

Ireland – Construction work – Establishment of a Multi Party Framework Agreement for
**PROVISION OF COMPREHENSIVE RESIDENTIAL DEVELOPMENT WORKS AND SERVICES FOR
THE LAND DEVELOPMENT AGENCY**

OJ S 178/2024 12/09/2024

Contract or concession award notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: The Land Development Agency

Email: procurement@lda.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: Establishment of a Multi Party Framework Agreement for PROVISION OF COMPREHENSIVE RESIDENTIAL DEVELOPMENT WORKS AND SERVICES FOR THE LAND DEVELOPMENT AGENCY

Description: The panel of providers is expected to comprise (i) experienced residential property developers who own residential development land and (ii) entities who have development expertise (or have access to development expertise) and who have access (by way of ownership or some other proprietary interest) in suitable residential development land and who are partnering or joint venturing with, or sub-contracting to, building contractors with a track record and experience in the delivery of residential development. The type of transaction which may be “called off” under the Framework will be as described in Section 9 (Anticipated Transaction Types). The works and services to be provided may therefore include activities necessary in the preparation, design, finance, procurement, installation, commissioning, construction, completion and maintenance of residential development works and associated infrastructure). It is anticipated that over the life of the Framework up to five thousand (5,000) residential units will be capable of being delivered. The target locations for the developments are expected to be Dublin City, Dun Laoghaire Rathdown, Fingal County, South Dublin County, Kildare, Meath, Wicklow, Louth, Galway City, Cork City, Cork County, Waterford City, Waterford County, Limerick City, and Limerick County. Development land in towns in other locations where material population growth is predicted might also be suitable and form part of the Framework. The LDA reserves the right to adjust the geographic areas as it deems appropriate over the term of the Framework.

Procedure identifier: d6264bba-d134-45f8-b743-23d9c15ce7db

Type of procedure: Competitive dialogue

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45210000 Building construction work, 45211000

Construction work for multi-dwelling buildings and individual houses, 45211340

Multi-dwelling buildings construction work, 45211100 Construction work for houses

2.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3. Value

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

2.1.4. General information

Legal basis:

Directive 2014/24/EU

5. Lot

5.1. Lot: LOT-0001

Title: Establishment of a Multi Party Framework Agreement for PROVISION OF COMPREHENSIVE RESIDENTIAL DEVELOPMENT WORKS AND SERVICES FOR THE LAND DEVELOPMENT AGENCY

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Internal identifier: 0

5.1.1. Purpose

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Multi-dwelling buildings construction work, 45211100 Construction work for houses

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.5. Value

Estimated value excluding VAT: 2 000 000 000,00 EUR

5.1.6. General information

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

5.1.10. Award criteria

Criterion:

Type: Price

Description: Please see contract documents

Weight (points, exact): 100

5.1.15. Techniques

Framework agreement: Framework agreement, with reopening of competition

Information about the dynamic purchasing system: No dynamic purchase system

Electronic auction: no

5.1.16. Further information, mediation and review

Review organisation: The High Court of Ireland

Organisation providing offline access to the procurement documents: The Land Development Agency

TED eSender: European Dynamics S.A.

6. Results

6.1. Result lot Identifier: LOT-0001

Winner selection status: At least one winner was chosen.

6.1.2. Information about winners

Winner:

Official name: O'Callaghan Properties

Tender:

Tender identifier: 000048995

Identifier of lot or group of lots: LOT-0001

Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410171

Date on which the winner was chosen: 24/05/2024

Date of the conclusion of the contract: 12/06/2024

The contract is awarded within a framework agreement: no

Winner:

Official name: Quintain

Tender:

Tender identifier: 000049298

Identifier of lot or group of lots: LOT-0001

Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410180

Date on which the winner was chosen: 24/05/2024
Date of the conclusion of the contract: 12/06/2024
The contract is awarded within a framework agreement: no

Winner:

Official name: Park Developments

Tender:

Tender identifier: 000049404
Identifier of lot or group of lots: LOT-0001
Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410178
Date on which the winner was chosen: 24/05/2024
Date of the conclusion of the contract: 12/06/2024
The contract is awarded within a framework agreement: no

Winner:

Official name: McGarrell Reilly Group

Tender:

Tender identifier: 000049368
Identifier of lot or group of lots: LOT-0001
Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410177
Date on which the winner was chosen: 24/05/2024
Date of the conclusion of the contract: 12/06/2024
The contract is awarded within a framework agreement: no

Winner:

Official name: Cairn Homes

Tender:

Tender identifier: 000072578
Identifier of lot or group of lots: LOT-0001
Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410168
Date on which the winner was chosen: 24/05/2024
Date of the conclusion of the contract: 12/06/2024
The contract is awarded within a framework agreement: no

Winner:

Official name: Alanna Homes Ltd

Tender:

Tender identifier: 000049385
Identifier of lot or group of lots: LOT-0001
Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410170
Date on which the winner was chosen: 24/05/2024

Date of the conclusion of the contract: 12/06/2024
The contract is awarded within a framework agreement: no

Winner:

Official name: Chartered Land Estatement Management Unlimited Comapny

Tender:

Tender identifier: 000049398
Identifier of lot or group of lots: LOT-0001
Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410176
Date on which the winner was chosen: 24/05/2024
Date of the conclusion of the contract: 12/06/2024
The contract is awarded within a framework agreement: no

Winner:

Official name: O Flynn Construction Co Unlimited Company

Tender:

Tender identifier: 000049370
Identifier of lot or group of lots: LOT-0001
Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410167
Date on which the winner was chosen: 24/05/2024
Date of the conclusion of the contract: 12/06/2024
The contract is awarded within a framework agreement: no

Winner:

Official name: Greenacre Residential DAC

Tender:

Tender identifier: 000049402
Identifier of lot or group of lots: LOT-0001
Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410175
Date on which the winner was chosen: 24/05/2024
Date of the conclusion of the contract: 12/06/2024
The contract is awarded within a framework agreement: no

Winner:

Official name: Greenseed Limited

Tender:

Tender identifier: 000072579
Identifier of lot or group of lots: LOT-0001
Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410172
Date on which the winner was chosen: 24/05/2024
Date of the conclusion of the contract: 12/06/2024

The contract is awarded within a framework agreement: no

Winner:

Official name: Royalton Developments Ireland

Tender:

Tender identifier: 000049388

Identifier of lot or group of lots: LOT-0001

Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410174

Date on which the winner was chosen: 24/05/2024

Date of the conclusion of the contract: 12/06/2024

The contract is awarded within a framework agreement: no

Winner:

Official name: Ballymore Properties Ireland Ltd.

Tender:

Tender identifier: 000049285

Identifier of lot or group of lots: LOT-0001

Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410169

Date on which the winner was chosen: 24/05/2024

Date of the conclusion of the contract: 12/06/2024

The contract is awarded within a framework agreement: no

Winner:

Official name: Elkstone Partners

Tender:

Tender identifier: 000049174

Identifier of lot or group of lots: LOT-0001

Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410179

Date on which the winner was chosen: 24/05/2024

Date of the conclusion of the contract: 12/06/2024

The contract is awarded within a framework agreement: no

Winner:

Official name: Marlet Property Group Limited

Tender:

Tender identifier: 000049391

Identifier of lot or group of lots: LOT-0001

Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410173

Date on which the winner was chosen: 24/05/2024

Date of the conclusion of the contract: 12/06/2024

The contract is awarded within a framework agreement: no

Winner:

Official name: Glenveagh Living

Tender:

Tender identifier: 000049306

Identifier of lot or group of lots: LOT-0001

Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 410166

Date on which the winner was chosen: 24/05/2024

Date of the conclusion of the contract: 12/06/2024

The contract is awarded within a framework agreement: no

8. Organisations

8.1. ORG-0010

Official name: Glenveagh Living

Registration number: 368093

Town: Kildare

Country: Ireland

Email: karl.duffy@glenveagh.ie

Telephone: 083 446 6905

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0011

Official name: O'Callaghan Properties

Registration number: 470335

Town: Cork

Country: Ireland

Email: brian.ocallaghan@ocallaghanproperties.com

Telephone: 087 206 5727

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0012

Official name: Quintain

Registration number: 656280

Town: Dublin

Country: Ireland

Email: bleonard@quintain.ie

Telephone: 087 787 0844

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0013

Official name: Park Developments

Registration number: 27777
Postal address: The Herbert Building
Town: Dublin
Postcode: D18K8Y4
Country: Ireland
Email: wglass@parkdevelopments.ie
Telephone: 0872232736
Fax: 012136099
Internet address: www.parkdevelopments.ie

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0014

Official name: McGarrell Reilly Group
Registration number: 422209 Alcove Group Holdings Limited
Postal address: George's Court, 54 - 62 Townsend Street
Town: Dublin 2
Postcode: D02R156
Country: Ireland
Email: niallobuachalla@mcgarrellreilly.ie
Telephone: +353878240469
Fax: 014163000
Internet address: www.mcgarellreilly.ie

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0015

Official name: Cairn Homes
Registration number: 552325
Town: Dublin
Country: Ireland
Email: cara.bruder@cairnhomes.com
Telephone: 086 466 8768

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0016

Official name: Alanna Homes Ltd
Registration number: 012853V
Town: Isle of Man
Country: Ireland
Email: Thomas.freeman@alannahomes.ie
Telephone: 087 971 6423

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0017

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: Ireland
Email: HighCourtCentralOffice@courts.ie
Telephone: +353 1 8886000

Roles of this organisation:

Review organisation

8.1. ORG-0018

Official name: European Dynamics S.A.
Registration number: 002024901000
Department: European Dynamics S.A.
Town: Athens
Country: Greece
Email: eproc-esender@eurodyn.com
Telephone: +30 2108094500

Roles of this organisation:

TED eSender

8.1. ORG-0001

Official name: The Land Development Agency
Registration number: 710453
Postal address: 2nd Floor, Ashford House, Tara Street,
Town: Dublin
Postcode: D02 VX67
Country: Ireland
Email: procurement@lda.ie
Telephone: +3539103400
Internet address: <https://www.lda.ie>
Buyer profile: <https://www.lda.ie>

Roles of this organisation:

Buyer

Organisation providing offline access to the procurement documents

8.1. ORG-0002

Official name: Chartered Land Estatement Management Unlimited Comapny
Registration number: 018948V
Town: Isle of Man
Country: Ireland
Email: ewilcox@charteredland.ie
Telephone: 0862457326

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0003

Official name: O Flynn Construction Co Unlimited Company

Registration number: 567982
Town: Cork
Country: Ireland
Email: todriscoll@oflynnngroup.ie
Telephone: 0868253499

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0004

Official name: Greenacre Residential DAC
Registration number: 559154
Postal address: Harcourt House, 18/19 Harcourt Street, Dublin 2
Town: Dublin
Postcode: D02 PR84
Country: Ireland
Email: danblain@harcourthouse.com
Telephone: 0851587083
Fax: +353 1 4753943
Internet address: <https://harcourtdev.com/>

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0005

Official name: Greenseed Limited
Registration number: 607724
Postal address: Harcourt House, 18/19 Harcourt Street, Dublin 2
Town: Dublin
Postcode: D02 PR84
Country: Ireland
Email: danblain@harcourthouse.com
Telephone: 0851587083
Fax: +353 1 4753943
Internet address: <https://harcourtdev.com/>

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0006

Official name: Royalton Developments Ireland
Registration number: 608365
Postal address: 22 The View
Town: Dublin
Postcode: K36 CX99
Country: Ireland
Email: conor.delahunty@royalton.ie
Telephone: 0868631653
Internet address: www.royalton.co.uk

Roles of this organisation:

Tenderer
Winner of these lots: LOT-0001

8.1. ORG-0007

Official name: Ballymore Properties Ireland Ltd.
Registration number: 332957
Postal address: One Royal Canal House
Town: Dublin
Postcode: D15 DKW4
Country: Ireland
Email: info@ballymoregroup.com
Telephone: 016259100

Roles of this organisation:

Tenderer
Winner of these lots: LOT-0001

8.1. ORG-0008

Official name: Elkstone Partners
Registration number: 579364
Town: Dublin
Country: Ireland
Email: awalsh@elkstonepartners.com
Telephone: 087 237 9927

Roles of this organisation:

Tenderer
Winner of these lots: LOT-0001

8.1. ORG-0009

Official name: Marlet Property Group Limited
Registration number: 591771
Town: Dublin
Country: Ireland
Email: ciara.slattery@marlet.ie
Telephone: 087 406 3756

Roles of this organisation:

Tenderer
Winner of these lots: LOT-0001

11. Notice information

11.1. Notice information

Notice identifier/version: fc450923-32fd-4073-a93d-8bbb6eeb5669 - 01
Form type: Result
Notice type: Contract or concession award notice – standard regime
Notice subtype: 29
Notice dispatch date: 10/09/2024 16:34:56 (UTC+1)
Languages in which this notice is officially available: English

11.2. Publication information

Notice publication number: 548773-2024

