

569550-2026 - Competition

Ireland – Architectural, construction, engineering and inspection services – Employers representative, technical advisory and assigned certifier services for the Project Barrow Social Housing Design and Build Contract

OJ S 158/2026 18/08/2026

**Contract or concession notice – standard regime - Change notice
Services**

1. Buyer

1.1. Buyer

Official name: National Development Finance Agency

Email: NTMAprocurement@ndfa.ie

Legal type of the buyer: Body governed by public law, controlled by a central government authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Employers representative, technical advisory and assigned certifier services for the Project Barrow Social Housing Design and Build Contract

Description: The National Treasury Management Agency (describing itself as the National Development Finance Agency) ("NDFA"), as agent for and on behalf Dublin City Council ("DCC") and Kildare County Council ("KCC") gives notice of its intention to award a contract(s) for the services to support the construction stage of the Project Barrow Social Housing Design and Build Contract ("Project Barrow"). The services required include Employer's Representative (ER) and Technical Advisory (TA) services ("ER/TA Services") and Assigned Certifier (AC) services ("AC Services") for Project Barrow. It is proposed to award two separate contracts for ER/TA services (Lot 1) and, AC services (Lot 2). The Estimated Value figure is an estimate only and the value of any services contracted may be lower or higher than the estimated figure. A list of the sites is included with the documentation accompanying this contract notice, however this may be subject to change. All sites within the project have full planning permission, fire and disability access certification. The "Projects" section of the NDFA website www.ndfa.ie/projects will be updated from time to time so prospective participants are advised to visit it regularly. The NDFA intends that the successful tenderer(s) be awarded a contract for each Lot in the form of the Capital Works Management Framework (Standard Conditions of Engagement for Consultancy Services (COE1)) available at <https://constructionprocurement.gov.ie>. Please note that the information outlined above is indicative only. The NDFA reserves the right to amend, alter or vary the information contained within this notice.

Procedure identifier: 20a70a48-d8bf-491d-9208-f526d08ed0cd

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services
Additional classification (cpv): 71520000 Construction supervision services, 71240000 Architectural, engineering and planning services, 71530000 Construction consultancy services , 71300000 Engineering services

2.1.2. Place of performance

Town: Dublin
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 2 500 000,00 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: 2

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: European Single Procurement Document (ESPD)

5. Lot

5.1. Lot: LOT-0001

Title: Lot 1 – ER / TA Services

Description: The National Treasury Management Agency (describing itself as the National Development Finance Agency) ("NDFA"), as agent for and on behalf Dublin City Council ("DCC") and Kildare County Council ("KCC") gives notice of its intention to award a contract(s) for the services to support the construction stage of the Project Barrow Social Housing Design and Build Contract ("Project Barrow"). The services required include Employer's Representative (ER) and Technical Advisory (TA) services ("ER/TA Services") and Assigned Certifier (AC) services ("AC Services") for Project Barrow. It is proposed to award two separate contracts for ER/TA services (Lot 1) and, AC services (Lot 2). The Estimated Value figure is an estimate only and the value of any services contracted may be lower or higher than the estimated figure. A list of the sites is included with the documentation accompanying this contract notice, however this may be subject to change. All sites within the project have full planning permission, fire and disability access certification. The "Projects" section of the NDFA website www.ndfa.ie/projects will be updated from time to time so prospective participants are advised to visit it regularly. The NDFA intends that the successful tenderer(s) be awarded a contract for each Lot in the form of the Capital Works Management Framework (Standard Conditions of Engagement for Consultancy Services (COE1)) available at <https://constructionprocurement.gov.ie>. Please note that the information outlined above is indicative only. The NDFA reserves the right to amend, alter or vary the information contained within this notice.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services
Additional classification (cpv): 71520000 Construction supervision services, 71240000 Architectural, engineering and planning services, 71530000 Construction consultancy services , 71300000 Engineering services

5.1.2. Place of performance

Town: Dublin
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland

5.1.3. Estimated duration

Duration: 37 Months

5.1.5. Value

Estimated value excluding VAT: 2 500 000,00 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
Approach to reducing environmental impacts: Other
Green Procurement Criteria: Other Green Public Procurement criteria

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: 13/08/2026 12:00:00 (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=8704926>

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=8704926>
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: 10/09/2026 14:00:00 (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: 10/09/2026 14:30:00 (UTC+01:00) Central European Time, Western European Summer Time

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8704926>

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Not 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: National Development Finance Agency

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

Organisation receiving requests to participate: National Development Finance Agency

Organisation processing tenders: National Development Finance Agency

5.1. Lot: LOT-0002

Title: Lot 2 – AC Services

Description: The National Treasury Management Agency (describing itself as the National Development Finance Agency) ("NDFA"), as agent for and on behalf Dublin City Council ("DCC") and Kildare County Council ("KCC") gives notice of its intention to award a contract(s) for the services to support the construction stage of the Project Barrow Social Housing Design and Build Contract ("Project Barrow"). The services required include Employer's Representative (ER) and Technical Advisory (TA) services ("ER/TA Services") and Assigned Certifier (AC) services ("AC Services") for Project Barrow. It is proposed to award two separate contracts for ER/TA services (Lot 1) and, AC services (Lot 2). The Estimated Value figure is an estimate only and the value of any services contracted may be lower or higher than the estimated figure. A list of the sites is included with the documentation accompanying this contract notice, however this may be subject to change. All sites within the project have full planning permission, fire and disability access certification. The "Projects" section of the NDFA website www.ndfa.ie/projects will be updated from time to time so prospective participants are advised to visit it regularly. The NDFA intends that the successful tenderer(s) be awarded a contract for each Lot in the form of the Capital Works Management Framework (Standard Conditions of Engagement for Consultancy Services (COE1)) available at <https://constructionprocurement.gov.ie>. Please note that the information outlined above is indicative only. The NDFA reserves the right to amend, alter or vary the information contained within this notice.

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services

Additional classification (cpv): 71520000 Construction supervision services, 71240000 Architectural, engineering and planning services, 71530000 Construction consultancy services , 71300000 Engineering services

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)
Country: Ireland

5.1.3. Estimated duration

Duration: 37 Months

5.1.5. Value

Estimated value excluding VAT: 2 500 000,00 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: 13/08/2026 12:00:00 (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=8704926>

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=8704926>

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: 10/09/2026 14:00:00 (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: 10/09/2026 14:30:00 (UTC+01:00) Central European Time, Western European Summer Time

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=8704926>

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Not 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: National Development Finance Agency

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

Organisation receiving requests to participate: National Development Finance Agency

Organisation processing tenders: National Development Finance Agency

8. Organisations

8.1. ORG-0001

Official name: National Development Finance Agency

Registration number: 549300KXBEJAOJ9OVF93

Postal address: National Treasury Management Agency Treasury Dock North Wall Quay
Dublin 1

Town: Dublin

Postcode: D01A9T8

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: NTMAprocurement@ndfa.ie

Telephone: 012384000

Buyer profile: www.ndfa.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

:

7b8d2156-1bdf-4c3e-be5c-7acdcb64902c-01

Main reason for change

:

Information updated

Description

:

The Contracting Authority advises Tenderers that the Tender submission date for this competition has been revised to 10/09/2026 14:00. Accordingly, the deadline for submission of queries (if any) is 27/08/2026 16:00.

Notice information

Notice identifier/version: 417d3d83-312b-4736-a17c-7380dac8e11d - 02

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 17/08/2026 12:58:29 (UTC+01:00) Central European Time, Western European Summer Time

Languages in which this notice is officially available: English

Notice publication number: 569550-2026

OJ S issue number: 158/2026

Publication date: 18/08/2026