

564514-2026 - Competition

Ireland – Construction work for multi-dwelling buildings and individual houses – Clúid Housing Development Agreement with Stage Payments - Social Housing Schemes in Kerry

OJ S 156/2026 14/08/2026

Contract or concession notice – standard regime

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 Housing Development Agreement with Stage Payments - Social Housing Schemes in Kerry

Description: Clúid Housing is seeking tenders from suitably qualified Developers/Works Contractors with suitable sites with full planning approval for residential development in Co. Kerry. Further details, including minimum requirements, are provided in the procurement documents published with this Contract Notice.

Procedure identifier: c3d12cdf-98b8-4942-b746-c95e1f6e419f

Type of procedure: Open

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): 45215214 Residential homes construction work, 70111000 Development of residential real estate, 45211340 Multi-dwelling buildings construction work, 45211100 Construction work for houses

2.1.2. Place of performance

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

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 60 000 000,00 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.5. Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 3

The tenderer must submit tenders for all lots

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: lot 1

Description: Clúid Housing is seeking tenders from suitably qualified Developers/Works Contractors with suitable sites with full planning approval for residential development in Co. Kerry. Further details, including minimum requirements, are provided in the procurement documents published with this Contract Notice.

Internal identifier: 1

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): 45215214 Residential homes construction work, 70111000 Development of residential real estate, 45211340 Multi-dwelling buildings construction work, 45211100 Construction work for houses

5.1.2. Place of performance

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

Country: Ireland

5.1.3. Estimated duration

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 60 000 000,00 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

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: 07/09/2026 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=8833964>

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=8833964>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 14/09/2026 23:45:00 (UTC+01:00) Central European Time, Western European Summer Time

Duration during which the tender must remain valid: 6 Months

Information about public opening:

Opening date: 15/09/2026 00:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8833964>

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: no

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: 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

5.1. Lot: LOT-0002

Title: lot 2

Description: Clúid Housing is seeking tenders from suitably qualified Developers/Works Contractors with suitable sites with full planning approval for residential development in Co. Kerry. Further details, including minimum requirements, are provided in the procurement documents published with this Contract Notice.

Internal identifier: 2

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): 45215214 Residential homes construction work, 70111000 Development of residential real estate, 45211340 Multi-dwelling buildings construction work, 45211100 Construction work for houses

5.1.2. Place of performance

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

5.1.3. Estimated duration

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 60 000 000,00 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

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: 07/09/2026 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=8833964>

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=8833964>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 14/09/2026 23:45:00 (UTC+01:00) Central European Time, Western European Summer Time

Duration during which the tender must remain valid: 6 Months

Information about public opening:

Opening date: 15/09/2026 00:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8833964>

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: no

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: 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

5.1. Lot: LOT-0003

Title: lot3

Description: Clúid Housing is seeking tenders from suitably qualified Developers/Works Contractors with suitable sites with full planning approval for residential development in Co. Kerry. Further details, including minimum requirements, are provided in the procurement documents published with this Contract Notice.

Internal identifier: 3

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): 45215214 Residential homes construction work, 70111000

Development of residential real estate, 45211340 Multi-dwelling buildings construction work, 45211100 Construction work for houses

5.1.2. Place of performance

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

Country: Ireland

5.1.3. Estimated duration

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 60 000 000,00 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

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: 07/09/2026 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=8833964>

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=8833964>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 14/09/2026 23:45:00 (UTC+01:00) Central European Time, Western European Summer Time

Duration during which the tender must remain valid: 6 Months

Information about public opening:

Opening date: 15/09/2026 00:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8833964>

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: no

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: 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

Notice information

Notice identifier/version: 5ce3f482-da87-4376-ae88-909e95c9a789 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16

Notice dispatch date: 12/08/2026 16:34:06 (UTC+01:00) Central European Time, Western European Summer Time
Languages in which this notice is officially available: English
Notice publication number: 564514-2026
OJ S issue number: 156/2026
Publication date: 14/08/2026