

180902-2026 - Competition

Ireland – Building construction work – Design and Construction of the Dock Road Project, Limerick (Pro308)

OJ S 52/2026 16/03/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: The Land Development Agency

Email: procurement@lda.ie

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Design and Construction of the Dock Road Project, Limerick (Pro308)

Description: The Land Development Agency (the “Contracting Authority” (CA) or the “LDA”), established in 2018, is a semi-state company, with the mandate to facilitate the development of affordable housing for individuals and families by activating sites and landbanks in urban areas. For more information, please go to www.lda.ie. The Dock Road Project (the “Development”) is a new, large residential development with a site area of c. 1.26 ha, on a brownfield, former Gas Networks Ireland industrial site in Limerick City Centre. The overall development will comprise of 284 no. apartments, 2 no. retail units, a childcare facility, and associated site works. Refer to the Pre-Qualification Questionnaire (PQQ) for further information.

Procedure identifier: 08b67f86-c9dc-4289-a2a8-f8e19082248a

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

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45000000 Construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211360 Urban development construction work, 45350000 Mechanical installations, 45310000 Electrical installation work, 70111000 Development of residential real estate

2.1.2. Place of performance

Town: Limerick

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information: Dock Road, Limerick

2.1.3. Value

Estimated value excluding VAT: 95 000 000,00 EUR

2.1.4. General information

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: Design and Construction of the Dock Road Project, Limerick (Pro308)

Description: The Land Development Agency (the “Contracting Authority” (CA) or the “LDA”), established in 2018, is a semi-state company, with the mandate to facilitate the development of affordable housing for individuals and families by activating sites and landbanks in urban areas. For more information, please go to www.lda.ie. The Dock Road Project (the “Development”) is a new, large residential development with a site area of c. 1.26 ha, on a brownfield, former Gas Networks Ireland industrial site in Limerick City Centre. The overall development will comprise of 284 no. apartments, 2 no. retail units, a childcare facility, and associated site works. Refer to the Pre-Qualification Questionnaire (PQQ) for further information.

Internal identifier: 0

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45000000 Construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211360 Urban development construction work, 45350000 Mechanical installations, 45310000 Electrical installation work, 70111000 Development of residential real estate

5.1.2. Place of performance

Town: Limerick

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information: Dock Road, Limerick

5.1.3. Estimated duration

Duration: 27 Months

5.1.5. Value

Estimated value excluding VAT: 95 000 000,00 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

Additional information: The Contracting Authority reserves the right to proceed to tender with less than four (4) Applicants. Refer to PQQ for further information.

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: 4

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: 31/03/2026 16:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7709438>

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=7709438>

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

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of requests to participate: 13/04/2026 16:00:00 (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: Not yet known

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

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 offline access to the procurement documents: The Land Development Agency

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

Organisation receiving requests to participate: The Land Development Agency

Organisation processing tenders: The Land Development Agency

8. Organisations

8.1. ORG-0001

Official name: The Land Development Agency

Registration number: 710453

Postal address: 4th Floor, Ashford House, Tara Street,

Town: Dublin

Postcode: D02 VX67

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: procurement@lda.ie

Telephone: +3539103400

Internet address: <https://www.lda.ie>

Buyer profile: <https://www.etenders.gov.ie/epps/prepareViewCAOrganisation.do?id=84176>

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

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

Notice information

Notice identifier/version: 4b1d1c61-18f5-44e6-aada-20c2eef0c91e - 01

Form type: Competition

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