

## 207223-2026 - Competition

Ireland – Architectural and related services – Architect-Led Integrated Design Team for the redevelopment of Ballintober Holiday Lodge and Community Cafe and Termonbarry Creative Community and Tourism Hub

OJ S 60/2026 26/03/2026

Contract or concession notice – standard regime  
Services

### 1. Buyer

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#### 1.1. Buyer

Official name: Roscommon County Council\_424

Email: [procurement@roscommoncoco.ie](mailto:procurement@roscommoncoco.ie)

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

### 2. Procedure

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#### 2.1. Procedure

Title: Architect-Led Integrated Design Team for the redevelopment of Ballintober Holiday Lodge and Community Cafe and Termonbarry Creative Community and Tourism Hub

Description: To design and oversee the redevelopment of two vacant/derelict buildings (former Garda Stations). The services provided shall include consultation and engagement, investigations, design of buildings and urban landscape, assigned certifier role, PSDP role, delivery through statutory planning processes, detailed design, cost planning, procurement, project management and certification of all required works. The commissioned services shall also include for provisions, coordination and management of all required consultancy services and specialist skills (Stages (ii), (iii), (iv) and (v)), namely Building, Urban Design and Landscape Architect; Civil, Structural, M and E, Building Services Engineering team, Fire Safety Consultant, Quantity Surveyor; Planning, Environmental Assessment, Archaeological, Architectural Heritage Impact Assessment Report

Procedure identifier: 78ca4270-b491-4141-926d-a3516ed481c6

Type of procedure: Open

The procedure is accelerated: no

##### 2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71200000 Architectural and related services

Additional classification (cpv): 71220000 Architectural design services, 71221000 Architectural services for buildings, 71311000 Civil engineering consultancy services, 71334000 Mechanical and electrical engineering services

##### 2.1.2. Place of performance

Country subdivision (NUTS): West (IE042)

Country: Ireland

##### 2.1.3. Value

Estimated value excluding VAT: 250 000,00 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**

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### **5.1. Lot: LOT-0001**

Title: Architect-Led Integrated Design Team for the redevelopment of Ballintober Holiday Lodge and Community Cafe and Termonbarry Creative Community and Tourism Hub

Description: To design and oversee the redevelopment of two vacant/derelict buildings (former Garda Stations). The services provided shall include consultation and engagement, investigations, design of buildings and urban landscape, assigned certifier role, PSDP role, delivery through statutory planning processes, detailed design, cost planning, procurement, project management and certification of all required works. The commissioned services shall also include for provisions, coordination and management of all required consultancy services and specialist skills (Stages (ii), (iii), (iv) and (v)), namely Building, Urban Design and Landscape Architect; Civil, Structural, M and E, Building Services Engineering team, Fire Safety Consultant, Quantity Surveyor; Planning, Environmental Assessment, Archaeological, Architectural Heritage Impact Assessment Report

Internal identifier: 0

#### **5.1.1. Purpose**

Main nature of the contract: Services

Main classification (cpv): 71200000 Architectural and related services

Additional classification (cpv): 71220000 Architectural design services, 71221000 Architectural services for buildings, 71311000 Civil engineering consultancy services, 71334000 Mechanical and electrical engineering services

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

Country subdivision (NUTS): West (IE042)

Country: Ireland

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

Duration: 18 Months

#### **5.1.5. Value**

Estimated value excluding VAT: 250 000,00 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

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

Aim of strategic procurement: Reduction of environmental impacts

Description: Adaptive Reuse and Heritage Conservation Energy Efficiency and Environmental Assessment Sustainable, Low and Maintenance Materials

Approach to reducing environmental impacts: The transition to a circular economy

#### 5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

#### 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: 21/04/2026 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=7786240>

#### 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=7786240>

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 tenders: 27/04/2026 16:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 180 Days

##### Information about public opening:

Opening date: 27/04/2026 16:30:00 (UTC+00:00) Western European Time, GMT

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=7786240>

##### Terms of contract:

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

Electronic invoicing: Required

Electronic ordering will be used: yes

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: Roscommon County Council\_424

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

Organisation receiving requests to participate: Roscommon County Council\_424

Organisation processing tenders: Roscommon County Council\_424

## 8. Organisations

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### 8.1. ORG-0001

Official name: Roscommon County Council\_424  
Registration number: 0001736H  
Postal address: Áras and Chontae, Roscommon Town  
Town: Roscommon  
Postcode: F42 VR98  
Country subdivision (NUTS): West (IE042)  
Country: Ireland  
Email: [procurement@roscommoncoco.ie](mailto:procurement@roscommoncoco.ie)  
Telephone: +353 906637100  
Internet address: <https://www.roscommoncoco.ie>  
Buyer profile: <https://www.roscommoncoco.ie>

**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

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Notice identifier/version: 8a0165d8-4fd5-4103-9051-b6a94ccaa681 - 01  
Form type: Competition  
Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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