689520-2026 - Competition

Ireland – Real estate services – Valuation Services for property and land within Phase 3 Ulster Canal
OJ S 194/2026 07/10/2026
Contract or concession notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: Waterways Ireland_225
Email: procurement@waterwaysireland.org
Legal type of the buyer: Body governed by public law
Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Valuation Services for property and land within Phase 3 Ulster Canal
Description: Services to be provided by the Valuer include, but are not limited to, the following: • Attend in-person meetings with landowners to assist WI staff with the acquisition process. • Assist in identifying and referencing all affected properties, ownership boundaries, and legal interests. • Review and verify the draft CPO schedules and referencing maps to ensure accurate descriptions of land plots, rights, and easements. • Efficiently determining market valuations and negotiating the acquisition of property in line with the CPO procedures, practices, and policies for Waterways Ireland. • Verify and evaluate Injurious Affection, including business interruption, relocation costs, professional fees, and structural reinstatement. • Accommodation Works: Advise on, negotiate, and quantify mitigating physical works (e.g., replacement boundary walls, new access gates) to reduce cash compensation liabilities • Assist with the management of relationships with key stakeholders, including elected representatives, affected landowners and their appointed Land Agents. • Provide comprehensive Valuation Reports and formal recommendation letters to the Waterways Ireland project team to approve agreed financial settlements. • Preparing and providing evidence, and/or advocating on appeals before the Property Arbitrator on behalf of Waterways Ireland. • Review and negotiate the statutory professional fees (surveyor and solicitor costs) submitted by claimants for reimbursement. • Maintain a database of property transactions concluded by Waterways Ireland. • Liaise with Land Registry in both jurisdictions. • As and when required, assist Waterways Ireland Valuation team in providing valuations and negotiating with third parties on behalf of the organisation to support management of its property portfolio (including disposals, acquisitions, easements, rights of way, leases and licences), in line with procedures, practices, and policies for Waterways Ireland.
Procedure identifier: 06a53713-23b0-470f-8782-3feb9171ed6c
Type of procedure: Open
The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 70322000 Vacant-land rental or sale services, 70332000 Non-residential property services, 70330000 Property management services of real estate on a fee or contract basis

2.1.2. Place of performance

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

2.1.3. Value

Estimated value excluding VAT: 300 000,00 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: Valuation Services for property and land within Phase 3 Ulster Canal
Description: Services to be provided by the Valuer include, but are not limited to, the following: • Attend in-person meetings with landowners to assist WI staff with the acquisition process. • Assist in identifying and referencing all affected properties, ownership boundaries, and legal interests. • Review and verify the draft CPO schedules and referencing maps to ensure accurate descriptions of land plots, rights, and easements. • Efficiently determining market valuations and negotiating the acquisition of property in line with the CPO procedures, practices, and policies for Waterways Ireland. • Verify and evaluate Injurious Affection, including business interruption, relocation costs, professional fees, and structural reinstatement. • Accommodation Works: Advise on, negotiate, and quantify mitigating physical works (e.g., replacement boundary walls, new access gates) to reduce cash compensation liabilities • Assist with the management of relationships with key stakeholders, including elected representatives, affected landowners and their appointed Land Agents. • Provide comprehensive Valuation Reports and formal recommendation letters to the Waterways Ireland project team to approve agreed financial settlements. • Preparing and providing evidence, and/or advocating on appeals before the Property Arbitrator on behalf of Waterways Ireland. • Review and negotiate the statutory professional fees (surveyor and solicitor costs) submitted by claimants for reimbursement. • Maintain a database of property transactions concluded by Waterways Ireland. • Liaise with Land Registry in both jurisdictions. • As and when required, assist Waterways Ireland Valuation team in providing valuations and negotiating with third parties on behalf of the organisation to support management of its property portfolio (including disposals, acquisitions, easements, rights of way, leases and licences), in line with procedures, practices, and policies for Waterways Ireland.
Internal identifier: 0

5.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 70000000 Real estate services
Additional classification (cpv): 70322000 Vacant-land rental or sale services, 70332000 Non-residential property services, 70330000 Property management services of real estate on a fee or contract basis

5.1.2. Place of performance

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

5.1.3. Estimated duration

Duration: 5 Years

5.1.5. Value

Estimated value excluding VAT: 300 000,00 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: 26/10/2026 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=9223500

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=9223500
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: 04/11/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time
Duration during which the tender must remain valid: 12 Months
Information about public opening:
Opening date: 04/11/2026 12:30:00 (UTC+01:00) Central European Time, Western European Summer Time
Place: https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=9223500
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: Waterways Ireland_225
Organisation providing more information on the review procedures: The High Court of Ireland
Organisation receiving requests to participate: Waterways Ireland_225
Organisation processing tenders: Waterways Ireland_225

8. Organisations

8.1. ORG-0001

Official name: Waterways Ireland_225
Registration number: 1211
Postal address: 2 Sligo Road
Town: Enniskillen
Postcode: BT74 7JY
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Email: procurement@waterwaysireland.org
Telephone: 02866323004
Internet address: https://www.waterwaysireland.org
Buyer profile: https://www.waterwaysireland.org

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: 6f5d59ab-1f16-4661-9bc9-632012440006 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 05/10/2026 16:32:45 (UTC+01:00) Central European Time, Western European Summer Time
Languages in which this notice is officially available: English
Notice publication number: 689520-2026
OJ S issue number: 194/2026
Publication date: 07/10/2026