

## 12317-2026 - Competition

Ireland – Real estate services – Single-Party Framework Agreement for preliminary property development advice for locations at Grand Canal Dock (Dublin) and Tullamore Harbour (Co. Offaly) for Waterways Ireland  
OJ S 6/2026 09/01/2026  
Contract or concession notice – standard regime  
Services

### 1. Buyer

---

#### 1.1. Buyer

Official name: Waterways Ireland\_225

Email: [procurement@waterwaysireland.org](mailto:procurement@waterwaysireland.org)

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: General public services

### 2. Procedure

---

#### 2.1. Procedure

Title: Single-Party Framework Agreement for preliminary property development advice for locations at Grand Canal Dock (Dublin) and Tullamore Harbour (Co. Offaly) for Waterways Ireland

Description: Waterways Ireland requires advice on maximising each location's value for the public good (social, economic, and environmental wellbeing), maximizing benefits to the respective communities and to visitors, while minimising risk to Waterways, including: A) a clear economic viability appraisal for each site, to include preliminary cost estimates, cost-benefit analysis and return on investment ratio, to include: evaluation of planning considerations, clearly identifying any issues or limitations ; and an appraisal of the development footprint and floor space achievable with respect to SDZ directives, planning regulations, conservation status, curtilage, height restrictions, excavation restrictions etc., and derived from this the quantum of floorspace (community / recreational, office, retail), residential units, hotel bedrooms, parking spaces etc. which could be delivered B) a clear recommendation on the commercial model for site(s) recommended for development, to include the optimal funding streams, taking account of the associated risks and uncertainties C) an appropriate level of detail, rigour and analysis will be required to populate preliminary business cases for the recommended model for each site D) advice on project timelines E) assurance that, insofar as possible, 'no surprises' in terms of development impediments, delays or unanticipated funding barriers would arise should the recommendations be implemented.

Procedure identifier: 72ee0321-f2ea-427e-8078-b46873d7b3c4

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: yes

Justification for the accelerated procedure: The Contracting Authority is employing the Accelerated Competitive Procedure with Negotiation for this procurement given the urgency, complexity and risk associated with the procurement in accordance with Art. 26 of Directive 2014/24/EU.

Main features of the procedure: The procedure involves a number of stages: • Pre-Qualification Phase (this Phase) The Pre-Qualification Phase (this phase) will be used to short-list the number of potential Candidates, depending on the quality of the responses received in response to this questionnaire. It is anticipated that 3 firms will be invited to tender. • Tender Stage Those invited to tender, will be issued with a minimum based specification, award criteria and pricing documents and invited to submit tenders. The Contracting Authority will evaluate those tenders against the award criteria and reserves the right to: (a) Move straight to a contract award decision, without negotiation (b) To invite all firms to negotiation meetings. (c) To apply the successive reduction rule to reduce the number of firms invited to the negotiation phase – the choice of firms may be based on scenarios where firms have failed to qualify under one or more of the award criteria and/or situations where there is a clear score differential following evaluation of the initial tenders; • The Negotiation Stage Where an invitation to attend a negotiation meeting is issued, it should be noted that all aspects of the tender submitted may be discussed, including costs. Those tenderers will subsequently be invited to submit a Best and Final Offer (BAFO), which will be assessed against the award criteria. It should be emphasised that the Contracting Authority reserves the right to establish the framework directly following receipt of initial tenders without recourse to negotiations with individual tenderers. It should also be noted that the Contracting Authority reserves the right to employ a negotiation stage for the award of any contract under the framework agreement.

#### **2.1.1. Purpose**

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis, 71318000

Advisory and consultative engineering services, 70332200 Commercial property management services, 70332000 Non-residential property services

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

Country: Ireland

Anywhere in the given country

#### **2.1.3. Value**

Estimated value excluding VAT: 400 000,00 EUR

Maximum value of the framework agreement: 400 000,00 EUR

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

Additional information: Please consult the associated documentation, which contains full instructions regarding the submission of tenders and is available to download from [www.etenders.gov.ie](http://www.etenders.gov.ie) using eTenders Resource ID – 7246634 Interested parties must associate their organisation with this competition on the eTenders web site ([www.etenders.gov.ie](http://www.etenders.gov.ie)) in order to be included on the mailing list for clarifications and to upload tender responses. To do this you must do the following: Log-in to the eTenders portal; Locate the competition using the Advanced Search by searching under the Contracting Authority or Resource ID. Click on the hyperlink for the competition which will bring you to the CfT Workspace. In the Show CfT Menu for the competition click on the “Expression of Interest in the drop-down menu. Complete the Association with the CfT tab. This will then provide you with a link to Tender under the Show CfT Menu where you can prepare your submission. (1) When finalising your tender submission please upload your final response as a ZIP file as individual documents may lose their titles if uploaded individually. Also ensure that you receive a message under the status header called Submitted, as the percentage tab does not necessarily imply you have successfully submitted your response. (2) There is a maximum upload limit of 250MB per file and 500MB per tender

submission. (3) Suppliers should note the following when making their submission suppliers must ensure that they give themselves sufficient time to upload & submit all required documentation before the submission deadline. Suppliers should consider the fact that upload speeds vary and that the new eTenders system operates in a different manner to the previous platform operated by EU-Supply. The submit button will be disabled automatically upon the expiration of the response deadline. (4) If you experience difficulty when uploading documents, please contact the eTenders Support Desk for technical assistance. Email [irish-eproc-helpdesk@eurodym.com](mailto:irish-eproc-helpdesk@eurodym.com) or Telephone: +353(0)818 001459 (09:00 – 17:00 hours). (5) Tenders submitted by any other means (including but not limited to email, post, messaging system on etenders or hand delivery) will not be accepted. (6) All information relating to attachments, including clarifications and changes, will be published on the Irish Government Procurement Opportunities Portal ([www.etenders.gov.ie](http://www.etenders.gov.ie)) only. Registration is free of charge. The contracting authority will not accept responsibility for information relayed (or not relayed) via third parties. (7) All queries regarding this tender requirement or process must be submitted through the Irish Government Procurement Opportunities Portal [www.etenders.gov.ie](http://www.etenders.gov.ie) as a specific question. Responses will be circulated to those tenderers that have registered an interest in this notice on [www.etenders.gov.ie](http://www.etenders.gov.ie). The details of the person making a query will not be disclosed when circulating the response (8) The contracting authority will not be responsible for any costs, charges or expenses incurred by candidates or tenderers. Contract award will be subject to the approval of the competent authorities. (9) Without prejudice to the principle of equal treatment, the contracting authority is not obliged to engage in a clarification process in respect of the procurement documents with missing or incomplete information. Therefore, respondents are advised to ensure that they return completed documentation in order to avoid the risk of elimination from the competition. (10) Where applicable, please note in relation to all documents, that where reference is made to a particular standard, make, source, process, trademark, type, or patent, that this is not to be regarded as a de facto requirement. In all such cases it should be understood that such indications are to be treated strictly and solely for reference purposes only, to which the words "or equivalent" will always be appended. (11) At its absolute discretion, the contracting authority may elect to terminate this procurement process, the framework agreement or any contract awarded under the framework agreement at any time.

**Legal basis:**

Directive 2014/24/EU

**2.1.6. Grounds for exclusion**

Sources of grounds for exclusion: Procurement Document

## 5. Lot

---

**5.1. Lot: LOT-0001**

Title: Single-Party Framework Agreement for preliminary property development advice for locations at Grand Canal Dock (Dublin) and Tullamore Harbour (Co. Offaly) for Waterways Ireland

Description: Waterways Ireland requires advice on maximising each location's value for the public good (social, economic, and environmental wellbeing), maximizing benefits to the respective communities and to visitors, while minimising risk to Waterways, including: A) a clear economic viability appraisal for each site, to include preliminary cost estimates, cost-benefit analysis and return on investment ratio, to include: evaluation of planning considerations, clearly identifying any issues or limitations ; and an appraisal of the development footprint and floor space achievable with respect to SDZ directives, planning

regulations, conservation status, curtilage, height restrictions, excavation restrictions etc., and derived from this the quantum of floorspace (community / recreational, office, retail), residential units, hotel bedrooms, parking spaces etc. which could be delivered B) a clear recommendation on the commercial model for site(s) recommended for development, to include the optimal funding streams, taking account of the associated risks and uncertainties C) an appropriate level of detail, rigour and analysis will be required to populate preliminary business cases for the recommended model for each site D) advice on project timelines E) assurance that, insofar as possible, 'no surprises' in terms of development impediments, delays or unanticipated funding barriers would arise should the recommendations be implemented.

Internal identifier: 0

#### **5.1.1. Purpose**

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis, 71318000

Advisory and consultative engineering services, 70332200 Commercial property management services, 70332000 Non-residential property services

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

Country: Ireland

Anywhere in the given country

#### **5.1.3. Estimated duration**

Duration: 4 Years

#### **5.1.5. Value**

Estimated value excluding VAT: 400 000,00 EUR

#### **5.1.6. General information**

##### **Reserved participation:**

Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

#### **5.1.7. Strategic procurement**

Aim of strategic procurement: No strategic procurement

#### **5.1.9. Selection criteria**

Sources of selection criteria: Procurement Document

##### **Information about the second stage of a two-stage procedure:**

Minimum number of candidates to be invited for the second stage of the procedure: 3

Maximum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

#### **5.1.11. Procurement documents**

Languages in which the procurement documents are officially available: English

Languages in which the procurement documents (or their parts) are unofficially available:

English

Deadline for requesting additional information: 23/01/2026 17:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7246634>

#### 5.1.12. Terms of procurement

##### Terms of submission:

Electronic submission: Required

Address for submission: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=7246634>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of requests to participate: 03/02/2026 12:00:00 (UTC+00:00) Western European Time, GMT

##### Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: yes

Electronic payment will be used: yes

#### 5.1.15. Techniques

##### Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 1

##### Information about the dynamic purchasing system:

No dynamic purchase system

Electronic auction: no

#### 5.1.16. Further information, mediation and review

Review organisation: The High Court of Ireland

Information about review deadlines: In line with remedies legislation and S.I. 130/2010

Organisation providing offline access to the procurement documents: Waterways Ireland\_225

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

Organisation receiving requests to participate: Waterways Ireland\_225

Organisation processing tenders: Waterways Ireland\_225

## 8. Organisations

---

### 8.1. ORG-0001

Official name: Waterways Ireland\_225

Registration number: not available

Postal address: 2 Sligo Road

Town: Enniskillen

Postcode: BT74 7JY

Country subdivision (NUTS): Border (IE041)

Country: Ireland

Email: [procurement@waterwaysireland.org](mailto:procurement@waterwaysireland.org)

Telephone: 02866323004

Internet address: <https://www.waterwaysireland.org>

Buyer profile: <https://www.waterwaysireland.org>

**Roles of this organisation:**

Buyer

Organisation providing offline access to the procurement documents

Organisation receiving requests to participate

Organisation processing tenders

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

Telephone: +30 2108094500

**Roles of this organisation:**

TED eSender

---

## Notice information

Notice identifier/version: 1bc52166-b827-4a9d-bee3-a9239e9d466c - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 07/01/2026 16:16:20 (UTC+00:00) Western European Time, GMT

Languages in which this notice is officially available: English

Notice publication number: 12317-2026

OJ S issue number: 6/2026

Publication date: 09/01/2026