

432802-2026 - Competition

Ireland – Houses construction work – 2026 Offaly County Council Housing Maintenance: Pre-let Repair Term Maintenance and Refurbishment Works on Council owned housing stock using the Multi Party Framework Agreement

OJ S 120/2026 25/06/2026

Contract or concession notice – standard regime - Change notice
Works

1. Buyer

1.1. Buyer

Official name: Offaly County Council_448

Email: customerservice@offalycoco.ie

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: 2026 Offaly County Council Housing Maintenance: Pre-let Repair Term Maintenance and Refurbishment Works on Council owned housing stock using the Multi Party Framework Agreement

Description: Offaly County Council intend to establish a Framework Agreement for use with a Term Maintenance and Refurbishment Works Contract (TMRC) to carry out pre-let repairs and refurbishment works on council owned stock. The properties will be mainly vacant but some will be occupied during the works. It is expected that works will be carried out on approximately 35 houses over the intended 1 year term of the contract. Approximately 30 per cent of the properties will require major works e.g. EWI (Solid Walls), re-plumb, rewire, replace windows and doors, Heat pump, close up chimney etc., new bathroom, kitchen and internal doors, replace boundary fencing, paint internally, all other standard servicing and replacement for items for pre-lets, etc. The other 70 per cent will require standard works e.g. service or replace existing gas/oil boiler, replace external teak doors, service windows, kitchen, bathroom (replace taps, handles, seals, etc), extend tiling around bath, top up attic insulation, electrical checks and minor repairs/additions, fit new alarms, fit new immersion and cylinder, service /replace iron monetary on internal doors, paint internally, tidy up externally, replace/repair boundary fences if needed, remove waste and contents etc. It is proposed to establish a multi-participant framework list of qualified participant contractors who can be called upon to carry out Task Orders under the terms of the TMRC. A list of 12 participants and 5 reserve participants will be established, participants will be ranked on lowest price and must qualify under the requirements of the Suitability Assessment Questionnaire. All items listed in Volume C Pricing Document must be priced. It is intended to award works using Option C (Application of framework rates) of the Agreement for the majority of the properties requiring works. The process will proceed as follows: When a pre-let becomes available to repair, Offaly County Council staff shall visit the property to inspect it, take measurements and prepare a works list by selecting the appropriate items from the pricing document. The council will, without consulting the participants (contractors), apply the framework rates tendered in each framework participants pricing document to the quantities and having extended the rates and quantities and summed them, determine the lowest comparative price. A task order will be

offered to the framework participant with the lowest comparative cost. Alternatively, Offaly County Council may hold a mini tender competition under Option A (Mini-competition with all participants) of the Agreement among framework participant contractors who have met the mandatory criteria. The participants will be asked to price the list of works for the property via e-tenders quick quote system. The participant will be deemed to have thoroughly review all information supplied with the task order / mini competition tender and have acquainted themselves with the nature, scope, and extent of all proposed work before responding to the Task Order / mini competition in accordance with the conditions of contract. All participant contractors will have to be first approved by Offaly County Council Health Safety Officer to perform the duties of PSCS before being appointed. This is a pass/fail requirement for this contract.

Procedure identifier: 62e6bff8-3355-46e6-8dd5-5a778c0af43b

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45211300 Houses construction work

Additional classification (cpv): 45211100 Construction work for houses, 45211310 Bathrooms construction work, 45261212 Roof-slating work, 45261211 Roof-tiling work, 45261320

Guttering work, 45261410 Roof insulation work, 45320000 Insulation work, 45261900 Roof repair and maintenance work, 45262210 Foundation work, 45262330 Concrete repair work, 45410000 Plastering work, 45421130 Installation of doors and windows, 45421151 Installation of fitted kitchens, 45262690 Refurbishment of run-down buildings, 45453100 Refurbishment work

2.1.2. Place of performance

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 1 800 000,00 EUR

Maximum value of the framework agreement: 2 000 000,00 EUR

2.1.4. General information

Legal basis:

Other

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

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cent of the properties will require major works e.g. EWI (Solid Walls), re-plumb, rewire, replace windows and doors, Heat pump, close up chimney etc., new bathroom, kitchen and internal doors, replace boundary fencing, paint internally, all other standard servicing and replacement for items for pre-lets, etc. The other 70 per cent will require standard works e.g. service or replace existing gas/oil boiler, replace external teak doors, service windows, kitchen, bathroom (replace taps, handles, seals, etc), extend tiling around bath, top up attic insulation, electrical checks and minor repairs/additions, fit new alarms, fit new immersion and cylinder, service /replace iron monetary on internal doors, paint internally, tidy up externally, replace/repair boundary fences if needed, remove waste and contents etc. It is proposed to establish a multi-participant framework list of qualified participant contractors who can be called upon to carry out Task Orders under the terms of the TMRC. A list of 12 participants and 5 reserve participants will be established, participants will be ranked on lowest price and must qualify under the requirements of the Suitability Assessment Questionnaire. All items listed in Volume C Pricing Document must be priced. It is intended to award works using Option C (Application of framework rates) of the Agreement for the majority of the properties requiring works. The process will proceed as follows: When a pre-let becomes available to repair, Offaly County Council staff shall visit the property to inspect it, take measurements and prepare a works list by selecting the appropriate items from the pricing document. The council will, without consulting the participants (contractors), apply the framework rates tendered in each framework participants pricing document to the quantities and having extended the rates and quantities and summed them, determine the lowest comparative price. A task order will be offered to the framework participant with the lowest comparative cost. Alternatively, Offaly County Council may hold a mini tender competition under Option A (Mini-competition with all participants) of the Agreement among framework participant contractors who have met the mandatory criteria. The participants will be asked to price the list of works for the property via e-tenders quick quote system. The participant will be deemed to have thoroughly review all information supplied with the task order / mini competition tender and have acquainted themselves with the nature, scope, and extent of all proposed work before responding to the Task Order / mini competition in accordance with the conditions of contract. All participant contractors will have to be first approved by Offaly County Council Health Safety Officer to perform the duties of PSCS before being appointed. This is a pass/fail requirement for this contract.

Internal identifier: 0

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45211300 Houses construction work

Additional classification (cpv): 45211100 Construction work for houses, 45211310 Bathrooms construction work, 45261212 Roof-slatting work, 45261211 Roof-tiling work, 45261320 Guttering work, 45261410 Roof insulation work, 45320000 Insulation work, 45261900 Roof repair and maintenance work, 45262210 Foundation work, 45262330 Concrete repair work, 45410000 Plastering work, 45421130 Installation of doors and windows, 45421151 Installation of fitted kitchens, 45262690 Refurbishment of run-down buildings, 45453100 Refurbishment work

Quantity: 35

5.1.2. Place of performance

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

5.1.3. Estimated duration

Duration: 12 Months

5.1.5. Value

Estimated value excluding VAT: 1 800 000,00 EUR

5.1.6. General information

Procurement Project not financed with EU Funds.

This procurement is also suitable for small and medium-sized enterprises (SMEs): 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: 19/06/2026 14:00:00 (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=8321765>

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=8321765>

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: 30/06/2026 14:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Duration during which the tender must remain valid: 90 Days

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

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: Offaly County Council_448

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

Organisation receiving requests to participate: Offaly County Council_448

Organisation processing tenders: Offaly County Council_448

8. Organisations

8.1. ORG-0001

Official name: Offaly County Council_448
Registration number: 0401100N
Postal address: Aras an Chontae, Charleville Road
Town: Tullamore
Postcode: R35F893
Country subdivision (NUTS): Midland (IE063)
Country: Ireland
Email: customerservice@offalycoco.ie
Telephone: +353 579346800
Internet address: <https://www.offaly.ie>
Buyer profile: <https://www.offaly.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

:

c5b35df0-35fe-4a0f-b5df-de98d1e927e5-01

Main reason for change

:

Information updated

Description

:

Extension of submission deadline

Notice information

Notice identifier/version: f9fe6433-5175-4c75-b59e-8748e6fc6372 - 02

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: E3

Notice dispatch date: 23/06/2026 14:12:55 (UTC+01:00) Central European Time, Western European Summer Time

Languages in which this notice is officially available: English

Notice publication number: 432802-2026

OJ S issue number: 120/2026

Publication date: 25/06/2026