

## 351463-2026 - Competition

Ireland – Construction work for multi-dwelling buildings and individual houses – Call for Tenders from Developers for Social and Cost Rental Residential Schemes in Dublin Local Authority Regions – greater than 200 homes  
OJ S 98/2026 22/05/2026  
Contract or concession notice – standard regime  
Works

### 1. Buyer

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#### 1.1. Buyer

Official name: Respond

Email: [info@respond.ie](mailto:info@respond.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: Call for Tenders from Developers for Social and Cost Rental Residential Schemes in Dublin Local Authority Regions – greater than 200 homes

Description: Call for Tenders from suitably qualified Developers for social and cost rental residential developments of greater than 200 units on suitable sites in the four Dublin Local Authority regions with full planning permission in place. These schemes will be delivered through a Site Sale contract with the constructed phase executed via a Development Agreement with Stage Payments. It is the intention of the Contracting Authority to enter into up to two contracts under this CFT procedure. Further information on minimum requirements, eligibility criteria, and specifications is included in the Call for Tender (CFT) document and supporting procurement documents published with this Contract Notice. A separate CFT competition will be undertaken for schemes between 100 and 200 units in the Dublin Local Authority regions, with additional competitions planned for other regions in Ireland and development scale.

Procedure identifier: 9c0b3215-fbef-4076-b961-baf780d15eb1

Type of procedure: Open

The procedure is accelerated: no

##### 2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45211000 Construction work for multi-dwelling buildings and individual houses

Additional classification (cpv): 70111000 Development of residential real estate, 45215214 Residential homes construction work, 45211100 Construction work for houses, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work

##### 2.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

##### 2.1.3. Value

Estimated value excluding VAT: 300 000 000,00 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: Call for Tenders from Developers for Social and Cost Rental Residential Schemes in Dublin Local Authority Regions – greater than 200 homes

Description: Call for Tenders from suitably qualified Developers for social and cost rental residential developments of greater than 200 units on suitable sites in the four Dublin Local Authority regions with full planning permission in place. These schemes will be delivered through a Site Sale contract with the constructed phase executed via a Development Agreement with Stage Payments. It is the intention of the Contracting Authority to enter into up to two contracts under this CFT procedure. Further information on minimum requirements, eligibility criteria, and specifications is included in the Call for Tender (CFT) document and supporting procurement documents published with this Contract Notice. A separate CFT competition will be undertaken for schemes between 100 and 200 units in the Dublin Local Authority regions, with additional competitions planned for other regions in Ireland and development scale.

Internal identifier: 0

#### **5.1.1. Purpose**

Main nature of the contract: Works

Main classification (cpv): 45211000 Construction work for multi-dwelling buildings and individual houses

Additional classification (cpv): 70111000 Development of residential real estate, 45215214 Residential homes construction work, 45211100 Construction work for houses, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work

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

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

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

Duration: 48 Months

#### **5.1.5. Value**

Estimated value excluding VAT: 300 000 000,00 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

### 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: 08/06/2026 17:00:00 (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=8187734>

### 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=8187734>

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: 22/06/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Duration during which the tender must remain valid: 180 Days

#### Information about public opening:

Opening date: 24/06/2026 00:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8187734>

#### 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: no

Electronic payment will be used: no

### 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: Respond

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

Organisation receiving requests to participate: Respond

Organisation processing tenders: Respond

## 8. Organisations

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### 8.1. ORG-0001

Official name: Respond

Registration number: 90576  
Postal address: High Park, Grace Park Road, Drumcondra, Dublin 9  
Town: Dublin  
Postcode: D09N2N7  
Country subdivision (NUTS): Dublin (IE061)  
Country: Ireland  
Email: [info@respond.ie](mailto:info@respond.ie)  
Telephone: 01 8087700  
Internet address: <https://www.respond.ie/>  
Buyer profile: <https://www.respond.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: 1709be34-33f9-4ef4-89bc-d5420deae8f5 - 01  
Form type: Competition  
Notice type: Contract or concession notice – standard regime  
Notice subtype: 16

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Languages in which this notice is officially available: English

Notice publication number: 351463-2026

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