

512994-2026 - Competition

Ireland – Construction work for multi-dwelling buildings and individual houses – Clúid Design and Build Contractor Framework - Residential developments in excess of €50million Nationwide
OJ S 141/2026 24/07/2026
Contract or concession notice – standard regime - Change notice
Works

1. Buyer

1.1. Buyer

Official name: Clúid Housing Association

Email: dmclelland@cluid.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: Clúid Design and Build Contractor Framework - Residential developments in excess of €50million Nationwide

Description: Clúid Housing is seeking to establish a multi-party framework agreement with suitably competent and experienced work contractors for residential developments nationwide in excess of €50million. Clúid Housing's objective is to create a great place to live for our residents and in doing so we strive to build high quality homes 'that don't cost the earth'. The Framework will be established for 4no. years. Contracts awarded within the Framework period may extend beyond the 4-year lifetime of the framework. The estimated value of the framework over the lifetime is €950million, however it is important to note that this is not a guaranteed spend. Clúid intend to invite the top 6 scoring applicants from the prequalification stage (Stage 1) to Stage 2 (Invitation to Tender), assuming that number meet the minimum qualification requirements. The framework will be established with the top 4no. scoring tenders following the competition for the initial contract. The Most Economically Advantageous Tender arising from the competition will be awarded the initial contract (further details on the initial contract will be available at Stage 2). In the event of a tie for fourth position, Clúid reserve the right to include the top 5 scoring tenderers in the framework. The successful framework members will be invited to tender for development opportunities via mini-tender. To promote early contractor engagement, competitive dialogue with negotiation will be used (with successive reduction of candidates). It is anticipated that contracts arising from this Framework will be concluded using PWCF2 Contractor Design and Build. Please refer to the Pre-Qualification documents published for the minimum mandatory technical, financial and economic capabilities required.

Procedure identifier: edfc3980-71c0-433d-9183-d47bba8c4f53

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

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): 45211340 Multi-dwelling buildings construction work, 45215214 Residential homes construction work, 71000000 Architectural, construction, engineering and inspection services

2.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information: Contracts arising under the framework are for residential developments nationwide.

2.1.3. Value

Estimated value excluding VAT: 950 000 000,00 EUR

Maximum value of the framework agreement: 950 000 000,00 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: Clúid Design and Build Contractor Framework - Residential developments in excess of €50million Nationwide

Description: Clúid Housing is seeking to establish a multi-party framework agreement with suitably competent and experienced work contractors for residential developments nationwide in excess of €50million. Clúid Housing's objective is to create a great place to live for our residents and in doing so we strive to build high quality homes 'that don't cost the earth'. The Framework will be established for 4no. years. Contracts awarded within the Framework period may extend beyond the 4-year lifetime of the framework. The estimated value of the framework over the lifetime is €950million, however it is important to note that this is not a guaranteed spend. Clúid intend to invite the top 6 scoring applicants from the prequalification stage (Stage 1) to Stage 2 (Invitation to Tender), assuming that number meet the minimum qualification requirements. The framework will be established with the top 4no. scoring tenders following the competition for the initial contract. The Most Economically Advantageous Tender arising from the competition will be awarded the initial contract (further details on the initial contract will be available at Stage 2). In the event of a tie for fourth position, Clúid reserve the right to include the top 5 scoring tenderers in the framework. The successful framework members will be invited to tender for development opportunities via mini-tender. To promote early contractor engagement, competitive dialogue with negotiation will be used (with successive reduction of candidates). It is anticipated that contracts arising from this Framework will be concluded using PWCF2 Contractor Design and Build. Please refer to the Pre-Qualification documents published for the minimum mandatory technical, financial and economic capabilities required.

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): 45211340 Multi-dwelling buildings construction work, 45215214 Residential homes construction work, 71000000 Architectural, construction, engineering and inspection services

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information: This Framework is for construction projects nationwide (ie not limited to Dublin)

5.1.3. Estimated duration

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 950 000 000,00 EUR

Maximum value of the framework agreement: 950 000 000,00 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

Maximum number of candidates to be invited for the second stage of the procedure: 7

The procedure will take place in successive stages. At each stage, some participants may be eliminated

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

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: 08/07/2026 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=8392379>

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=8392379>

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: 12/08/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

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: yes

5.1.15. Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with reopening of competition

Maximum number of participants: 5

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: Clúid Housing Association

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

Organisation receiving requests to participate: Clúid Housing Association

Organisation processing tenders: Clúid Housing Association

8. Organisations

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

Telephone: +353 17072088

Internet address: <https://www.cluid.ie/>

Buyer profile: <https://www.cluid.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
:
68208f93-374e-4642-b542-ddd7ed81ba40-02
Main reason for change
:
Information updated
Description
:
Closing date for submissions extended to the 12th August at 12noon.

Notice information

Notice identifier/version: 7aba28a5-8a3a-4944-a424-418b54e25287 - 03
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 23/07/2026 12:29:54 (UTC+01:00) Central European Time, Western European Summer Time
Languages in which this notice is officially available: English
Notice publication number: 512994-2026
OJ S issue number: 141/2026
Publication date: 24/07/2026