

## 319478-2026 - Result

Ireland – Building construction work – CFT 3256699 Development Agreement with Stage Payments-DDB - Social Housing Schemes in Co. Meath 2024 (OJ S 56/2024 19/03/2024) Lot 1  
OJ S 90/2026 11/05/2026  
Contract or concession award notice – standard regime  
Works

### 1. Buyer

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#### 1.1. Buyer

Official name: Clúid Housing Association

Email: [dmclelland@cluid.ie](mailto:dmclelland@cluid.ie)

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Housing and community amenities

### 2. Procedure

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#### 2.1. Procedure

Title: CFT 3256699 Development Agreement with Stage Payments-DDB - Social Housing Schemes in Co. Meath 2024 (OJ S 56/2024 19/03/2024) Lot 1

Description: CFT 3256699 Development Agreement with Stage Payments-DDB - Social Housing Schemes in Co. Meath 2024 (OJ S 56/2024 19/03/2024) Lot 1

Procedure identifier: 73850ba1-25b4-496d-8590-f9580ab49f18

Internal identifier: CFT 3256699 Development Agreement with Stage Payments-DDB - Social Housing Schemes in Co. Meath 2024 (OJ S 56/2024 19/03/2024)

Type of procedure: Open

##### 2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

##### 2.1.2. Place of performance

Country subdivision (NUTS): Mid-East (IE062)

Country: Ireland

##### 2.1.3. Value

Estimated value excluding VAT: 19 000 000,00 EUR

##### 2.1.4. General information

**Legal basis:**

Directive 2014/24/EU

### 5. Lot

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#### 5.1. Lot: LOT-0001

Title: CFT 3256699 Development Agreement with Stage Payments-DDB - Social Housing Schemes in Co. Meath 2024 (OJ S 56/2024 19/03/2024) Lot 1

Description: CFT 3256699 Development Agreement with Stage Payments-DDB - Social Housing Schemes in Co. Meath 2024 (OJ S 56/2024 19/03/2024) Lot 1

Internal identifier: 1

#### 5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

#### 5.1.2. Place of performance

Country subdivision (NUTS): Mid-East (IE062)

Country: Ireland

#### 5.1.5. Value

Estimated value excluding VAT: 19 000 000,00 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: Quality @ 50%

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 50

##### Criterion:

Type: Price

Description: Price @ 50%

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 50

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

Organisation signing the contract: Clúid Housing Association

## 6. Results

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Value of all contracts awarded in this notice: 19 181 899,00 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: GEM Construction Limited

##### Tender:

Tender identifier: GEM Construction Ltd  
Identifier of lot or group of lots: LOT-0001  
Value of the tender: 19 181 899,00 EUR  
The tender was ranked: yes  
Subcontracting: Not yet known

**Contract information:**

Identifier of the contract: GEM Construction Ltd  
Date on which the winner was chosen: 30/04/2024  
Date of the conclusion of the contract: 03/09/2025  
Organisation signing the contract: Clúid Housing Association

**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

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**8.1. ORG-0001**

Official name: Clúid Housing Association  
Registration number: 212249  
Postal address: 159 161 Sheriff Street Upper  
Town: Dublin  
Postcode: D01 R8N0  
Country subdivision (NUTS): Dublin (IE061)  
Country: Ireland  
Email: [dmclelland@cluid.ie](mailto:dmclelland@cluid.ie)  
Telephone: +353 17072088  
Internet address: <https://www.cluid.ie/>  
Buyer profile: <https://www.cluid.ie/>

**Roles of this organisation:**

Buyer  
Organisation signing the contract

**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

**8.1. ORG-0004**

Official name: GEM Construction Limited  
Size of the economic operator: Micro, small, or medium  
Registration number: 57365  
Town: Mullingar  
Postcode: N91 FK4X  
Country subdivision (NUTS): Midland (IE063)  
Country: Ireland

**Roles of this organisation:**

Tenderer

**Winner of these lots: LOT-0001**

## Notice information

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Notice identifier/version: 463b9d64-6c95-41bd-aa98-01ab29e79fe4 - 01  
Form type: Result  
Notice type: Contract or concession award notice – standard regime  
Notice subtype: 29  
Notice dispatch date: 07/05/2026 16:18:28 (UTC+01:00) Central European Time, Western European Summer Time  
Languages in which this notice is officially available: English  
Notice publication number: 319478-2026  
OJ S issue number: 90/2026  
Publication date: 11/05/2026