

399530-2026 - Competition

Ireland – Multi-dwelling buildings construction work – Call for Tenders from Developers for Social and Cost Rental Residential Schemes in Cork City and Cork County Regions – greater than 200 homes

OJ S 111/2026 11/06/2026

**Contract or concession notice – standard regime
Works**

1. Buyer

1.1. Buyer

Official name: Respond

Email: info@respond.ie

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Call for Tenders from Developers for Social and Cost Rental Residential Schemes in Cork City and Cork County 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 Cork City and Cork County 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 Cork City and Cork County Authority regions, with additional competitions planned for other regions in Ireland and development scale.

Procedure identifier: 5295d653-0b45-4479-8fb4-ce3a34619e1c

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45211340 Multi-dwelling buildings construction work

Additional classification (cpv): 45211000 Construction work for multi-dwelling buildings and individual houses, 45210000 Building construction work, 45211200 Sheltered housing construction work, 70111000 Development of residential real estate

2.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 250 000 000,00 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

5.1. Lot: LOT-0001

Title: Call for Tenders from Developers for Social and Cost Rental Residential Schemes in Cork City and Cork County 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 Cork City and Cork County 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 Cork City and Cork County 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): 45211340 Multi-dwelling buildings construction work

Additional classification (cpv): 45211000 Construction work for multi-dwelling buildings and individual houses, 45210000 Building construction work, 45211200 Sheltered housing construction work, 70111000 Development of residential real estate

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: 250 000 000,00 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

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: 29/06/2026 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=8367274>

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=8367274>

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: 10/07/2026 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: 13/07/2026 00:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8367274>

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

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
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
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
Telephone: +30 2108094500

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: 96d0f0d8-e9b8-421e-b3a4-5206937e66a3 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16

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