

96349-2026 - Result

**Ireland – Architectural design services – Modification Notice to RFT ID: Original RFT ID (90416)
Award of contract as Architect Led Integrated Design Team (IDT) for the development of St. Anne's Park Tennis + Bowling Pavilion**

OJ S 28/2026 10/02/2026

**Contract or concession award notice – standard regime
Services**

1. Buyer

1.1. Buyer

Official name: Dublin City Council

Email: bernard.brady@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 to RFT ID: Original RFT ID (90416) Award of contract as Architect Led Integrated Design Team (IDT) for the development of St. Anne's Park Tennis + Bowling Pavilion

Description: This Contract Award Notice is acting as a Modification Notice under Article 72 of 2014/24/EU to RFT ID (90416). This contract was awarded for Stage (i) Prelim Design to Stage (v) Handover for the development of St. Anne's Park Tennis + Bowling Pavilion. The IDT has been paid up to completion of Stage (ii) Detail Design at which point the project was paused. The intention now is to re-start the project. It was not practical to retender the project at start of Stage (iii) Tender Action, Evaluation and Award where a draft Tender Package has been completed and modifications to the contract do not alter the scope of the project published on the previous eTenders system, prior to the introduction of new TED eForms.

Procedure identifier: 019aeeac-7378-44ad-a627-8ab8232674a3

Type of procedure: Restricted

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71220000 Architectural design services

2.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 300 289,00 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

5. Lot

5.1. Lot: LOT-0001

Title: Modification Notice to RFT ID: Original RFT ID (90416) Award of contract as Architect Led Integrated Design Team (IDT) for the development of St. Anne's Park Tennis + Bowling Pavilion

Description: This Contract Award Notice is acting as a Modification Notice under Article 72 of 2014/24/EU to RFT ID (90416). This contract was awarded for Stage (i) Prelim Design to Stage (v) Handover for the development of St. Anne's Park Tennis + Bowling Pavilion. The IDT has been paid up to completion of Stage (ii) Detail Design at which point the project was paused. The intention now is to re-start the project. It was not practical to retender the project at start of Stage (iii) Tender Action, Evaluation and Award where a draft Tender Package has been completed and modifications to the contract do not alter the scope of the project published on the previous eTenders system, prior to the introduction of new TED eForms.
Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71220000 Architectural design services

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.5. Value

Estimated value excluding VAT: 300 289,00 EUR

5.1.6. General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

Additional information: A contract was awarded to TAKA Architects on 28/02/2018 in the amount of €156,835 for Stage (i) Prelim Design to Stage (v) Handover for the development of St. Anne's Park Tennis + Bowling Pavilion. The IDT has been paid up to completion of Stage (ii) Detail Design at which point the project was paused. Since the award of contract it has become necessary to modify. Modification no. 1: The project was designed and fully detailed in compliance with the building regulations at the time (i.e. 2021). In the interim there have been changes to some building regulations (Part L, Part M, Part B for example). Modification includes for the Design Team reviewing their tender information in line with current building regulations and updating their packages (if required). There is also an uplift based on applying a 20.3% CPI increase for the period from 2017 2023 (6yrs) to the previously agreed Work Stage 3 fee. Furthermore, due to the requested relocation of the proposed Bowling Green, the landscape proposals require significant redesign. This modification of €49,159 ex VAT equates to c31% of €156,835 ex VAT and does not exceed 50% of the value of the original contract and therefore complies with art 72.1(b). Modification no. 2: Remaining fee to complete Work Stages 4 &5 is based on applying a 20.3% CPI increase for the period from 2017 2023 (6yrs) to the previously agreed Work Stage 4 & 5 fee. This modification of €59,445 ex VAT equates to c38% of €156,835 and does not exceed 50% of the value of the original contract and therefore complies with art 72.1(b) Modification No.3 Additional fees relate to design changes required to Stage 2 building information due to: 1. The results of site survey and investigation reports which were not possible to procure in the original detail design phase in 2020/2021 (due to Covid-19 restrictions) 2. Revised requirements for the internal layout of the main entrance area 3. Increased passive fire protection requirements 4. Update of bike parking

requirements and site access/egress layout to reflect current existing car park layout and requirements. 5. Inclusion of the Bowling Green and other sports requirements within the building contract works. The above changes required extensive updates to previously completed design information and necessitated the submission of revised FSC and DAC applications (granted). The inclusion of the Sports Works within the main building contract also requires additional procurement and construction coordination by the Design Team (Stages 3-5). This modification of €34,850 ex VAT equates to c.22% of €156,835 ex VAT and does not exceed 50% of the value of the original contract and therefore complies with art 72.1(b) Dublin City Council confirms that the the value of a each separate modification does not exceed 50% of the original contract value.

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Criterion A List of perceived risks to the service delivery and their proposed solution 5%

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

Award criterion number: 5

Criterion:

Type: Quality

Description: Criterion B Proposed approach and methodology for service delivery 35%

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

Award criterion number: 35

Criterion:

Type: Quality

Description: Criterion C Program 10%

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

Award criterion number: 10

Criterion:

Type: Quality

Description: Criterion D Technical merit of human resources offered 10%

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

Award criterion number: 10

Criterion:

Type: Cost

Description: Cost @40%

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

Award criterion number: 40

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: 300 289,00 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: TAKA Architects

Tender:

Tender identifier: TAKA Architects

Identifier of lot or group of lots: LOT-0001

Value of the tender: 300 289,00 EUR

The tender is a variant: no

Subcontracting: No

Contract information:

Identifier of the contract: Modification Notice to RFT ID: Original RFT ID (90416) Award of contract as Architect Led Integrated Design Team (IDT) for the development of St. Anne's Park Tennis + Bowling Pavilion

Date of the conclusion of the contract: 28/02/2018

Organisation signing the contract: Dublin City Council

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 6

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: bernard.brady@dublincity.ie

Telephone: 01 2222222

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

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

Roles of this organisation:

Buyer

Organisation signing the contract

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: TAKA Architects
Size of the economic operator: Micro, small, or medium
Registration number: 3378323PH
Town: The Liberties
Postcode: D08 V128
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Contact point: Cian Deegan

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

Notice information

Notice identifier/version: db118dc5-6f35-4746-a52c-8fb9d3cfe808 - 01
Form type: Result
Notice type: Contract or concession award notice – standard regime
Notice subtype: 29
Notice dispatch date: 09/02/2026 12:56:13 (UTC+00:00) Western European Time, GMT
Languages in which this notice is officially available: English
Notice publication number: 96349-2026
OJ S issue number: 28/2026
Publication date: 10/02/2026