

654041-2026 - Competition

Ireland – Building surveying services – Specialist Consultancy Providers for Traditional Design Services and Technical Advisory Services Framework

OJ S 184/2026 23/09/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Respond

Email: info@respond.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: Specialist Consultancy Providers for Traditional Design Services and Technical Advisory Services Framework

Description: Framework for specialist consultancy and technical advisory services supporting Respond's housing development programme across Ireland. The Contracting Authority intends to establish a multi-disciplinary Framework for Specialist Consultancy Providers and Technical Advisory Services to support Respond Housing Association in the delivery of housing development projects throughout Ireland. The Framework will provide specialist consultancy services for both Traditional Design projects, where Respond acts as Developer/Employer, and Developer Led projects, where Respond has entered into a Development Agreement or similar arrangement with a third-party developer. The Framework will support Respond in the design, statutory approvals, procurement, monitoring, technical advisory and delivery of housing developments, including social, affordable and cost rental accommodation.

Procedure identifier: 6cdc5608-b374-43de-8b2c-53e98a4c192c

Type of procedure: Restricted

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71315300 Building surveying services

Additional classification (cpv): 71317100 Fire and explosion protection and control consultancy services, 71313000 Environmental engineering consultancy services, 71313410 Risk or hazard assessment for construction, 71313420 Environmental standards for construction, 71313430 Environmental indicators analysis for construction, 71313450 Environmental monitoring for construction, 71315200 Building consultancy services, 71315400 Building-inspection services, 71317000 Hazard protection and control consultancy services, 71317200 Health and safety services, 71317210 Health and safety consultancy services, 71318000 Advisory and consultative engineering services, 71332000 Geotechnical engineering services, 71600000 Technical testing, analysis and consultancy services, 71251000 Architectural and building-surveying services, 71351000 Geological, geophysical and other scientific prospecting services, 71351100 Core preparation and analysis services, 71351200 Geological

and geophysical consultancy services, 71351500 Ground investigation services, 71351810 Topographical services, 71510000 Site-investigation services, 71530000 Construction consultancy services, 71315100 Building-fabric consultancy services, 71355000 Surveying services

2.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 250 000 000,00 EUR

Maximum value of the framework agreement: 250 000 000,00 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: 4

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 – Building Surveying Award per Item: Yes

Description: Framework for specialist consultancy and technical advisory services supporting Respond's housing development programme across Ireland. The Contracting Authority intends to establish a multi-disciplinary Framework for Specialist Consultancy Providers and Technical Advisory Services to support Respond Housing Association in the delivery of housing development projects throughout Ireland. The Framework will provide specialist consultancy services for both Traditional Design projects, where Respond acts as Developer/Employer, and Developer Led projects, where Respond has entered into a Development Agreement or similar arrangement with a third-party developer. The Framework will support Respond in the design, statutory approvals, procurement, monitoring, technical advisory and delivery of housing developments, including social, affordable and cost rental accommodation.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71315300 Building surveying services

Additional classification (cpv): 71317100 Fire and explosion protection and control consultancy services, 71313000 Environmental engineering consultancy services, 71313410 Risk or hazard assessment for construction, 71313420 Environmental standards for construction, 71313430 Environmental indicators analysis for construction, 71313450 Environmental monitoring for construction, 71315200 Building consultancy services, 71315400 Building-inspection services, 71317000 Hazard protection and control consultancy services, 71317200 Health and safety services, 71317210 Health and safety consultancy services, 71318000 Advisory and consultative engineering services, 71332000 Geotechnical engineering services,

71600000 Technical testing, analysis and consultancy services, 71251000 Architectural and building-surveying services, 71351000 Geological, geophysical and other scientific prospecting services, 71351100 Core preparation and analysis services, 71351200 Geological and geophysical consultancy services, 71351500 Ground investigation services, 71351810 Topographical services, 71510000 Site-investigation services, 71530000 Construction consultancy services, 71315100 Building-fabric consultancy services, 71355000 Surveying services

5.1.2. Place of performance

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

5.1.3. Estimated duration

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 250 000 000,00 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

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

Minimum number of candidates to be invited for the second stage of the procedure: 6

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: 05/10/2026 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=9125055>

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=9125055>

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: 19/10/2026 16:00:00 (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: 8

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: Respond

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

Organisation receiving requests to participate: Respond

Organisation processing tenders: Respond

5.1. Lot: LOT-0002

Title: Lot 2 – Fire Safety Consulting Award per Item: Yes

Description: Framework for specialist consultancy and technical advisory services supporting Respond's housing development programme across Ireland. The Contracting Authority intends to establish a multi-disciplinary Framework for Specialist Consultancy Providers and Technical Advisory Services to support Respond Housing Association in the delivery of housing development projects throughout Ireland. The Framework will provide specialist consultancy services for both Traditional Design projects, where Respond acts as Developer/Employer, and Developer Led projects, where Respond has entered into a Development Agreement or similar arrangement with a third-party developer. The Framework will support Respond in the design, statutory approvals, procurement, monitoring, technical advisory and delivery of housing developments, including social, affordable and cost rental accommodation.

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71315300 Building surveying services

Additional classification (cpv): 71317100 Fire and explosion protection and control consultancy services, 71313000 Environmental engineering consultancy services, 71313410 Risk or hazard assessment for construction, 71313420 Environmental standards for construction, 71313430 Environmental indicators analysis for construction, 71313450 Environmental monitoring for construction, 71315200 Building consultancy services, 71315400 Building-inspection services, 71317000 Hazard protection and control consultancy services, 71317200 Health and safety services, 71317210 Health and safety consultancy services, 71318000 Advisory and consultative engineering services, 71332000 Geotechnical engineering services, 71600000 Technical testing, analysis and consultancy services, 71251000 Architectural and building-surveying services, 71351000 Geological, geophysical and other scientific prospecting services, 71351100 Core preparation and analysis services, 71351200 Geological and geophysical consultancy services, 71351500 Ground investigation services, 71351810

Topographical services, 71510000 Site-investigation services, 71530000 Construction consultancy services, 71315100 Building-fabric consultancy services, 71355000 Surveying services

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.3. Estimated duration

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 250 000 000,00 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

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

Minimum number of candidates to be invited for the second stage of the procedure: 6

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: 05/10/2026 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=9125055>

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=9125055>

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: 19/10/2026 16:00:00 (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: 8

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: Respond

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

Organisation receiving requests to participate: Respond

Organisation processing tenders: Respond

5.1. Lot: LOT-0003

Title: Lot 3 – Land Surveying Award per Item: Yes

Description: Framework for specialist consultancy and technical advisory services supporting Respond's housing development programme across Ireland. The Contracting Authority intends to establish a multi-disciplinary Framework for Specialist Consultancy Providers and Technical Advisory Services to support Respond Housing Association in the delivery of housing development projects throughout Ireland. The Framework will provide specialist consultancy services for both Traditional Design projects, where Respond acts as Developer/Employer, and Developer Led projects, where Respond has entered into a Development Agreement or similar arrangement with a third-party developer. The Framework will support Respond in the design, statutory approvals, procurement, monitoring, technical advisory and delivery of housing developments, including social, affordable and cost rental accommodation.

Internal identifier: 3

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71315300 Building surveying services

Additional classification (cpv): 71317100 Fire and explosion protection and control consultancy services, 71313000 Environmental engineering consultancy services, 71313410 Risk or hazard assessment for construction, 71313420 Environmental standards for construction, 71313430 Environmental indicators analysis for construction, 71313450 Environmental monitoring for construction, 71315200 Building consultancy services, 71315400 Building-inspection services, 71317000 Hazard protection and control consultancy services, 71317200 Health and safety services, 71317210 Health and safety consultancy services, 71318000 Advisory and consultative engineering services, 71332000 Geotechnical engineering services, 71600000 Technical testing, analysis and consultancy services, 71251000 Architectural and building-surveying services, 71351000 Geological, geophysical and other scientific prospecting services, 71351100 Core preparation and analysis services, 71351200 Geological and geophysical consultancy services, 71351500 Ground investigation services, 71351810 Topographical services, 71510000 Site-investigation services, 71530000 Construction consultancy services, 71315100 Building-fabric consultancy services, 71355000 Surveying services

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.3. Estimated duration

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 250 000 000,00 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

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

Minimum number of candidates to be invited for the second stage of the procedure: 6

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: 05/10/2026 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=9125055>

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=9125055>

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: 19/10/2026 16:00:00 (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: 6

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: Respond

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

Organisation receiving requests to participate: Respond

Organisation processing tenders: Respond

5.1. Lot: LOT-0004

Title: Lot 4 – Health and Safety Consulting Award per Item: Yes

Description: Framework for specialist consultancy and technical advisory services supporting Respond's housing development programme across Ireland. The Contracting Authority intends to establish a multi-disciplinary Framework for Specialist Consultancy Providers and Technical Advisory Services to support Respond Housing Association in the delivery of housing development projects throughout Ireland. The Framework will provide specialist consultancy services for both Traditional Design projects, where Respond acts as Developer/Employer, and Developer Led projects, where Respond has entered into a Development Agreement or similar arrangement with a third-party developer. The Framework will support Respond in the design, statutory approvals, procurement, monitoring, technical advisory and delivery of housing developments, including social, affordable and cost rental accommodation.

Internal identifier: 4

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71315300 Building surveying services

Additional classification (cpv): 71317100 Fire and explosion protection and control consultancy services, 71313000 Environmental engineering consultancy services, 71313410 Risk or hazard assessment for construction, 71313420 Environmental standards for construction, 71313430 Environmental indicators analysis for construction, 71313450 Environmental monitoring for construction, 71315200 Building consultancy services, 71315400 Building-inspection services, 71317000 Hazard protection and control consultancy services, 71317200 Health and safety services, 71317210 Health and safety consultancy services, 71318000 Advisory and consultative engineering services, 71332000 Geotechnical engineering services, 71600000 Technical testing, analysis and consultancy services, 71251000 Architectural and building-surveying services, 71351000 Geological, geophysical and other scientific prospecting services, 71351100 Core preparation and analysis services, 71351200 Geological and geophysical consultancy services, 71351500 Ground investigation services, 71351810 Topographical services, 71510000 Site-investigation services, 71530000 Construction consultancy services, 71315100 Building-fabric consultancy services, 71355000 Surveying services

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.3. Estimated duration

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 250 000 000,00 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

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

Minimum number of candidates to be invited for the second stage of the procedure: 6

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: 05/10/2026 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=9125055>

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=9125055>

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: 19/10/2026 16:00:00 (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: 6

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: Respond

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

Organisation receiving requests to participate: Respond

Organisation processing tenders: Respond

8. Organisations

8.1. ORG-0001

Official name: Respond

Registration number: 90576

Postal address: High Park, Grace Park Road, Drumcondra, Dublin 9

Town: Dublin

Postcode: D09N2N7

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Contact point: John Mernagh

Email: info@respond.ie

Telephone: 01 8087700

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

Buyer profile: <https://www.respond.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: cb6314c9-d308-4666-9104-a565c4567ae8 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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Languages in which this notice is officially available: English

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