

## 626069-2026 - Competition

Ireland – Contract administration services – Employer’s Representative Services on Developer Design and Build Apartment Development - Coultry Gardens, Dublin

OJ S 176/2026 11/09/2026

Contract or concession notice – standard regime  
Services

### 1. Buyer

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#### 1.1. Buyer

Official name: Tuath Housing Association Ltd

Email: [m.mcnamara@tuathhousing.ie](mailto:m.mcnamara@tuathhousing.ie)

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

Activity of the contracting authority: Housing and community amenities

### 2. Procedure

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#### 2.1. Procedure

Title: Employer’s Representative Services on Developer Design and Build Apartment Development - Coultry Gardens, Dublin

Description: Tuath Housing Association invites tenders from suitably qualified and experienced Employer Representatives (ER) to manage a design and build construction project of 446 apartment units at Coultry Gardens, Dublin. Please refer to the procurement documentation published with this contract notice for further details.

Procedure identifier: a2690ad1-9d87-461f-82a5-d9322f00efe6

Type of procedure: Open

The procedure is accelerated: no

##### 2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79994000 Contract administration services

Additional classification (cpv): 71541000 Construction project management services, 72224000 Project management consultancy services

##### 2.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

##### 2.1.3. Value

Estimated value excluding VAT: 200 000,00 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

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### 5.1. Lot: LOT-0001

Title: Employer's Representative Services on Developer Design and Build Apartment Development - Coultry Gardens, Dublin

Description: Tuath Housing Association invites tenders from suitably qualified and experienced Employer Representatives (ER) to manage a design and build construction project of 446 apartment units at Coultry Gardens, Dublin. Please refer to the procurement documentation published with this contract notice for further details.

Internal identifier: 0

#### 5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79994000 Contract administration services

Additional classification (cpv): 71541000 Construction project management services, 72224000 Project management consultancy services

#### 5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

#### 5.1.3. Estimated duration

Duration: 40 Months

#### 5.1.5. Value

Estimated value excluding VAT: 200 000,00 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: 07/10/2026 16:00:00 (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=9028715>

#### 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=9028715>

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: 14/10/2026 16:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Duration during which the tender must remain valid: 180 Days

**Information about public opening:**

Opening date: 14/10/2026 16:30:00 (UTC+01:00) Central European Time, Western European Summer Time

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=9028715>

**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:**

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: Tuath Housing Association Ltd

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

Organisation receiving requests to participate: Tuath Housing Association Ltd

Organisation processing tenders: Tuath Housing Association Ltd

## 8. Organisations

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**8.1. ORG-0001**

Official name: Tuath Housing Association Ltd

Registration number: Registered No. 326944. Registered Charity No.20046613 CHY No. 14356

Postal address: No. 33 Leeson Street, Dublin 2

Town: Dublin

Postcode: D02 KD68

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: [m.mcnamara@tuathhousing.ie](mailto:m.mcnamara@tuathhousing.ie)

Telephone: 016761602

Buyer profile: [www.tuathhousing.ie](http://www.tuathhousing.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](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-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](mailto:eproc-esender@eurodyn.com)  
Telephone: +30 2108094500

**Roles of this organisation:**

TED eSender

## Notice information

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Notice identifier/version: de37840e-2f91-475a-b687-d0f5bdb39131 - 01  
Form type: Competition  
Notice type: Contract or concession notice – standard regime  
Notice subtype: 16  
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