

Ireland-Dublin: Real estate services
OJ S 55/2023 17/03/2023
Contract notice
Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Land Development Agency

National registration number: Ireland

Postal address: 2nd Floor Ashford House

Town: Dublin 2

NUTS code: IE Éire / Ireland

Postal code: Tara Street

Country: Ireland

Contact person: Jeanne Copeland

E-mail: tenders@greenville.ie

Telephone: +353 14020114

Internet address(es):

Main address: <https://lda.ie/>

Address of the buyer profile: <https://irl.eu-supply.com/ctm/Company/CompanyInformation/Index/165460>

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: http://irl.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=237180&B=ETENDERS_SIMPLE

[PID=237180&B=ETENDERS_SIMPLE](http://irl.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=237180&B=ETENDERS_SIMPLE)

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: http://irl.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=237180&B=ETENDERS_SIMPLE

Tenders or requests to participate must be submitted to the abovementioned address

I.4. Type of the contracting authority

Body governed by public law

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Multi Party Framework Agreement for the provision of Property Advisory & Valuation Services in six (6) Lots -

II.1.2.

Main CPV code

70000000 Real estate services

II.1.3. Type of contract

Services

II.1.4. Short description

The LDA are seeking to procure 6no Property Advisory and Valuation Frameworks which will encompass several geographical lots. The LDA intends to procure the appointment of Property Advisors, knowledgeable in the local markets to provide advices specifically in relation to residential schemes being procured and/or developed by the LDA and development lands with the focus being on the following areas:-

Lot 1 – Dublin

Lot 2 – Cork

Lot 3 – Galway

Lot 4 - Munster (Limerick, Waterford)

Lot 5a – Leinster A (Meath Louth)

Lot 5b – Leinster B (Kildare, Wicklow)

Property Advices and Valuations will be required for the following:

- New Build Units being acquired under Project Tosaigh
- Residential Schemes being designed & developed by the LDA
- Sites identified as Strategic Areas for redevelopment
- Masterplans of sites under review by our Strategic Planning team.

II.1.5. Estimated total value

Value excluding VAT: 3 700 000,00 EUR

II.1.6. Information about lots

This contract is divided into lots: yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 2

II.2. Description**II.2.1. Title**

Property Advisory & Valuation Services - Dublin

Lot No: 1

II.2.2. Additional CPV code(s)

70110000 Development services of real estate, 70111000 Development of residential real estate, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70210000 Residential property renting or leasing services, 70300000 Real estate agency services on a fee or contract basis, 70311000 Residential building rental or sale services, 70330000 Property management services of real estate on a fee or contract basis, 70331000 Residential property services, 79419000 Evaluation consultancy services

II.2.3. Place of performance

NUTS code: IE061 Dublin

II.2.4. Description of the procurement

The Contracting Authority proposes to engage in a competitive process for the establishment of a multi-party framework agreement for the Provision of Property Valuation & Advisory Services to the LDA for Lot 1 – Dublin.

It is envisaged that the multi party framework agreement for Lot 1 (Dublin) will be established with six (6) operators/framework members (subject to the quality and number of tenders received and which also meet the minimum criteria and rules for selection and award)

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 1 900 000,00 EUR

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 48

This contract is subject to renewal: no

II.2.10. Information about variants

Variants will be accepted: no

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

Please consult the associated documentation, which contains full instructions regarding the submission of tenders and is available to download from www.etenders.gov.ie using RFT ID 235971

II.2. Description

II.2.1. Title

Property Advisory & Valuation Services - Cork
Lot No: 2

II.2.2. Additional CPV code(s)

70110000 Development services of real estate, 70111000 Development of residential real estate, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70210000 Residential property renting or leasing services, 70300000 Real estate agency services on a fee or contract basis, 70311000 Residential building rental or sale services, 70330000 Property management services of real estate on a fee or contract basis, 70331000 Residential property services, 79419000 Evaluation consultancy services

II.2.3. Place of performance

NUTS code: IE052 South-East

Main site or place of performance: Cork

II.2.4. Description of the procurement

The Contracting Authority proposes to engage in a competitive process for the establishment of multi-party framework agreement for the Provision of Property Valuation & Advisory Services to the LDA for Lot 2 - Cork.

It is envisaged that the multi party framework agreement for Lot 2 (Cork) will be established with five (5) operators/framework members (subject to the quality and number of tenders received and which also meet the minimum criteria and rules for selection and award)

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 600 000,00 EUR

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 48

This contract is subject to renewal: no

II.2.10. Information about variants

Variants will be accepted: no

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

Please consult the associated documentation, which contains full instructions regarding the submission of tenders and is available to download from www.etenders.gov.ie using RFT ID 235971

II.2. Description

II.2.1. Title

Property Advisory & Valuation Services - Galway
Lot No: 3

II.2.2. Additional CPV code(s)

70110000 Development services of real estate, 70111000 Development of residential real estate, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70210000 Residential property renting or leasing services, 70300000 Real estate agency services on a fee or contract basis, 70311000 Residential building rental or sale services, 70330000 Property management services of real estate on a fee or contract basis, 70331000 Residential property services, 79419000 Evaluation consultancy services

II.2.3. Place of performance

NUTS code: IE042 West

Main site or place of performance: Galway

II.2.4. Description of the procurement

The Contracting Authority proposes to engage in a competitive process for the establishment of multi-party framework agreement for the Provision of Property Valuation & Advisory Services to the LDA for Lot 3 - Galway

It is envisaged that the multi party framework agreement for Lot 3 (Galway) will be established with four (4) operators/framework members (subject to the quality and number of tenders received and which also meet the minimum criteria and rules for selection and award)

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 400 000,00 EUR

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 48

This contract is subject to renewal: no

II.2.10. Information about variants

Variants will be accepted: no

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

Please consult the associated documentation, which contains full instructions regarding the submission of tenders and is available to download from www.etenders.gov.ie using RFT ID 235971

II.2. Description

II.2.1. Title

Property Advisory & Valuation Services - Munster (Limerick, Waterford)
Lot No: 4

II.2.2. Additional CPV code(s)

70110000 Development services of real estate, 70111000 Development of residential real estate, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70210000 Residential property renting or leasing services, 70300000 Real estate agency services on a fee or contract basis, 70311000 Residential building rental or sale services, 70330000 Property management services of real estate on a fee or contract basis, 70331000 Residential property services, 79419000 Evaluation consultancy services

II.2.3. Place of performance

NUTS code: IE053 South-West

II.2.4. Description of the procurement

The Contracting Authority proposes to engage in a competitive process for the establishment of multi-party framework agreement for the Provision of Property Valuation & Advisory Services to the LDA for Lot 4 - Munster (Limerick, Waterford).

It is envisaged that the multi party framework agreement for Lot 4 - Munster (Limerick, Waterford) will be established with four (4) operators/framework members (subject to the quality and number of tenders received and which also meet the minimum criteria and rules for selection and award)

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 300 000,00 EUR

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 48

This contract is subject to renewal: no

II.2.10. Information about variants

Variants will be accepted: no

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

Please consult the associated documentation, which contains full instructions regarding the submission of tenders and is available to download from www.etenders.gov.ie using RFT ID 235971

II.2. Description

II.2.1. Title

Property Advisory & Valuation Services - Leinster A (Meath Louth)
Lot No: 5a

II.2.2. Additional CPV code(s)

70110000 Development services of real estate, 70111000 Development of residential real estate, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70210000 Residential property renting or leasing services, 70300000 Real estate agency services on a fee or contract basis, 70311000 Residential building rental or sale services, 70330000 Property management services of real estate on a fee or contract basis, 70331000 Residential property services, 79419000 Evaluation consultancy services

II.2.3. Place of performance

NUTS code: IE062 Mid-East

II.2.4. Description of the procurement

The Contracting Authority proposes to engage in a competitive process for the establishment of multi-party framework agreement for the Provision of Property Valuation & Advisory Services to the LDA for Lot 5a – Leinster A (Meath, Louth)

It is envisaged that the multi party framework agreement for Lot 5a – Leinster A (Meath, Louth) will be established with three (3) operators/framework members (subject to the quality and

number of tenders received and which also meet the minimum criteria and rules for selection and award)

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 250 000,00 EUR

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 48

This contract is subject to renewal: no

II.2.10. Information about variants

Variants will be accepted: no

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

Please consult the associated documentation, which contains full instructions regarding the submission of tenders and is available to download from www.etenders.gov.ie using RFT ID 235971

II.2. Description

II.2.1. Title

Property Advisory & Valuation Services - Leinster B (Kildare, Wicklow)
Lot No: 5b

II.2.2. Additional CPV code(s)

70110000 Development services of real estate, 70111000 Development of residential real estate, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70210000 Residential property renting or leasing services, 70300000 Real estate agency services on a fee or contract basis, 70311000 Residential building rental or sale services, 70330000 Property management services of real estate on a fee or contract basis, 70331000 Residential property services, 79419000 Evaluation consultancy services

II.2.3. Place of performance

NUTS code: IE06 Eastern and Midland

II.2.4. Description of the procurement

The Contracting Authority proposes to engage in a competitive process for the establishment of multi-party framework agreements for the Provision of Property Valuation & Advisory Services to the LDA for Lot 5b – Leinster B (Kildare, Wicklow)

It is envisaged that the multi party framework agreement for Lot 5b – Leinster B (Kildare, Wicklow) will be established with four (4) operators/framework members (subject to the quality and number of tenders received and which also meet the minimum criteria and rules for selection and award)

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 250 000,00 EUR

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 48

This contract is subject to renewal: no

II.2.10. Information about variants

Variants will be accepted: no

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

Please consult the associated documentation, which contains full instructions regarding the submission of tenders and is available to download from www.etenders.gov.ie using RFT ID 235971

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions:

As stated in procurement documents available to download from www.etenders.gov.ie using RFT ID 235971

III.1.2. Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3. Technical and professional ability

Selection criteria as stated in the procurement documents

III.2. Conditions related to the contract

III.2.1. Information about a particular profession

Execution of the service is reserved to a particular profession Reference to the relevant law, regulation or administrative provision:

As stated in procurement documents available to download from www.etenders.gov.ie using RFT ID 235971

III.2.2. Contract performance conditions

As stated in procurement documents available to download from www.etenders.gov.ie using RFT ID 235971

III.2.3.

Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Open procedure

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

The procurement involves the establishment of a framework agreement

Framework agreement with several operators Envisaged maximum number of participants to the framework agreement: 6

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

The procurement is covered by the Government Procurement Agreement: yes

IV.2. Administrative information

IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 17/04/2023 Local time: 12:00

IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

IV.2.4. Languages in which tenders or requests to participate may be submitted

English

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

Duration in months: 12 (from the date stated for receipt of tender)

IV.2.7. Conditions for opening of tenders

Date: 17/04/2023 Local time: 12:00

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

- 1) Interested parties must register their interest on the eTenders web site (www.etenders.gov.ie) in order to be included on the mailing list for clarifications. 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. The contracting authority will not accept responsibility for information relayed (or not relayed) via third parties;
- 2) Suppliers must register their interest on the eTenders web site (www.etenders.gov.ie) in order to be included on the mailing list for clarifications and to respond electronically to the competition.
- 3) Suppliers should note the following when making their submission:

- There is a maximum upload limit of 2GB per file. Documents larger than this should be divided into smaller files prior to upload.
 - In order to submit a document to the electronic postbox, please note that you must click “Submit Response”. After submitting a response, the response may be modified and re-submitted as many times as may be necessary until the RFT deadline has expired. Suppliers should be aware that the “Submit Response” button will be disabled automatically upon expiration of the response deadline.
 - Suppliers must ensure that they give themselves sufficient time to upload & submit all required documentation before the submission deadline. Suppliers should take into account the fact that upload speeds vary.
 - If you experience difficulty when uploading documents please contact eTenders Support Desk for technical assistance. Email etenders@eusupply.com or Telephone: 353(0)21 2439277 (09:00am – 17:30pm GMT) 5. All queries must be submitted through the messaging facility on www.etenders.gov.ie.
- 4) All queries regarding this tender requirement or process must be submitted through the Irish Government Procurement Opportunities Portal 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 The details of the person making a query will not be disclosed when circulating the response
 - 5) This is the sole call for competition for this contract/framework.
 - 6) The contracting authority will not be responsible for any costs, charges or expenses incurred by candidates or tenderers.
 - 7) Contract award will be subject to the approval of the competent authorities.
 - 8) It will be a condition of award that the successful tenderer is and remains tax compliant.
 - 9) 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.
 - 10) 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) 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.
 - 12) Please note with reference to Section IV.I.3 that the maximum number of framework members in each lot is as follows:
 - Lot 1 – Dublin – 6 Framework Members
 - Lot 2 – Cork – 5 Framework Members
 - Lot 3 – Galway – 4 Framework Members
 - Lot 4 - Munster (Limerick, Waterford) – 4 Framework Members
 - Lot 5a – Leinster A (Meath Louth) – 3 Framework Members
 - Lot 5b – Leinster B (Kildare, Wicklow) – 4 Framework Members

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court

Postal address: Four Courts

Town: Dublin
Postal code: 7
Country: Ireland
E-mail: highcourtcentraloffice@courts.ie
Telephone: +353 118886000
Internet address: <http://www.courts.ie>

VI.4.2. Body responsible for mediation procedures

Official name: Legal Advisor
Town: Ireland
Country: Ireland

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:
The contract / framework is covered by the application of the Remedies Directive and SI 130 (Public Sector)

VI.4.4. Service from which information about the review procedure may be obtained

Official name: Consult legal advisor
Town: Ireland
Country: Ireland

VI.5. Date of dispatch of this notice

14/03/2023