

644816-2026 - Competition

Ireland – Architectural design services – Tipperary County Council Procurement of Single-Party Framework Agreement for Architect-Led Integrated Design Team Consultancy Services for Clonmel, Co. Tipperary
OJ S 181/2026 18/09/2026
Contract or concession notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: Tipperary County Council

Email: secretary@tipperarycoco.ie

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Tipperary County Council Procurement of Single-Party Framework Agreement for

Architect-Led Integrated Design Team Consultancy Services for Clonmel, Co. Tipperary

Description: Tipperary County Council Procurement of Single-Party Framework Agreement for Architect-Led Integrated Design Team Consultancy Services for Clonmel, Co. Tipperary.

Tipperary County Council is undertaking a competitive tendering process for the establishment of a Single-Party Framework Agreement for Architect-Led Integrated Multi-Disciplinary Consultancy Services for Public Realm, Landscape and Building Upgrade Projects in Clonmel, Co. Tipperary. The Framework Agreement will require the successful Consultant to provide, either directly or through its proposed multi-disciplinary team, all of the following services: 1. Architectural Services – Public Realm 2. Conservation Architectural Services 3. Landscape Architectural Services 4. Civil and Structural Engineering Services 5. Quantity Surveying Services 6. Project Management Services 7. Project Supervisor Design Process (PSDP) Services 8. Employer's Representative Services 9. Public Liaison / Stakeholder Engagement Services 10. Mechanical and Electrical Engineering Services 11. Planning Services 12. Archaeological Services 13. Fire Engineering Services Only Applicants capable of providing all of the above disciplines and associated specialist expertise, whether in-house, through subcontractors or as part of a grouping/consortium, will be considered. This competition will be conducted using a restricted procedure. At Stage 1, Applicants will be assessed against the suitability and selection criteria set out in the Suitability Assessment Questionnaire. It is intended that the five highest-scoring Applicants, subject to a sufficient number meeting all minimum requirements and rules for selection, will be invited to participate in Stage 2. At Stage 2, shortlisted Applicants will be issued with the Invitation to Tender and associated tender documentation. Tenders will be evaluated in accordance with the award criteria and weightings set out in the Invitation to Tender. The highest-ranked compliant Tenderer will be appointed to the Single-Party Framework Agreement and will also be awarded the Initial Contract. The Initial Contract will relate to the further development and delivery of public realm and associated projects in Clonmel. Clonmel Town Centre requires a significant streetscape and public realm upgrade. A design previously received Part VIII approval; however, the design now requires further development, amendment and coordination to reflect the current

project scope and available funding and to bring the project through detailed design, tender, construction and handover stages. Tipperary County Council has also acquired a protected structure for which design development and a Part VIII planning process will be required. The Architect-Led Design Team may therefore be required to deliver a combination of public realm, landscape, civil engineering and building upgrade works, including works to protected and heritage structures. The Architect will act as Lead Consultant and will be responsible for coordinating and managing the full multi-disciplinary design team, programme, cost and delivery of the projects. During the construction stage, the Design Team will be required to provide ongoing technical support, respond to queries arising on site and advise on proposed variations and other matters affecting the delivery of the works. Projects arising under the Framework Agreement are anticipated to be funded, in whole or in part, through the Towns and Cities Regeneration Investment Fund (TCRIF) and/or other available funding programmes. Please note that an ITT is not required for this stage of the tender process.

Procedure identifier: 4ed029cc-3885-4580-9550-92bf882f3bee

Type of procedure: Restricted

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71250000 Architectural, engineering and surveying services, 71240000 Architectural, engineering and planning services, 71311000 Civil engineering consultancy services, 71420000 Landscape architectural services, 71320000 Engineering design services, 45212350 Buildings of particular historical or architectural interest, 71221000 Architectural services for buildings, 71222000 Architectural services for outdoor areas, 71223000 Architectural services for building extensions, 71000000 Architectural, construction, engineering and inspection services, 71251000 Architectural and building-surveying services, 71322000 Engineering design services for the construction of civil engineering works, 71322100 Quantity surveying services for civil engineering works, 71311100 Civil engineering support services, 71324000 Quantity surveying services, 72224000 Project management consultancy services, 71541000 Construction project management services, 71400000 Urban planning and landscape architectural services, 79415200 Design consultancy services, 79421200 Project-design services other than for construction work, 71242000 Project and design preparation, estimation of costs

2.1.2. Place of performance

Country subdivision (NUTS): Mid-West (IE051)

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 800 000,00 EUR

Maximum value of the framework agreement: 800 000,00 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

5.1. Lot: LOT-0001

Title: Tipperary County Council Procurement of Single-Party Framework Agreement for Architect-Led Integrated Design Team Consultancy Services for Clonmel, Co. Tipperary

Description: Tipperary County Council Procurement of Single-Party Framework Agreement for Architect-Led Integrated Design Team Consultancy Services for Clonmel, Co. Tipperary. Tipperary County Council is undertaking a competitive tendering process for the establishment of a Single-Party Framework Agreement for Architect-Led Integrated Multi-Disciplinary Consultancy Services for Public Realm, Landscape and Building Upgrade Projects in Clonmel, Co. Tipperary. The Framework Agreement will require the successful Consultant to provide, either directly or through its proposed multi-disciplinary team, all of the following services: 1. Architectural Services – Public Realm 2. Conservation Architectural Services 3. Landscape Architectural Services 4. Civil and Structural Engineering Services 5. Quantity Surveying Services 6. Project Management Services 7. Project Supervisor Design Process (PSDP) Services 8. Employer's Representative Services 9. Public Liaison / Stakeholder Engagement Services 10. Mechanical and Electrical Engineering Services 11. Planning Services 12. Archaeological Services 13. Fire Engineering Services Only Applicants capable of providing all of the above disciplines and associated specialist expertise, whether in-house, through subcontractors or as part of a grouping/consortium, will be considered. This competition will be conducted using a restricted procedure. At Stage 1, Applicants will be assessed against the suitability and selection criteria set out in the Suitability Assessment Questionnaire. It is intended that the five highest-scoring Applicants, subject to a sufficient number meeting all minimum requirements and rules for selection, will be invited to participate in Stage 2. At Stage 2, shortlisted Applicants will be issued with the Invitation to Tender and associated tender documentation. Tenders will be evaluated in accordance with the award criteria and weightings set out in the Invitation to Tender. The highest-ranked compliant Tenderer will be appointed to the Single-Party Framework Agreement and will also be awarded the Initial Contract. The Initial Contract will relate to the further development and delivery of public realm and associated projects in Clonmel. Clonmel Town Centre requires a significant streetscape and public realm upgrade. A design previously received Part VIII approval; however, the design now requires further development, amendment and coordination to reflect the current project scope and available funding and to bring the project through detailed design, tender, construction and handover stages. Tipperary County Council has also acquired a protected structure for which design development and a Part VIII planning process will be required. The Architect-Led Design Team may therefore be required to deliver a combination of public realm, landscape, civil engineering and building upgrade works, including works to protected and heritage structures. The Architect will act as Lead Consultant and will be responsible for coordinating and managing the full multi-disciplinary design team, programme, cost and delivery of the projects. During the construction stage, the Design Team will be required to provide ongoing technical support, respond to queries arising on site and advise on proposed variations and other matters affecting the delivery of the works. Projects arising under the Framework Agreement are anticipated to be funded, in whole or in part, through the Towns and Cities Regeneration Investment Fund (TCRIF) and/or other available funding programmes. Please note that an ITT is not required for this stage of the tender process.

Internal identifier: 0

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71250000 Architectural, engineering and surveying services, 71240000 Architectural, engineering and planning services, 71311000 Civil engineering

consultancy services, 71420000 Landscape architectural services, 71320000 Engineering design services, 45212350 Buildings of particular historical or architectural interest, 71221000 Architectural services for buildings, 71222000 Architectural services for outdoor areas, 71223000 Architectural services for building extensions, 71000000 Architectural, construction, engineering and inspection services, 71251000 Architectural and building-surveying services, 71322000 Engineering design services for the construction of civil engineering works, 71322100 Quantity surveying services for civil engineering works, 71311100 Civil engineering support services, 71324000 Quantity surveying services, 72224000 Project management consultancy services, 71541000 Construction project management services, 71400000 Urban planning and landscape architectural services, 79415200 Design consultancy services, 79421200 Project-design services other than for construction work, 71242000 Project and design preparation, estimation of costs

5.1.2. Place of performance

Country subdivision (NUTS): Mid-West (IE051)

Country: Ireland

5.1.3. Estimated duration

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 800 000,00 EUR

Maximum value of the framework agreement: 800 000,00 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: Fulfilment of social objectives

Description: Maintenance and Improvement of Urban Environment

Social objective promoted: Accessibility for all

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 21/10/2026 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=9095784>

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 11/11/2026

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=9095784>

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 requests to participate: 04/11/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

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: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

Framework agreement, with reopening of competition

Maximum number of participants: 5

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: Tipperary County Council

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

Organisation receiving requests to participate: Tipperary County Council

Organisation processing tenders: Tipperary County Council

8. Organisations

8.1. ORG-0001

Official name: Tipperary County Council

Registration number: 32452

Postal address: Civic Offices Clonmel, Civic Offices Nenagh

Town: Clonmel, Nenagh

Postcode: E91N512 E45A099

Country subdivision (NUTS): Mid-West (IE051)

Country: Ireland

Email: secretary@tipperarycoco.ie

Telephone: +353 818065000

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

Buyer profile: <https://www.tipperarycoco.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: f348114e-ce34-4da7-8fe3-786ae93a050e - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 16/09/2026 16:36:58 (UTC+01:00) Central European Time, Western European Summer Time
Languages in which this notice is officially available: English
Notice publication number: 644816-2026
OJ S issue number: 181/2026
Publication date: 18/09/2026