South-West

Country: Ireland

E-mail: [lyonshall@eircom.net](mailto:lyonshall@eircom.net)

The contractor is an SME: yes

##### **V.2.3. Name and address of the contractor**

Official name: CASA Development (Ireland) Limited and MMD Construction (Cork) Ltd.

Postal address: Unit 1, Building 2500, Avenue 2000, Cork Airport Business Park, Cork

Town: Cork

NUTS code: IE Éire / Ireland

Postal code: T12 P6PT

Country: Ireland  
E-mail: [info@mmd.ie](mailto:info@mmd.ie)  
The contractor is an SME: yes

**V.2.3. Name and address of the contractor**

Official name: UNIQUE FITOUT UNLIMITED COMPANY  
Postal address: Unit 4, Sarsfield Court Industrial Estate, Glanmire, Co. Cork  
Town: Cork  
NUTS code: IE Éire / Ireland  
Postal code: T45 CC67  
Country: Ireland  
E-mail: [info@uniquefitout.ie](mailto:info@uniquefitout.ie)  
The contractor is an SME: yes

**V.2.3. Name and address of the contractor**

Official name: High Street Partnership  
Postal address: Windmill, Churchtown, Mallow, Co. Cork  
Town: Cork  
NUTS code: IE Éire / Ireland  
Country: Ireland  
The contractor is an SME: yes

**V.2.3. Name and address of the contractor**

Official name: O'Sheas Builders {Cork} Ltd.  
Postal address: The Glen Distillery Business Park, Old Whitechurch Rd, Kilnap, Cork.  
Town: Cork  
NUTS code: IE Éire / Ireland  
Country: Ireland  
E-mail: [michaelos@osheasbuilders.com](mailto:michaelos@osheasbuilders.com)  
The contractor is an SME: yes

**V.2.3. Name and address of the contractor**

Official name: CASA Development (Ireland) Limited and MMD Construction (Cork) Ltd.  
Postal address: Unit 1, Building 2500, Avenue 2000, Cork Airport Business Park, Cork  
Town: Cork  
NUTS code: IE Éire / Ireland  
Postal code: T12 P6PT  
Country: Ireland  
E-mail: [info@mmd.ie](mailto:info@mmd.ie)  
The contractor is an SME: yes

**V.2.4. Information on value of the contract/lot**

Total value of the contract/lot: 33 309 418,67 EUR

**V.2.5. Information about subcontracting**

**Section V: Award of contract**

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**Contract No: 7 & 8**

**Lot No: Lot 1B**

**Title:**

Lot 1b: Provide site, design, obtain planning permission and construct less than 6 units

A contract/lot is awarded: yes

## **V.2. Award of contract**

### **V.2.1. Date of conclusion of the contract**

24/09/2018

### **V.2.2. Information about tenders**

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 0

The contract has been awarded to a group of economic operators: yes

### **V.2.3. Name and address of the contractor**

Official name: Novafield (Cork) Ltd

Postal address: Nash's Road, Fairhill, Cork

Town: Cork

NUTS code: IE Éire / Ireland

Country: Ireland

E-mail: [novafield@eircom.net](mailto:novafield@eircom.net)

The contractor is an SME: yes

### **V.2.3. Name and address of the contractor**

Official name: Reeftan Limited

Postal address: Unit B, First Floor Block C3, Donnybrook Commercial Centre, Douglas, Cork

Town: Cork

NUTS code: IE Éire / Ireland

Country: Ireland

E-mail: [info@reeftan.ie](mailto:info@reeftan.ie)

The contractor is an SME: yes

### **V.2.4. Information on value of the contract/lot**

Total value of the contract/lot: 2 032 590,07 EUR

### **V.2.5. Information about subcontracting**

## **Section V: Award of contract**

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**Contract No:** 9

**Lot No:** Lot 2A

**Title:**

Lot 2a: Provide site with planning permission and construct 6 or more units

A contract/lot is awarded: yes

## **V.2. Award of contract**

### **V.2.1. Date of conclusion of the contract**

06/06/2017

**V.2.2. Information about tenders**

Number of tenders received: 1

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 0

The contract has been awarded to a group of economic operators: no

**V.2.3. Name and address of the contractor**

Official name: Lyonshall Limited

Postal address: Floor 3, Blackrock Hall, Blackrock Avenue, Skehard Road, Blackrock, Cork

Town: Cork

NUTS code: IE Éire / Ireland

Country: Ireland

E-mail: [lyonshall@eircom.net](mailto:lyonshall@eircom.net)

The contractor is an SME: yes

**V.2.4. Information on value of the contract/lot**

Total value of the contract/lot: 10 400 317,18 EUR

**V.2.5. Information about subcontracting****Section V: Award of contract**

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**Contract No:** 10 & 11

**Lot No:** Lot 2B

**Title:**

Lot 2b: Provide site with planning permission and construct less than 6 units

A contract/lot is awarded: yes

**V.2. Award of contract****V.2.1. Date of conclusion of the contract**

14/06/2019

**V.2.2. Information about tenders**

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 0

The contract has been awarded to a group of economic operators: yes

**V.2.3. Name and address of the contractor**

Official name: Murnane & O'Shea Ltd.

Postal address: Lahadane, Bantry, Co. Cork

Town: Cork

NUTS code: IE Éire / Ireland

Country: Ireland

E-mail: [info@mosgroup.ie](mailto:info@mosgroup.ie)

The contractor is an SME: yes

**V.2.3. Name and address of the contractor**

Official name: Novafield (Cork) Ltd

Postal address: Nash's Road, Fairhill, Cork

Town: Cork

NUTS code: IE Éire / Ireland

Country: Ireland

E-mail: [novafield@eircom.net](mailto:novafield@eircom.net)

The contractor is an SME: yes

**V.2.4. Information on value of the contract/lot**

Total value of the contract/lot: 1 613 785,02 EUR

**V.2.5. Information about subcontracting**

**Section VI: Complementary information**

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**VI.3. Additional information**

**VI.4. Procedures for review**

**VI.4.1. Review body**

Official name: High court of Ireland

Postal address: Four Courts

Town: Dublin

Country: Ireland

**VI.5. Date of dispatch of this notice**

22/01/2024