

293908-2026 - Result

Ireland – Research and development services and related consultancy services – Annual Total Cost of Development Study
OJ S 83/2026 29/04/2026
Contract or concession award notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: Department of Housing Local Government and Heritage

Email: strategy@housing.gov.ie

Legal type of the buyer: Central government authority

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Annual Total Cost of Development Study

Description: The Annual Total Development Cost Study for 2026 will build on the 2025 Insights into Total Development Costs Study, and will be similarly formatted to the 2024 and 2025 reports. The 2026 study will provide comprehensive analysis of the total cost of residential development across various locations in Ireland, updated with Q1 2026 construction costs. It will focus on five regional areas provisionally: Dublin, Cork, Limerick, Galway and the North West, and five typologies (See methodology) based on the Standardised Design Approaches study. The study will perform a comparative assessment using urban and regional costs across the five selected locations, highlighting differences in land prices, service infrastructure, and labour availability in the regions. These insights will offer a regional view on the factors influencing development costs. The study will further refine its cost analysis findings by modelling alternative scenarios for financing, land acquisition and development firm models. By providing annual updates and a clear regional perspective, the study will establish a benchmark for residential development costs in Ireland that can contribute to policy and industry practices toward more affordable delivery of housing. Further to this, a detailed analysis will be included of materials and finishes, which will evaluate their impact on construction costs, while considering quality and durability. This assessment will compare traditional construction methods with modern methods of construction to identify cost efficiencies and potential savings. Part of this study is the evaluation of Modern Methods of Construction (MMC). The study will carry out a comparison of the cost of construction for one typical house and one apartment building in one location. The comparison will use a typical category 1 panelised system and a selected category 2 volumetric system for each building. The study will also identify the cost reduction opportunities available with bathroom pods. Any other significant cost reduction from standardised components should also be identified. The study will consider costs in regards to four different methods of construction for one house typology. The methods of timber in construction, insulated concrete formwork, light gauge steel and standard concrete must be used in the types of buildings analysed. The report should outline the benefits of using MMC with a specific focus on improving efficiency and increasing scale in the construction of these types of buildings. This study will perform an Economies of Scale Analysis, whereby it will carry out a comparison of the cost of delivery for

the 3 Bed Semi D and an apartment when delivered by a Public Limited Company (PLC), a medium size builder and a small builder for one location such as the Greater Dublin Area. As an additional feature, this study will incorporate opportunity costs by examining the economic value of alternative uses of land, capital, labour, and time, including the impacts of delayed delivery and underutilised capital over longer construction periods. This study will also allow for the analysis of opportunity costs associated with Modern Methods of Construction (MMC) by adding a value to the build time and the reduction of time in terms of savings; it will analyse the effect of this on the overall cost and efficiency of housing delivery.

Procedure identifier: 846e8b2d-a09c-4c16-ad66-2cdf2812ce

Previous notice: 86cfc1ce-d98a-4415-bb8d-75bdda7ac26b-01

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 73000000 Research and development services and related consultancy services

Additional classification (cpv): 70000000 Real estate services

2.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 150 000,00 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

5. Lot

5.1. Lot: LOT-0001

Title: Annual Total Cost of Development Study

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efficiencies and potential savings. Part of this study is the evaluation of Modern Methods of Construction (MMC). The study will carry out a comparison of the cost of construction for one typical house and one apartment building in one location. The comparison will use a typical category 1 panelised system and a selected category 2 volumetric system for each building. The study will also identify the cost reduction opportunities available with bathroom pods. Any other significant cost reduction from standardised components should also be identified. The study will consider costs in regards to four different methods of construction for one house typology. The methods of timber in construction, insulated concrete formwork, light gauge steel and standard concrete must be used in the types of buildings analysed. The report should outline the benefits of using MMC with a specific focus on improving efficiency and increasing scale in the construction of these types of buildings. This study will perform an Economies of Scale Analysis, whereby it will carry out a comparison of the cost of delivery for the 3 Bed Semi D and an apartment when delivered by a Public Limited Company (PLC), a medium size builder and a small builder for one location such as the Greater Dublin Area. As an additional feature, this study will incorporate opportunity costs by examining the economic value of alternative uses of land, capital, labour, and time, including the impacts of delayed delivery and underutilised capital over longer construction periods. This study will also allow for the analysis of opportunity costs associated with Modern Methods of Construction (MMC) by adding a value to the build time and the reduction of time in terms of savings; it will analyse the effect of this on the overall cost and efficiency of housing delivery.

Internal identifier: 0

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 73000000 Research and development services and related consultancy services

Additional classification (cpv): 70000000 Real estate services

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.3. Estimated duration

Duration: 8 Months

5.1.5. Value

Estimated value excluding VAT: 150 000,00 EUR

5.1.6. General information

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

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Most Economically Advantageous Tender

Description of the method to be used if weighting cannot be expressed by criteria: n/a

Justification for not indicating the weighting of the award criteria: n/a

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: Department of Housing Local Government and Heritage

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

Organisation signing the contract: Department of Housing Local Government and Heritage

6. Results

Value of all contracts awarded in this notice: 127 730,00 EUR

6.1. Result lot identifier: LOT-0001

Winner selection status: At least one winner was chosen.

6.1.2. Information about winners**Winner:**

Official name: Mitchell McDermott Construction Consultants

Tender:

Tender identifier: 000165549

Identifier of lot or group of lots: LOT-0001

Value of the tender: 127 730,00 EUR

The tender was ranked: yes

Rank in the list of winners: 1

The tender is a variant: no

Subcontracting: No

Contract information:

Identifier of the contract: 439778

Date on which the winner was chosen: 23/04/2026

Date of the conclusion of the contract: 23/04/2026

Organisation signing the contract: Department of Housing Local Government and Heritage,
Department of Housing Local Government and Heritage

6.1.4. Statistical information**Received tenders or requests to participate:**

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 1

8. Organisations

8.1. ORG-0001

Official name: Department of Housing Local Government and Heritage

Registration number: 4000068T

Department: Department of Housing, Local Government and Heritage

Postal address: Newtown Road

Town: Wexford

Postcode: Y35 AP90

Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Contact point: Department of Housing, Local Government and Heritage
Email: strategy@housing.gov.ie
Telephone: +53 9117551
Internet address: <https://www.housing.gov.ie/>
Buyer profile: <https://www.housing.gov.ie/>

Roles of this organisation:

Buyer

Central purchasing body awarding public contracts or concluding framework agreements for works, supplies or services intended for other buyers

Organisation providing offline access to the procurement documents

Organisation signing the contract

8.1. ORG-0002

Official name: Mitchell McDermott Construction Consultants

Size of the economic operator: Medium

Registration number: 555699

Department: Department of Housing, Local Government and Heritage

Town: Dublin

Postcode: D01W6XO

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Contact point: Lian Harding

Email: pmitchell@mitchellmcdermott.com

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0003

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-0004

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: c5319dce-853f-45c8-a29e-6b04b84a2e39 - 01

Form type: Result

Notice type: Contract or concession award notice – standard regime

Notice subtype: 29

Notice dispatch date: 28/04/2026 12:59:27 (UTC+01:00) Central European Time, Western European Summer Time

Languages in which this notice is officially available: English

Notice publication number: 293908-2026

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