

## 243835-2026 - Competition

Ireland – Construction work – Kilkenny Abbey Quarter - Building 7

OJ S 69/2026 09/04/2026

Contract or concession notice – standard regime

Works

### 1. Buyer

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#### 1.1. Buyer

Official name: Kilkenny Abbey Quarter Development Ltd

Email: [info@abbeyquarter.ie](mailto:info@abbeyquarter.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: Kilkenny Abbey Quarter - Building 7

Description: The project consists of the development of a 5 storey office block, comprising of approximately 4,728 sq.m of commercial office space with 396 sq.m retail at ground floor. The project (namely Plot 3, Building 7) is part of the Stage 4 of the Kilkenny Abbey Quarter Masterplan. The scheme shall benefit from significant infrastructure works, new streets to the east and south and the proposed Brewhouse Building and Courtyard to the north and west, being carried out under a separate infrastructure project outside the site boundary under a different contract. The Project is on a constrained brownfield site with adjacent occupied buildings and is within the curtilage of a National Monument with associated archaeology.

Procedure identifier: c9c65057-9e6d-4bc8-9876-7c5f28f5ed9e

Type of procedure: Restricted

The procedure is accelerated: no

##### 2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45210000 Building construction work, 45213100 Construction work for commercial buildings, 45213150 Office block construction work

##### 2.1.2. Place of performance

Town: Kilkenny

Country subdivision (NUTS): South-East (IE052)

Country: Ireland

##### 2.1.3. Value

Estimated value excluding VAT: 20 000 000,00 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

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### 5.1. Lot: LOT-0001

Title: Kilkenny Abbey Quarter - Building 7

Description: The project consists of the development of a 5 storey office block, comprising of approximately 4,728 sq.m of commercial office space with 396 sq.m retail at ground floor. The project (namely Plot 3, Building 7) is part of the Stage 4 of the Kilkenny Abbey Quarter Masterplan. The scheme shall benefit from significant infrastructure works, new streets to the east and south and the proposed Brewhouse Building and Courtyard to the north and west, being carried out under a separate infrastructure project outside the site boundary under a different contract. The Project is on a constrained brownfield site with adjacent occupied buildings and is within the curtilage of a National Monument with associated archaeology.  
Internal identifier: 0

#### 5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45210000 Building construction work, 45213100 Construction work for commercial buildings, 45213150 Office block construction work

#### 5.1.2. Place of performance

Town: Kilkenny

Country subdivision (NUTS): South-East (IE052)

Country: Ireland

#### 5.1.3. Estimated duration

Duration: 15 Months

#### 5.1.5. Value

Estimated value excluding VAT: 20 000 000,00 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

#### 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: 5

#### 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: 01/05/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7864648>

#### 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=7864648>

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: 08/05/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

##### 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: Kilkenny Abbey Quarter Development Ltd

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

Organisation receiving requests to participate: Kilkenny Abbey Quarter Development Ltd

Organisation processing tenders: Kilkenny Abbey Quarter Development Ltd

## 8. Organisations

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### 8.1. ORG-0001

Official name: Kilkenny Abbey Quarter Development Ltd

Registration number: 0252728L

Postal address: Horse Barrack Lane Irishtown Kilkenny

Town: Kilkenny

Postcode: r95dxr1

Country subdivision (NUTS): South-East (IE052)

Country: Ireland

Email: [info@abbeyquarter.ie](mailto:info@abbeyquarter.ie)

Telephone: 353 56 7794000

Buyer profile: [www.kilkennycoco.ie](http://www.kilkennycoco.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: 2a74ad0a-ade8-4883-9a99-29d1e79bdfa5 - 01  
Form type: Competition  
Notice type: Contract or concession notice – standard regime  
Notice subtype: 16  
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