

697681-2025 - Result

Ireland – Engineering services – Modification Notice - Housing Redevelopment at Dorset St / St. Mary's Place

OJ S 203/2025 22/10/2025

Contract or concession award notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Dublin City Council

Email: joy.kearns@dublincity.ie

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Modification Notice - Housing Redevelopment at Dorset St / St. Mary's Place

Description: A mini competition for Housing Redevelopment at Dorset St / St. Mary's Place, Dublin was run from RFT-142472 - Multi-Party Framework Agreement for Architect Led Integrated Design Team Services for projects within Dublin City Council's Administrative Area with an estimated construction value in excess of €15m (ex VAT). This mini competition was done on the old etenders platform. This Contract Award Notice is acting as a Modification Notice under Article 72 of 2014/24/EU for this contract. The following modifications have been applied to the contract under Article 72.1)(c) where all of the following conditions are fulfilled: (i) the need for modification has been brought about by circumstances which a diligent contracting authority could not foresee; (ii) the modification does not alter the overall nature of the contract; (iii) any increase in price is not higher than 50% of the value of the original contract or framework agreement. Where several successive modifications are made, that limitation shall apply to the value of each modification. Such consecutive modifications shall not be aimed at circumventing this Directive. No one modification exceeds 50% of the original value of the contract. €52,231.00 ex VAT Design team fee to carry out a feasibility study to incorporate adjacent sites, including Dominick Court, and public realm into the project. €11,810.00 ex VAT Additional design team fee to appoint consultants to prepare a Road Safety Audit and to advise on acoustic matters during detailed design. €166,305.00 ex VAT Additional design team fee proposed to carry out changes to the design in relation to the possible involvement of the Land Development Agency. €160,501.00 ex VAT Additional design team fee proposed to carry out a number of additional services, including i) changes to the location of the UD+ apartments, ii) changes to materials from brick to render in the courtyards, iii) amendment to the party wall build up iv) appointment of a Thermal Bridging Assessor and v) design of fire safety signage. €145,225.00 ex VAT Additional design team fee proposed to carry out a number of additional services, including i) Programme Assessor for Tender Assessment, ii) Archaeologist during construction, iii) Changes during Part 8 process, iv) Amendments to Bill from the introduction of Clause 15, v) Design changes following the results of SI investigations, vi) A study carried out to review the possibility of omitting fossil fuels. €14,705.00 ex VAT - Additional design team fee proposed to carry out a number of additional services, including i) A revised daylight study, ii) a revised site lighting strategy and

iii) additional public realm landscaping elements. €135,176.00 ex VAT Additional design team fee for additional detailed cost exercises at Stage 2c. €39,061.25 ex VAT Additional design team fee to carry out changes to underground drainage, and a fee to re-calculate the daylight and ventilation throughout the scheme following the alteration of sill heights

Procedure identifier: 668e472c-14ad-4b19-a876-7c1f290ac51d

Type of procedure: Open

Main features of the procedure: Modification notice

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71300000 Engineering services

Additional classification (cpv): 71200000 Architectural and related services, 71210000

Advisory architectural services, 71220000 Architectural design services, 71324000 Quantity surveying services, 71317210 Health and safety consultancy services, 71351914

Archaeological services

2.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 725 014,25 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

5. Lot

5.1. Lot: LOT-0001

Title: Modification Notice - Housing Redevelopment at Dorset St / St. Mary's Place

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Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71300000 Engineering services

Additional classification (cpv): 71200000 Architectural and related services, 71210000

Advisory architectural services, 71220000 Architectural design services, 71324000 Quantity surveying services, 71317200 Health and safety services, 71351914 Archaeological services

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.5. Value

Estimated value excluding VAT: 725 014,25 EUR

5.1.6. General information

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

5.1.10. Award criteria

Criterion:

Type: Cost

Description: Modification Notice only Cost 100%

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 100

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

6. Results

Value of all contracts awarded in this notice: 725 014,25 EUR

6.1. Result lot identifier: LOT-0001

Winner selection status: At least one winner was chosen.

6.1.2. Information about winners

Winner:

Official name: Scott Tallon Walker Architects

Tender:

Tender identifier: Modification Notice - Housing Redevelopment at Dorset St / St. Mary's Place

Identifier of lot or group of lots: LOT-0001

Value of the tender: 725 014,25 EUR

Subcontracting: No

Contract information:

Identifier of the contract: Modification Notice - Housing Redevelopment at Dorset St / St. Mary's Place

Date of the conclusion of the contract: 20/07/2020

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 1

8. Organisations

8.1. ORG-0001

Official name: Dublin City Council

Registration number: IE47732154U

Postal address: Civic Offices, Wood Quay

Town: Dublin

Postcode: D08 RF3F

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: joy.kearns@dublincity.ie

Telephone: 01 2222222

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

Buyer profile: <https://www.dublincity.ie>

Roles of this organisation:

Buyer

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

8.1. ORG-0004

Official name: Scott Tallon Walker Architects

Size of the economic operator: Micro, small, or medium

Registration number: 0658227B

Postal address: 19 Merrion Square, Dublin 2,

Town: Dublin

Postcode: D02 VR80

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

Notice information

Notice identifier/version: 7f8a58c5-2059-465d-b128-37e825bd4aa7 - 01

Form type: Result

Notice type: Contract or concession award notice – standard regime

Notice subtype: 29

Notice dispatch date: 21/10/2025 09:07:21 (UTC+01:00) Central European Time, Western European Summer Time

Languages in which this notice is officially available: English

Notice publication number: 697681-2025

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