

## 338621-2026 - Licitación

**Irlanda – Trabajos de construcción – DCC - Expression of Interest for Multi-Party Framework Agreement for Works Contractors on foot of an initial call-off contract for Pearse House**  
**OJ S 94/2026 18/05/2026**

**Anuncio de contrato o de concesión. Régimen normal - Anuncio de cambios**  
**Obras**

### 1. Comprador

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#### 1.1. Comprador

Denominación oficial: Dublin City Council

Correo electrónico: [procurementunit@dublincity.ie](mailto:procurementunit@dublincity.ie)

Naturaleza jurídica del comprador: Autoridad local

Actividad del poder adjudicador: Servicios públicos generales

### 2. Procedimiento

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#### 2.1. Procedimiento

Título: DCC - Expression of Interest for Multi-Party Framework Agreement for Works Contractors on foot of an initial call-off contract for Pearse House

Descripción: The Contracting Authority proposes to engage in a competitive process to establish a multi party framework agreement for Works Contractors to carry out investigations, repairs, retrofit and renewal works to Dublin City Councils properties, and adaptive reuse of suitable buildings as housing. DCC have a project pipeline for refurbishment of c. 750 homes in a range of building types including multi-unit buildings i.e. 4 and 5 storey flat blocks, protected structures and own door properties. It is also envisaged that stand alone precinct improvements works will be carried out to a number of flat complexes, and for adaptive re-use of existing buildings to provide quality homes. Standalone enabling and building investigation works maybe also required to be carried out on projects. Projects will be tendered and Contractor will be appointed as per CWMF guidelines. Construction contracts maybe delivered in-phases as set out in specific tender documents. Project requirements will be specific to each project with primary requirements including: - Carry out all duties outlined within the Building Control (Amendment) Regulations S.I.9 of 2014. The Contractor will comply with the Building Control Regulations 1997 - 2014 and with the Code of Practice for Inspecting and Certifying Buildings and Works, issued by the Department of Environment, Community and Local Government in 2014. For clarity the Builder is described as the Contractor as it is within the RIAI building contracts. - Comply with Safety, Health and Welfare at Work Act 2005 and Safety, Health and Welfare at Work (Construction) Regulations 2013 - Clearing and stripping out of existing services, fixtures and fittings - Removing Hazardous Materials identified in Works requirements - Demolitions and Alterations demolition of annex and outbuildings, modifications to dwelling layouts as identified in Works requirements forming or widening of existing opes - Substructures and Superstructure - underpinning, foundations and rising walls for any new above ground construction, extensions, interventions etc. - Conservation Repairs (where applicable) external wall repairs – existing brick, lime render repairs to external walls internally and externally, repairs and reglazing to existing sliding sash windows where possible, new windows to match existing where required. All historic features to be retained and made good or replaced like for like according to best conservation practices - Roofs – to include flat roof repairs, new roof over new constructions, re-slating of pitched roofs and

general repairs. - Upgrade and repairs to external and internal fabric to achieve improved thermal, fire and acoustic standards. - Installation of new services – electrical, mechanical and plumbing, ancillary plant storage facilities - Installation of new fixtures and fittings - Construction of new works. - Site development works e.g. landscaping, installation of new services and drainage upgrades. - Public Realm upgrades, precinct improvements e.g. new bin stores, bike sheds, SuDs, landscaping. - Essential repair and stabilisation work required to limit further deterioration of the building. The period of the framework agreement will be four (4) years with a maximum value of €165,000,000 ex VAT. It is emphasised, however, that this figure is provided strictly for indicative purposes only as there is no guaranteed expenditure under the framework agreement. For the avoidance of doubt, the period for delivery of any contracts awarded under the framework may extend beyond the date of expiry of the framework agreement. The establishment of the framework agreement is subject to the provisions of Directive 2014/24/EC and is being awarded using the Competitive Procedure with Negotiation. For further information please refer to documentation available to download from [www.etenders.gov.ie](http://www.etenders.gov.ie) Resource ID 8015731. Please note that this project is subject to funding.

Identificador del procedimiento: a5ace6e9-c74d-473d-b896-d5c2bc5f67c4

Tipo de procedimiento: Negociado con publicación previa de un anuncio de licitación / licitación con negociación

El procedimiento está acelerado: no

#### **2.1.1. Finalidad**

Naturaleza del contrato: Obras

Clasificación principal (cpv): 45000000 Trabajos de construcción

Clasificación adicional (cpv): 45453100 Trabajos de reacondicionamiento, 45211340 Trabajos de construcción de inmuebles de viviendas colectivas, 45210000 Trabajos de construcción de inmuebles, 45211000 Trabajos de construcción de inmuebles de viviendas colectivas y unifamiliares

#### **2.1.2. Lugar de ejecución**

Subdivisión del país (NUTS): Dublin (IE061)

País: Irlanda

#### **2.1.3. Valor**

Valor estimado, IVA excluido: 165 000 000,00 EUR

Valor máximo del acuerdo marco: 165 000 000,00 EUR

#### **2.1.4. Información general**

**Base jurídica:**

Directiva 2014/24/UE

#### **2.1.6. Motivos de exclusión**

Fuentes de los motivos de exclusión: Documento de contratación

## **5. Lote**

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### **5.1. Lote: LOT-0001**

Título: DCC - Expression of Interest for Multi-Party Framework Agreement for Works Contractors on foot of an initial call-off contract for Pearse House

Descripción: The Contracting Authority proposes to engage in a competitive process to establish a multi party framework agreement for Works Contractors to carry out investigations, repairs, retrofit and renewal works to Dublin City Councils properties, and adaptive reuse of

suitable buildings as housing. DCC have a project pipeline for refurbishment of c. 750 homes in a range of building types including multi-unit buildings i.e. 4 and 5 storey flat blocks, protected structures and own door properties. It is also envisaged that stand alone precinct improvements works will be carried out to a number of flat complexes, and for adaptive re-use of existing buildings to provide quality homes. Standalone enabling and building investigation works maybe also required to be carried out on projects. Projects will be tendered and Contractor will be appointed as per CWMF guidelines. Construction contracts maybe delivered in-phases as set out in specific tender documents. Project requirements will be specific to each project with primary requirements including: - Carry out all duties outlined within the Building Control (Amendment) Regulations S.I.9 of 2014. The Contractor will comply with the Building Control Regulations 1997 - 2014 and with the Code of Practice for Inspecting and Certifying Buildings and Works, issued by the Department of Environment, Community and Local Government in 2014. For clarity the Builder is described as the Contractor as it is within the RIAI building contracts. - Comply with Safety, Health and Welfare at Work Act 2005 and Safety, Health and Welfare at Work (Construction) Regulations 2013 - Clearing and stripping out of existing services, fixtures and fittings - Removing Hazardous Materials identified in Works requirements - Demolitions and Alterations demolition of annex and outbuildings, modifications to dwelling layouts as identified in Works requirements forming or widening of existing opes - Substructures and Superstructure - underpinning, foundations and rising walls for any new above ground construction, extensions, interventions etc. - Conservation Repairs (where applicable) external wall repairs – existing brick, lime render repairs to external walls internally and externally, repairs and reglazing to existing sliding sash windows where possible, new windows to match existing where required. All historic features to be retained and made good or replaced like for like according to best conservation practices - Roofs – to include flat roof repairs, new roof over new constructions, re-slating of pitched roofs and general repairs. - Upgrade and repairs to external and internal fabric to achieve improved thermal, fire and acoustic standards. - Installation of new services – electrical, mechanical and plumbing, ancillary plant storage facilities - Installation of new fixtures and fittings - Construction of new works. - Site development works e.g. landscaping, installation of new services and drainage upgrades. - Public Realm upgrades, precinct improvements e.g. new bin stores, bike sheds, SuDs, landscaping. - Essential repair and stabilisation work required to limit further deterioration of the building. The period of the framework agreement will be four (4) years with a maximum value of €165,000,000 ex VAT. It is emphasised, however, that this figure is provided strictly for indicative purposes only as there is no guaranteed expenditure under the framework agreement. For the avoidance of doubt, the period for delivery of any contracts awarded under the framework may extend beyond the date of expiry of the framework agreement. The establishment of the framework agreement is subject to the provisions of Directive 2014/24/EC and is being awarded using the Competitive Procedure with Negotiation. For further information please refer to documentation available to download from [www.etenders.gov.ie](http://www.etenders.gov.ie) Resource ID 8015731. Please note that this project is subject to funding.

Identificador interno: 0

#### **5.1.1. Finalidad**

Naturaleza del contrato: Obras

Clasificación principal (cpv): 45000000 Trabajos de construcción

Clasificación adicional (cpv): 45453100 Trabajos de reacondicionamiento, 45211340 Trabajos de construcción de inmuebles de viviendas colectivas, 45210000 Trabajos de construcción de inmuebles, 45211000 Trabajos de construcción de inmuebles de viviendas colectivas y unifamiliares

### 5.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Dublin (IE061)

País: Irlanda

### 5.1.3. Duración estimada

Duración: 4 Años

### 5.1.5. Valor

Valor estimado, IVA excluido: 165 000 000,00 EUR

### 5.1.6. Información general

#### Participación reservada:

La participación no está reservada.

Proyecto de contratación pública no financiado con fondos de la UE

La contratación pública está cubierta por el Acuerdo sobre Contratación Pública (ACP): sí

Información complementaria: Additional information: 1. Suppliers must register their interest in the CfT on the eTenders web site ([www.etenders.gov.ie](http://www.etenders.gov.ie)) in order to be included on the mailing list for clarifications. Suppliers are advised to check the Messaging box for broadcast messages and tender clarifications from the Contracting Authority which might have issued prior to the date that Supplier associated itself / expressed an interest in the CfT. 2. Please note also that all information relating to attachments, including clarifications and changes, will be published on the Irish Government Procurement Opportunities Portal ([www.etenders.gov.ie](http://www.etenders.gov.ie)) only. Registration is free of charge. Dublin City Council will not accept responsibility for information relayed (or not relayed) via third parties. 3. Submission information: • Submissions must be sent via the eTenders website (CfT ID: 8015731), online tender facility ONLY. • Tenders submitted by any other means (including but not limited to by email, fax, post or hand delivery) will NOT be accepted • Please note that the eTenders electronic tender facility closes at the stated date and time precisely. It is the responsibility of Applicants / Tenderers to use the tender facility correctly, which includes taking responsibility for the safe and timely delivery of the tender. • Please ensure that you allow adequate time for uploading your documentation. • Should you experience difficulty when uploading documents or have any queries regarding the tender submission, please contact eTenders directly via phone +353 818001459 Email [irish-eproc-helpdesk@eurodyn.com](mailto:irish-eproc-helpdesk@eurodyn.com) or select 'Contact Us' on the home page. • The Contracting Authority will not be responsible if an economic operator fails to upload their documentation or if the uploaded file(s) is/are corrupted and cannot be read by Dublin City Council. • In order to facilitate assessment, Applicants / Tenderers are kindly requested to submit a single attachment inclusive of the completed questionnaire(s)/ tender(s) and all related appendices. • In order to download all documents associated with a particular Call for Tender, Economic Operators must express an interest in the Call for Tender by associating a user from your organisation with the CfT. 4. Economic Operators should note the following when making their submission: • In order to submit a document to the electronic tender facility you must first accept the agreement for a Call for Tender and confirm the validity of your user details. • This will launch the online Tender Preparation Tool where you can create your tender online and prepare your tender response for submission. • There is a maximum upload limit of 100MB per tender submission. • After submitting a response, the response may be modified and re-submitted as many times as may be necessary until the CfT deadline has expired. • The 'Submit' button will be disabled automatically upon the expiration of the response deadline. 5. All queries regarding this expression of interest must be directed to the messaging facility on [www.etenders.gov.ie](http://www.etenders.gov.ie). CfT ID: 8015731. Queries must be in question format. Responses will be circulated to those candidates/tenderers that have registered an interest in

this notice on the Irish Government procurement opportunities portal [www.etenders.gov.ie](http://www.etenders.gov.ie). The details of the party making the query will not be disclosed when circulating the response. All queries must be submitted by 12:00 (Irish time) on 22nd May 2026 to enable issue of responses to all interested parties. 6. Refer to document 'Additional Information' available to download from [www.etenders.gov.ie](http://www.etenders.gov.ie) using Resource ID 8015731 for further information.

#### **5.1.7. Contratación estratégica**

Objetivo de la contratación estratégica: Ninguna contratación estratégica

#### **5.1.9. Criterios de selección**

Fuentes de los criterios de selección: Documento de contratación

##### **Información sobre la segunda fase de un procedimiento de dos fases:**

Número mínimo de candidatos que serán invitados a la segunda fase del procedimiento: 8

Número máximo de candidatos que serán invitados a la segunda fase del procedimiento: 8

El procedimiento se desarrollará en fases sucesivas. En cada fase, pueden eliminarse algunos participantes

El comprador se reserva el derecho de adjudicar el contrato sobre la base de las ofertas iniciales sin necesidad de más negociaciones

#### **5.1.11. Pliegos de contratación**

Lenguas en las que los pliegos de contratación están disponibles oficialmente: inglés

Lenguas en las que los pliegos de contratación (o parte de ellos) están disponibles de forma no oficial: inglés

Plazo para solicitar información complementaria: 28/05/2026 12:00:00 (UTC+01:00) Hora de Europa Central, hora de verano de Europa Occidental

Dirección de los pliegos de contratación: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8015731>

#### **5.1.12. Condiciones de la contratación pública**

##### **Condiciones de presentación:**

Presentación electrónica: Obligatoria

Dirección para la presentación: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=8015731>

Lenguas en las que pueden presentarse las ofertas o solicitudes de participación: inglés

Catálogo electrónico: No autorizada

Los licitadores pueden presentar más de una oferta: No autorizada

Plazo de recepción de solicitudes de participación: 12/06/2026 12:00:00 (UTC+01:00) Hora de Europa Central, hora de verano de Europa Occidental

##### **Condiciones del contrato:**

La ejecución del contrato debe realizarse en el marco de programas de empleo protegido: No

Facturación electrónica: Obligatoria

Se utilizarán pedidos electrónicos: sí

Se utilizará el pago electrónico: sí

#### **5.1.15. Técnicas**

##### **Acuerdo marco:**

Acuerdo marco, en parte con y en parte sin convocatoria de nueva licitación

Número máximo de participantes: 5

##### **Información sobre el sistema dinámico de adquisición:**

Ningún sistema dinámico de adquisición

#### **5.1.16. Información adicional, mediación y recurso**

Organización encargada de los procedimientos de recurso: The High Court of Ireland  
Organización que proporciona acceso fuera de línea a los documentos de la contratación: Dublin City Council  
Organización que proporciona más información sobre los procedimientos de recurso: The High Court of Ireland  
Organización que recibe solicitudes de participación: Dublin City Council  
Organización que tramita ofertas: Dublin City Council

## 8. Organizaciones

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### 8.1. ORG-0001

Denominación oficial: Dublin City Council  
Número de registro: IE4773215U  
Dirección postal: Civic Offices, Wood Quay  
Localidad: Dublin  
Código postal: D08 RF3F  
Subdivisión del país (NUTS): Dublin (IE061)  
País: Irlanda  
Correo electrónico: [procurementunit@dublincity.ie](mailto:procurementunit@dublincity.ie)  
Teléfono: 01 2222222  
Dirección de internet: <https://www.dublincity.ie>  
Perfil de comprador: <https://www.dublincity.ie>

#### Funciones de esta organización:

Comprador  
Organización que proporciona acceso fuera de línea a los documentos de la contratación  
Organización que recibe solicitudes de participación  
Organización que tramita ofertas

### 8.1. ORG-0002

Denominación oficial: The High Court of Ireland  
Número de registro: The High Court of Ireland  
Departamento: The High Court of Ireland  
Dirección postal: Four Courts, Inns Quay, Dublin 7  
Localidad: Dublin  
Código postal: D07 WDX8  
Subdivisión del país (NUTS): Dublin (IE061)  
País: Irlanda  
Correo electrónico: [HighCourtCentralOffice@courts.ie](mailto:HighCourtCentralOffice@courts.ie)  
Teléfono: +353 1 8886000

#### Funciones de esta organización:

Organización encargada de los procedimientos de recurso  
Organización que proporciona más información sobre los procedimientos de recurso

### 8.1. ORG-0003

Denominación oficial: European Dynamics S.A.  
Número de registro: 002024901000  
Departamento: European Dynamics S.A.  
Localidad: Athens  
Código postal: 15125  
Subdivisión del país (NUTS): Βόρειος Τομέας Αθηνών (EL301)



País: Grecia

Correo electrónico: [eproc-esender@eurodyn.com](mailto:eproc-esender@eurodyn.com)

Teléfono: +30 2108094500

**Funciones de esta organización:**

TED eSender

## 10. Modificación

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Versión del anuncio anterior que debe modificarse

:

d3457c1f-6d6f-404b-8f9a-1cf045565a4c-01

Principal motivo de la modificación

:

Información actualizada

Descripción

:

The closing date for submissions has been extended to 12th June 2026 @ 12 Noon. The closing date for clarifications has been extended until 28th of May 2026 @12 Noon.

## Información del anuncio

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Identificador/versión del anuncio: 6a207712-3a90-4f13-9671-596dfed017d8 - 02

Tipo de formulario: Licitación

Tipo de anuncio: Anuncio de contrato o de concesión. Régimen normal

Subtipo de anuncio: 16

Fecha de envío del anuncio: 15/05/2026 11:49:15 (UTC+01:00) Hora de Europa Central, hora de verano de Europa Occidental

Lenguas en las que este anuncio está disponible oficialmente: inglés

Número de publicación del anuncio: 338621-2026

Número de la edición del DO S: 94/2026

Fecha de publicación: 18/05/2026