

**Ireland – Construction work – Invitation to Tender (Stage 1) under a Restricted (Two-Stage) tender procedure for the Development of 89 No. Residential Housing Units and all associated siteworks at Lohercannon, Tralee, Co. Kerry**

**OJ S 160/2025 22/08/2025**

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

**Works**

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1. Buyer

**1.1. Buyer**

Official name: Kerry County Council\_1204

Email: [CPCU@kerrycoco.ie](mailto:CPCU@kerrycoco.ie)

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

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2. Procedure

**2.1. Procedure**

Title: Invitation to Tender (Stage 1) under a Restricted (Two-Stage) tender procedure for the Development of 89 No. Residential Housing Units and all associated siteworks at Lohercannon, Tralee, Co. Kerry

Description: This project is being procured using a Restricted (Two-Stage) Tender procedure in accordance with the Capital Works Management Framework. The Housing Capital Unit of Kerry County Council as part of this (Stage 1) procurement for this project are inviting interested parties to submit evidence of their suitability (in Suitability Assessment Questionnaires QW1 and QC1's) for a Works Contractor as PSCS, as designer and as PSDP for the Development of 89 No. Housing Units and all associated siteworks at Lohercannon, Tralee, Co. Kerry. The works required will be implemented under the contract Building Works designed by the Contractor PW-CF2 (Design and Build) and include the design and construction of 44 No. 1 Bedroom apartments, 15 No. 2 bedroom apartments, 10 No. 2 bedroom houses, 5 No. 3 bedroom duplex units and 15 No. 3 bedroom houses and all associated siteworks including site clearance, site enclosures, drainage, site services, hard and soft landscaping. For this (Stage 1) Procurement the submitted evidence received from tenderers will be evaluated to determine the tenderers that will be meet the minimum Pass / Fail criterion; those tenderers that meet the minimum Pass / Fail will be qualitatively assessed for a place on a short list; those on the short list may subsequently be invited to tender at Stage 2. For this project at this (Stage 1) Procurement the minimum number of candidates to be shortlisted is Five, the maximum number of candidates to be shortlisted is Eight. At (Stage 2) Procurement an Invitation to Tender will be issued to the short listed candidates pre-qualified at Stage 1. Their tender submissions will be evaluated and awarded on the basis of the Most Economically Advantageous Tender based on Award Criteria applicable to the Stage 2 procurement.

Procedure identifier: 5723c88a-ba64-4a0c-a527-f8b827100ea2

Previous notice: eb95cea4-3965-4170-9fc7-147fc0ee020a-02

Type of procedure: Restricted

The procedure is accelerated: no

**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, 45211100 Construction work for houses, 45211340 Multi-dwelling buildings construction work, 45211300 Houses construction work, 71000000 Architectural, construction, engineering and inspection services, 71200000 Architectural and related services, 71220000 Architectural design services, 71221000 Architectural services for buildings, 71240000 Architectural, engineering and planning services, 71250000 Architectural, engineering and surveying services, 71400000 Urban planning and landscape architectural services, 71311000 Civil engineering consultancy services, 71312000 Structural engineering consultancy services, 71314310 Heating engineering services for buildings, 71315210 Building services consultancy services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71321300 Plumbing consultancy services, 71333000 Mechanical engineering services, 71520000 Construction supervision services, 71320000 Engineering design services, 71317210 Health and safety consultancy services, 71334000 Mechanical and electrical engineering services, 45113000 Siteworks, 45223800 Assembly and erection of prefabricated structures, 71324000 Quantity surveying services, 71317200 Health and safety services, 71521000 Construction-site supervision services

#### 2.1.2. Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

#### 2.1.3. Value

Estimated value excluding VAT: 24 000 000,00 EUR

#### 2.1.4. General information

Legal basis:

Directive 2014/24/EU

### 5. Lot

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#### 5.1. Lot: LOT-0001

Title: Invitation to Tender (Stage 1) under a Restricted (Two-Stage) tender procedure for the Development of 89 No. Residential Housing Units and all associated siteworks at Lohercannon, Tralee, Co. Kerry

Description: This project is being procured using a Restricted (Two-Stage) Tender procedure in accordance with the Capital Works Management Framework. The Housing Capital Unit of Kerry County Council as part of this (Stage 1) procurement for this project are inviting interested parties to submit evidence of their suitability (in Suitability Assessment Questionnaires QW1 and QC1's) for a Works Contractor as PSCS, as designer and as PSDP for the Development of 89 No. Housing Units and all associated siteworks at Lohercannon, Tralee, Co. Kerry. The works required will be implemented under the contract Building Works designed by the Contractor PW-CF2 (Design and Build) and include the design and construction of 44 No. 1 Bedroom apartments, 15 No. 2 bedroom apartments, 10 No. 2 bedroom houses, 5 No. 3 bedroom duplex units and 15 No. 3 bedroom houses and all associated siteworks including site clearance, site enclosures, drainage, site services, hard and soft landscaping. For this (Stage 1) Procurement the submitted evidence received from tenderers will be evaluated to determine the tenderers that will be meet the minimum Pass / Fail criterion; those tenderers that meet the minimum Pass / Fail will be qualitatively assessed

for a place on a short list; those on the short list may subsequently be invited to tender at Stage 2. For this project at this (Stage 1) Procurement the minimum number of candidates to be shortlisted is Five, the maximum number of candidates to be shortlisted is Eight. At (Stage 2) Procurement an Invitation to Tender will be issued to the short listed candidates pre-qualified at Stage 1. Their tender submissions will be evaluated and awarded on the basis of the Most Economically Advantageous Tender based on Award Criteria applicable to the Stage 2 procurement.

Internal identifier: 0

#### **5.1.1. 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, 45211100

Construction work for houses, 45211340 Multi-dwelling buildings construction work, 45211300

Houses construction work, 71000000

Architectural, construction, engineering and inspection services, 71200000

Architectural and related services, 71220000 Architectural design services, 71221000

Architectural services for buildings, 71240000 Architectural, engineering and planning services

, 71250000 Architectural, engineering and surveying services, 71400000

Urban planning and landscape architectural services, 71311000

Civil engineering consultancy services, 71312000 Structural engineering consultancy services,

71314310 Heating engineering services for buildings, 71315210

Building services consultancy services, 71321000

Engineering design services for mechanical and electrical installations for buildings, 71321300

Plumbing consultancy services, 71333000 Mechanical engineering services, 71520000

Construction supervision services, 71320000 Engineering design services, 71317210

Health and safety consultancy services, 71334000

Mechanical and electrical engineering services, 45113000 Siteworks, 45223800

Assembly and erection of prefabricated structures, 71324000 Quantity surveying services,

71317200 Health and safety services, 71521000 Construction-site supervision services

#### **5.1.2. Place of performance**

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

#### **5.1.3. Estimated duration**

Duration: 37 Months

#### **5.1.5. Value**

Estimated value excluding VAT: 24 000 000,00 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: Reduction of environmental impacts

Description: This project is being procured using a Restricted (Two-Stage) Tender procedure in accordance with the Capital Works Management Framework. The Housing Capital Unit of

Kerry County Council as part of this (Stage 1) procurement for this project are inviting interested parties to submit evidence of their suitability (in Suitability Assessment Questionnaires QW1 and QC1's) for a Works Contractor as PSCS, as designer and as PSDP for the Development of 89 No. Housing Units and all associated siteworks at Lohercannon, Tralee, Co. Kerry. The works required will be implemented under the contract Building Works designed by the Contractor PW-CF2 (Design and Build) and include the design and construction of 44 No. 1 Bedroom apartments, 15 No. 2 bedroom apartments, 10 No. 2 bedroom houses, 5 No. 3 bedroom duplex units and 15 No. 3 bedroom houses and all associated siteworks including site clearance, site enclosures, drainage, site services, hard and soft landscaping. For this (Stage 1) Procurement the submitted evidence received from tenderers will be evaluated to determine the tenderers that will meet the minimum Pass / Fail criterion; those tenderers that meet the minimum Pass / Fail will be qualitatively assessed for a place on a short list; those on the short list may subsequently be invited to tender at Stage 2. For this project at this (Stage 1) Procurement the minimum number of candidates to be shortlisted is Five, the maximum number of candidates to be shortlisted is Eight. At (Stage 2) Procurement an Invitation to Tender will be issued to the short listed candidates pre-qualified at Stage 1. Their tender submissions will be evaluated and awarded on the basis of the Most Economically Advantageous Tender based on Award Criteria applicable to the Stage 2 procurement.

Approach to reducing environmental impacts: Other

Green Procurement Criteria: Other Green Public Procurement criteria

#### **5.1.10. Award criteria**

Criterion:

Type: Price

Description: 50 percent price

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 50,00

Criterion:

Type: Quality

Description: 50 percent quality

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 50,00

#### **5.1.15. Techniques**

Framework agreement:

No framework agreement

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: Kerry County Council\_1204

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

## **6. Results**

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Value of all contracts awarded in this notice: 27 270 370,95 EUR

#### 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: Eamon Costello (Kerry) Ltd

##### Tender:

Tender identifier: 000095118

Identifier of lot or group of lots: LOT-0001

Value of the tender: 27 270 370,95 EUR

Concession value:

Subcontracting: No

Contract information:

Identifier of the contract: 423631

Date of the conclusion of the contract: 07/08/2025

#### 6.1.4. Statistical information:

Received tenders or requests to participate:

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 1

## 8. Organisations

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#### 8.1. ORG-0001

Official name: Kerry County Council\_1204

Registration number: 0563711D

Postal address: County Buildings Rathass

Town: Tralee

Postcode: V92H7VT

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Email: [CPCU@kerrycoco.ie](mailto:CPCU@kerrycoco.ie)

Telephone: 0667183500

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

Buyer profile: <https://www.kerrycoco.ie>

##### Roles of this organisation:

Buyer

Organisation providing offline access to the procurement documents

#### 8.1. ORG-0002

Official name: Eamon Costello (Kerry) Ltd

Size of the economic operator: Micro, small, or medium

Registration number: 60661

Postal address: 17 Murphys Terrace Ballymullen Tralee Co Kerry

Town: Tralee

Postcode: V92R599

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Email: [info@eckerry.com](mailto:info@eckerry.com)

Telephone: 0667194988

Internet address: [www.eckerry.com](http://www.eckerry.com)

**Roles of this organisation:**

Tenderer

**Winner of these lots:** LOT-0001

**8.1. ORG-0003**

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](mailto:HighCourtCentralOffice@courts.ie)

Telephone: +353 1 8886000

**Roles of this organisation:**

Review organisation

Organisation providing more information on the review procedures

**8.1. ORG-0004**

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](mailto:eproc-esender@eurodyn.com)

Telephone: +30 2108094500

**Roles of this organisation:**

TED eSender

Notice information

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Notice identifier/version: fab9cca9-fee8-4b6f-a330-6f03c28cb0d1 - 01

Form type: Result

Notice type: Contract or concession award notice – standard regime

Notice subtype: 29

Notice dispatch date: 20/08/2025 14:33:10 (UTC+1) Central European Time, Western European Summer Time

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