

## 267954-2026 - Competition

Ireland – Construction work – Oberstown Small Capital Works Framework

OJ S 76/2026 20/04/2026

Contract or concession notice – standard regime

Works

### 1. Buyer

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#### 1.1. Buyer

Official name: Oberstown Children Detention Campus

Email: [Kmforan@oberstown.com](mailto:Kmforan@oberstown.com)

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: General public services

### 2. Procedure

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#### 2.1. Procedure

Title: Oberstown Small Capital Works Framework

Description: This is a two stage tender competition which intends to establish a multi provider Framework Agreement between Oberstown Children Detention Campus and the successful Candidates for procuring Minor Capital Works. The first stage is a Suitability Assessment Questionnaire (SAQ) to shortlist ten (10) Candidates who will be invited to tender (provided ten Applicants submit compliant PQQ Responses that meet the minimum requirements). If there is more than one Applicant ranked at tenth place, all the tenth placed Applicants will be invited to tender. The second stage will be a tender competition to appoint a maximum of six (6) Tenderers to the Framework (provided six Tenders are compliant and meet the minimum requirements). If there is more than one Tenderer ranked at sixth place, all the sixth placed Tenderers will be appointed to the framework. The scope of the Capital Works Framework will cover a wide variety of minor projects relating to all Mechanical, Electrical, Building Fabrics, Infrastructure, Fire Safety and other assets on the campus. A non-exhaustive list of possible works: • Minor building extensions • Demolition works • Refurbishment / Renovations / Upgrades of existing buildings (exterior and interior works) • Office fit out projects including but not limited to Architectural works, Mechanical services, Electrical services and Communication backbone infrastructure establishment • Control Room fit out projects including but not limited to Architectural works, Mechanical services, Electrical services and Communication backbone infrastructure establishment • Upgrade / replacement of critical Mechanical and Electrical systems that serve our office buildings and our critical assets such as Data Centres, Control Room and Disaster Recovery Sites • Building fabric upgrade and replacement (facades and roofs) • Life Safety Systems i.e., emergency lightening and fire safety • Electrical Systems i.e Specialist Security System • Energy Systems installations and upgrades (LED upgrades, solar panel and heat pump installations) • Site infrastructure works such as retaining walls, underground utilities, roads, pavements, compounds and security fencing • Hard and soft Landscaping • The role of Project Supervisor Construction Stage and Contractor, as described in the Safety, Health and Welfare at Work (Construction) Regulations 2013, will form part of this scope • In some cases, role of Designer, as described in the Safety, Health and Welfare at Work (Construction) Regulations 2013, will form part of this scope. For example, where: (a) Specialist permanent works design may be required in the case of electrical, mechanical, structural or architectural; and (b) Where temporary works design may be required such as

shuttering, traffic management, temporary electrical systems, propping, supporting, specialist scaffolding etc. The term of the framework will be 3 years, with options to renew with 1 + 1 years, if deemed appropriate.

Procedure identifier: cf45d94f-3d69-4325-b5cb-0cde70340b57

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): 50000000 Repair and maintenance services

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

Town: Dublin

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

#### **2.1.3. Value**

Estimated value excluding VAT: 9 000 000,00 EUR

Maximum value of the framework agreement: 9 000 000,00 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: Oberstown Small Capital Works Framework

Description: This is a two stage tender competition which intends to establish a multi provider Framework Agreement between Oberstown Children Detention Campus and the successful Candidates for procuring Minor Capital Works. The first stage is a Suitability Assessment Questionnaire (SAQ) to shortlist ten (10) Candidates who will be invited to tender (provided ten Applicants submit compliant PQQ Responses that meet the minimum requirements). If there is more than one Applicant ranked at tenth place, all the tenth placed Applicants will be invited to tender. The second stage will be a tender competition to appoint a maximum of six (6) Tenderers to the Framework (provided six Tenders are compliant and meet the minimum requirements). If there is more than one Tenderer ranked at sixth place, all the sixth placed Tenderers will be appointed to the framework. The scope of the Capital Works Framework will cover a wide variety of minor projects relating to all Mechanical, Electrical, Building Fabrics, Infrastructure, Fire Safety and other assets on the campus. A non-exhaustive list of possible works: • Minor building extensions • Demolition works • Refurbishment / Renovations / Upgrades of existing buildings (exterior and interior works) • Office fit out projects including but not limited to Architectural works, Mechanical services, Electrical services and Communication backbone infrastructure establishment • Control Room fit out projects including but not limited to Architectural works, Mechanical services, Electrical services and Communication backbone infrastructure establishment • Upgrade / replacement of critical Mechanical and Electrical systems that serve our office buildings and our critical assets such as Data Centres, Control Room and Disaster Recovery Sites • Building fabric upgrade and replacement (facades and

roofs) • Life Safety Systems i.e., emergency lightening and fire safety • Electrical Systems i.e Specialist Security System • Energy Systems installations and upgrades (LED upgrades, solar panel and heat pump installations) • Site infrastructure works such as retaining walls, underground utilities, roads, pavements, compounds and security fencing • Hard and soft Landscaping • The role of Project Supervisor Construction Stage and Contractor, as described in the Safety, Health and Welfare at Work (Construction) Regulations 2013, will form part of this scope • In some cases, role of Designer, as described in the Safety, Health and Welfare at Work (Construction) Regulations 2013, will form part of this scope. For example, where: (a) Specialist permanent works design may be required in the case of electrical, mechanical, structural or architectural; and (b) Where temporary works design may be required such as shuttering, traffic management, temporary electrical systems, propping, supporting, specialist scaffolding etc. The term of the framework will be 3 years, with options to renew with 1 + 1 years, if deemed appropriate.

Internal identifier: 0

#### **5.1.1. Purpose**

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 50000000 Repair and maintenance services

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

Anywhere in the European Economic Area

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

Duration: 36 Months

#### **5.1.5. Value**

Estimated value excluding VAT: 9 000 000,00 EUR

Maximum value of the framework agreement: 15 000 000,00 EUR

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

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

Participation is not reserved.

Procurement Project fully or partially 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: Reduction of environmental impacts

Description: 12

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

Green Procurement Criteria: National Green Public Procurement criteria

Social objective promoted: Fair working conditions

Innovation procurement: The procured works, supplies, or services entail product innovation

#### **5.1.8. Accessibility criteria**

Accessibility criteria for persons with disabilities are included

#### **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

Maximum number of candidates to be invited for the second stage of the procedure: 5

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

#### **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: 08/05/2026 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=7905400>

#### **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=7905400>

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

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of requests to participate: 18/05/2026 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: Allowed

Electronic ordering will be used: yes

Electronic payment will be used: yes

#### **5.1.15. Techniques**

##### **Framework agreement:**

Framework agreement, partly without reopening and partly with reopening of competition

Maximum number of participants: 12

##### **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: Oberstown Children Detention Campus

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

Organisation receiving requests to participate: Oberstown Children Detention Campus

Organisation processing tenders: Oberstown Children Detention Campus

## **8. Organisations**

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### **8.1. ORG-0001**

Official name: Oberstown Children Detention Campus

Registration number: 9505425C

Postal address: Oberstown Children Detention Campus, Oberstown, Lusk, Co. Dublin

Town: Oberstown, Lusk, Co. Dublin

Postcode: K45 AY66  
Country subdivision (NUTS): Dublin (IE061)  
Country: Ireland  
Contact point: Procurement Department  
Email: [Kmforan@oberstown.com](mailto:Kmforan@oberstown.com)  
Telephone: 01-852 6400  
Buyer profile: <https://www.oberstown.com>

**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: 786aebf8-a277-4da0-ab7e-f73be92ce1ae - 01  
Form type: Competition  
Notice type: Contract or concession notice – standard regime  
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