

## 338621-2026 - Concurso

**Irlanda – Construção – 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**

**Anúncio de concurso ou de concessão – regime normal - Anúncio de alteração**

**Obras**

### 1. Adquirente

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#### 1.1. Adquirente

Nome oficial: Dublin City Council

Correio eletrónico: [procurementunit@dublincity.ie](mailto:procurementunit@dublincity.ie)

Forma jurídica do adquirente: Autoridade local

Atividade da autoridade adjudicante: Serviços públicos das administrações públicas

### 2. Procedimento

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#### 2.1. Procedimento

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

Descrição: 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 do procedimento: a5ace6e9-c74d-473d-b896-d5c2bc5f67c4

Tipo de procedimento: Por negociação com publicação prévia de um convite à apresentação de propostas/concurso com negociação

O procedimento é acelerado: não

#### **2.1.1. Finalidade**

Natureza do contrato: Obras

Classificação principal (cpv): 45000000 Construção

Classificação adicional (cpv): 45453100 Obras de recuperação, 45211340 Construção de blocos de apartamentos, 45210000 Construção de edifícios, 45211000 Construção de edifícios de vários fogos e de moradias independentes

#### **2.1.2. Local de execução**

Subdivisão do país (NUTS): Dublin (IE061)

País: Irlanda

#### **2.1.3. Valor**

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

Valor máximo do acordo-quadro: 165 000 000,00 EUR

#### **2.1.4. Informações gerais**

**Base jurídica:**

Diretiva 2014/24/UE

#### **2.1.6. Motivos de exclusão**

Fontes dos motivos de exclusão: Documento do concurso

## **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

Descrição: 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. Finalidade**

Natureza do contrato: Obras

Classificação principal (cpv): 45000000 Construção

Classificação adicional (cpv): 45453100 Obras de recuperação, 45211340 Construção de blocos de apartamentos, 45210000 Construção de edifícios, 45211000 Construção de edifícios de vários fogos e de moradias independentes

#### **5.1.2. Local de execução**

Subdivisão do país (NUTS): Dublin (IE061)

País: Irlanda

### 5.1.3. Duração estimada

Duração: 4 Anos

### 5.1.5. Valor

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

### 5.1.6. Informações gerais

#### Participação reservada:

A participação não está reservada.

Projeto de contratação pública não financiado por fundos da UE

O concurso é abrangido pelo Acordo sobre Contratos Públicos (ACP): sim

Informações adicionais: 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. Contratação estratégica**

Objetivo da contratação estratégica: Inexistência de contratação pública estratégica

#### **5.1.9. Critérios de seleção**

Fontes dos critérios de seleção: Documento do concurso

**Informações sobre a segunda fase de um procedimento de concurso em duas fases:**

Número mínimo de candidatos a convidar para a segunda fase do procedimento: 8

Número máximo de candidatos a convocar para a segunda fase do procedimento: 8

O procedimento irá decorrer em fases sucessivas. Em cada fase, alguns participantes podem ser eliminados

O adquirente reserva-se o direito de adjudicar o contrato com base nas propostas iniciais, sem quaisquer negociações

#### **5.1.11. Documentos do concurso**

Línguas em que os documentos do concurso estão oficialmente disponíveis: inglês

Línguas em que os documentos do concurso (ou as suas partes) estão oficiosamente disponíveis: inglês

Prazo para solicitar informações adicionais: 28/05/2026 12:00:00 (UTC+01:00) hora da Europa Central, hora de verão da Europa Ocidental

Endereço dos documentos do concurso: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8015731>

#### **5.1.12. Condições do concurso**

**Condições de apresentação:**

Apresentação por via eletrónica: Necessário

Endereço para apresentação: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=8015731>

Línguas em que podem ser apresentadas as propostas ou pedidos de participação: inglês

Catálogo eletrónico: Não autorizado

Os proponentes podem apresentar mais do que uma proposta: Não autorizado

Prazo para a receção dos pedidos de participação: 12/06/2026 12:00:00 (UTC+01:00) hora da Europa Central, hora de verão da Europa Ocidental

**Condições do contrato:**

A execução do contrato tem de ser efetuada no âmbito de programas de emprego protegido: Não

Faturação eletrónica: Necessário

Serão utilizadas encomendas eletrónicas: sim

Será utilizado o pagamento eletrónico: sim

#### **5.1.15. Técnicas**

**Acordo-quadro:**

Acordo-quadro, em parte sem reabertura e em parte com reabertura de concurso

Número máximo de participantes: 5

**Informações sobre o sistema de aquisição dinâmico:**

Inexistência de sistema de aquisição dinâmico

#### **5.1.16. Informações adicionais, mediação e recurso**

Instância de recurso: The High Court of Ireland

Organização que fornece acesso fora de linha aos documentos do concurso: Dublin City Council

Organização que fornece mais informações sobre os procedimentos de recurso: The High Court of Ireland

Organização que recebe pedidos de participação: Dublin City Council

Organização responsável pelo tratamento das propostas: Dublin City Council

## 8. Organizações

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### 8.1. ORG-0001

Nome oficial: Dublin City Council

Número de registo: IE4773215U

Endereço postal: Civic Offices, Wood Quay

Cidade: Dublin

Código postal: D08 RF3F

Subdivisão do país (NUTS): Dublin (IE061)

País: Irlanda

Correio eletrónico: [procurementunit@dublincity.ie](mailto:procurementunit@dublincity.ie)

Telefone: 01 2222222

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

Perfil do adquirente: <https://www.dublincity.ie>

#### **Funções desta organização:**

Adquirente

Organização que fornece acesso fora de linha aos documentos do concurso

Organização que recebe pedidos de participação

Organização responsável pelo tratamento das propostas

### 8.1. ORG-0002

Nome oficial: The High Court of Ireland

Número de registo: The High Court of Ireland

Departamento: The High Court of Ireland

Endereço postal: Four Courts, Inns Quay, Dublin 7

Cidade: Dublin

Código postal: D07 WDX8

Subdivisão do país (NUTS): Dublin (IE061)

País: Irlanda

Correio eletrónico: [HighCourtCentralOffice@courts.ie](mailto:HighCourtCentralOffice@courts.ie)

Telefone: +353 1 8886000

#### **Funções desta organização:**

Instância de recurso

Organização que fornece mais informações sobre os procedimentos de recurso

### 8.1. ORG-0003

Nome oficial: European Dynamics S.A.

Número de registo: 002024901000

Departamento: European Dynamics S.A.

Cidade: Athens

Código postal: 15125

Subdivisão do país (NUTS): Βόρειος Τομέας Αθηνών (EL301)

País: Grécia



Correio eletrónico: [eproc-esender@eurodyn.com](mailto:eproc-esender@eurodyn.com)

Telefone: +30 2108094500

**Funções desta organização:**

TED eSender

## 10. Alteração

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Versão do anúncio anterior a alterar

:

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

Principal motivo da alteração

:

Informações atualizadas

Descrição

:

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.

## Informações sobre o anúncio

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Identificador/versão do anúncio: 6a207712-3a90-4f13-9671-596dfed017d8 - 02

Tipo de formulário: Concurso

Tipo de anúncio: Anúncio de concurso ou de concessão – regime normal

Subtipo de anúncio: 16

Data de envio do anúncio: 15/05/2026 11:49:15 (UTC+01:00) hora da Europa Central, hora de verão da Europa Ocidental

Línguas em que o presente anúncio está oficialmente disponível: inglês

Número de publicação do anúncio: 338621-2026

N.º de edição do JO S: 94/2026

Data de publicação: 18/05/2026