

39995-2026 - Competition

Ireland – Urban development construction work – Project Barrow Social Housing Design and Build Contract

OJ S 13/2026 20/01/2026

Contract or concession notice – standard regime - Change notice
Works

1. Buyer

1.1. Buyer

Official name: National Development Finance Agency

Email: NTMAprocurement@ndfa.ie

Legal type of the buyer: Body governed by public law, controlled by a central government authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Project Barrow Social Housing Design and Build Contract

Description: The National Treasury Management Agency (NTMA) describing itself as the National Development Finance Agency (NDFA) as agent for and on behalf of Dublin City Council (DCC) and Kildare County Council (KCC), gives notice of its intention to award a contract(s) to design and construct social housing units. The Project Barrow Social Housing Design and Build Contract will include the delivery of housing, duplex and apartment units and certain ancillary facilities, such as creche, community facilities, playgrounds and landscaped areas across a number of sites in Dublin and Kildare. The estimated value figure is an estimate only and the value of any works contracted may be lower or higher than the estimated figure. A list of the prospective sites is included with the documentation accompanying this contract notice. All sites within the project have full planning permission, fire safety and disability access certification. Further information in this regard is published with the documentation accompanying the contract notice. Please note that the information outlined above is indicative only. The NDFA reserves the right to amend, alter or vary the information contained within this notice.

Procedure identifier: 20fc3fc5-df7c-423d-ad3e-a6501e152d46

Type of procedure: Restricted

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 45211340 Multi-dwelling buildings construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211341 Flats construction work, 45310000 Electrical installation work, 70111000 Development of residential real estate, 45350000 Mechanical installations

2.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 140 000 000,00 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: Project Barrow Social Housing Design and Build Contract

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Internal identifier: 0

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 45211340 Multi-dwelling buildings construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211341 Flats construction work, 45310000 Electrical installation work, 70111000 Development of residential real estate, 45350000 Mechanical installations

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.3. Estimated duration

Duration: 36 Months

5.1.5. Value

Estimated value excluding VAT: 140 000 000,00 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

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

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: 15/01/2026 17:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7234519>

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=7234519>

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 requests to participate: 12/02/2026 12:00:00 (UTC+00:00) Western European Time, GMT

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Not allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

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: National Development Finance Agency

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

Organisation receiving requests to participate: National Development Finance Agency

Organisation processing tenders: National Development Finance Agency

8. Organisations

8.1. ORG-0001

Official name: National Development Finance Agency

Registration number: www.ndfa.ie

Postal address: National Treasury Management Agency Treasury Dock North Wall Quay
Dublin 1

Town: Dublin

Postcode: D01A9T8

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: NTMAprocurement@ndfa.ie

Telephone: 012384000

Buyer profile: www.ndfa.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

10. Change

Version of the previous notice to be changed

:

6d38b78e-f815-4598-a645-386a8a0a0e5b-01

Main reason for change

:

Information updated

Description

:

Submission response deadline extended by 2 weeks from 29/01/2026 to 12/02/2026, 12:00 (midday). Please refer to Circular 03.

Notice information

Notice identifier/version: d34f4110-0191-46db-901a-9c7bea4922fb - 02

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 19/01/2026 11:24:07 (UTC+00:00) Western European Time, GMT

Languages in which this notice is officially available: English

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OJ S issue number: 13/2026

Publication date: 20/01/2026