

511055-2026 - Concurso

Irlanda – Construção – DCC - Home Building Programme Contractor Multi Party Framework Agreement in 2 Lots A and B

OJ S 140/2026 23/07/2026

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

Obras

1. Adquirente

1.1. Adquirente

Nome oficial: Dublin City Council

Correio eletrónico: procurementunit@dublincity.ie

Forma jurídica do adquirente: Autoridade local

Atividade da autoridade adjudicante: Serviços públicos das administrações públicas

2. Procedimento

2.1. Procedimento

Título: DCC - Home Building Programme Contractor Multi Party Framework Agreement in 2 Lots A and B

Descrição: Dublin City Council (“DCC”, the “Contracting Authority”) intends to establish two (2) four-year contractor multi-party framework agreements, namely, Lot A Framework and Lot B Framework (the “Frameworks”) for the delivery of a significant programme of housing projects (the “Programme”) utilising primarily the Design and Build (DB) delivery model. The Programme will form an important component of DCC’s direct social and affordable housing delivery pipeline for the period 2026–2030, consistent with the objectives set out in the Government’s new national housing plan, Delivering Homes, Building Communities. DCC has engaged the National Development Finance Agency (“NDFA”) to support the procurement and delivery of the Programme. 26 no. sites comprising approximately 4,000 units have been identified for inclusion in the Programme. Further sites may be added to the Programme over the lifetime of the Frameworks. The Frameworks will be established using a 2-stage restricted procurement procedure and will consist of the Lot A Framework and the Lot B Framework, with suitably qualified contractors appointed to each of the Frameworks. The Lot A Framework call off contracts capex values range from €100m to €250m, while call-off contracts under the Lot B Framework will have capex values of up to €100m. These capex value ranges may be adjusted as necessary over the period of the Frameworks in line with construction inflation. Applicants may apply to qualify for each Framework; however, applicants can only be shortlisted for one of the Frameworks. Applicants will be required to state their Framework preference at the pre-qualification submission stage. For example, if an applicant submits an application for both the Lot A Framework and the Lot B Framework and fulfils the pre-qualification requirements for both Frameworks, the applicant will only be shortlisted for their preferred Framework and will not be shortlisted for the other Framework. For further information please refer to the Project Information Memorandum. The Estimated Value figures provided below are estimates only and are provided for indicative purposes only. It is not possible to be definitive regarding the anticipated total value of the Frameworks at this time due to a range of factors, including but not limited to changes to the sites to be included in the Programme and construction inflation. The estimated value figure is intended solely as an aggregate indicator of the potential overall scale of the Frameworks, rather than the value of

the currently identified pipeline of sites. Accordingly, the value of works procured under the Frameworks may be lower than the estimated figure stated in this notice and may vary during the term of the Frameworks, subject always to the maximum value of the Frameworks as stated in this notice below. The duration of each of the Frameworks is 48 months. The estimated duration of each call off contract under the Frameworks will be included at tender stage. The estimated duration of the first call off contract for the Lot A Framework and Lot B Framework is 24 months. Dublin City Council reserves the right to amend, alter or vary the information contained within this notice. For further information please refer to documentation available to download from www.etenders.gov.ie Resource ID 8179852. Please note that this programme is subject to funding.

Identificador do procedimento: 7cb7ea0b-82c1-49b2-9b87-0ac0a1ddeb9d

Tipo de procedimento: Limitado

O procedimento é acelerado: não

2.1.1. Finalidade

Natureza do contrato: Obras

Classificação principal (cpv): 45000000 Construção

Classificação adicional (cpv): 45210000 Construção de edifícios, 45211340 Construção de blocos de apartamentos, 45211000 Construção de edifícios de vários fogos e de moradias independentes, 45211341 Construção de apartamentos, 45310000 Obras de instalação eléctrica, 70111000 Promoção de bens imobiliários residenciais, 45350000 Instalações mecânicas

2.1.2. Local de execução

Subdivisão do país (NUTS): Dublin (IE061)

País: Irlanda

2.1.3. Valor

Valor estimado, sem IVA: 2 500 000 000,00 EUR

Valor máximo do acordo-quadro: 2 500 000 000,00 EUR

2.1.4. Informações gerais

Informações adicionais: 1. Suppliers must register their interest in the CfT on the eTenders web site (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) only. Registration is free of charge. Dublin City Council will not accept responsibility for information relayed (or not relayed) via third parties. 3. Emailed/faxed/late tenders will not be accepted. 4. Submission of Tenders Tenders must be submitted electronically via the eTenders electronic tender facility on www.etenders.gov.ie only. Only Tenders submitted through the electronic tender facility will be accepted. Tenders submitted by any other means (including but not limited to by email, 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. Tenderers must ensure that they give themselves enough time to upload and submit all required documentation before the closing date/time. Tenderers should consider the fact that upload speeds vary. In order to submit a response to the electronic tender facility, please note that you must ensure you have

submitted the response completely. It is advisable to familiarise yourself with the new eTenders platform prior to the closing date. 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. Economic Operators should note the following when making their 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. Below we provide an overview of the key steps. Please note that the Contracting Authority take no responsibility for these steps being the totality of the steps required as different processes may require different actions. Should you experience difficulty when uploading documents or have any queries regarding the tender submission, please contact the eTenders helpdesk directly via phone +353 818001459, Email irisheprochelpdesk@eurodyn.com or select 'Contact Us' on the home page. Accessing documents 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. It is important to note that you must ensure you ASSOCIATE your company with this tender competition. To do this you must do the following: (a) Login to the system; (b) Locate the competition using the Advanced Search by Contracting Authority or Resource ID (c) Click on the hyperlink for the competition which will bring you to the CfT Workspace (d) In the Show CfT Menu for the competition click on the "Expression of Interest" in the drop down menu (e) Complete the "Association with the CfT" tab. (f) This will then provide you with a link to "Tender" under the Show CfT Menu Submitting your Tender In responding to a tender without an electronic ESPD, a number of steps are required. The final step involves clicking on a Submit button and receiving the following status: Submitted 5. All queries regarding this expression of interest/tender* must be directed to the messaging facility on www.etenders.gov.ie. CFT ID: 8179852. 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. The details of the party making the query will not be disclosed when circulating the response. All queries must be submitted by 12 noon on 12th August 2026 to enable issue of responses to all interested parties. 6. Refer to document 'Additional Information' available to download from www.etenders.gov.ie using Resource ID 8179852 for further information.

Base jurídica:

Diretiva 2014/24/UE

2.1.5. Condições do concurso

Condições de apresentação:

Número máximo de lotes para os quais um proponente pode apresentar propostas: 2

Condições do contrato:

Número máximo de lotes que podem ser adjudicados a um proponente no quadro de um contrato: 1

2.1.6. Motivos de exclusão

Fontes dos motivos de exclusão: Documento do concurso

5. Lote

5.1. Lote: LOT-0001

Título: Lot A Framework

Descrição: Dublin City Council (“DCC”, the “Contracting Authority”) intends to establish two (2) four-year contractor multi-party framework agreements, namely, Lot A Framework and Lot B Framework (the “Frameworks”) for the delivery of a significant programme of housing projects (the “Programme”) utilising primarily the Design and Build (DB) delivery model. The Programme will form an important component of DCC’s direct social and affordable housing delivery pipeline for the period 2026–2030, consistent with the objectives set out in the Government’s new national housing plan, Delivering Homes, Building Communities. DCC has engaged the National Development Finance Agency (“NDFA”) to support the procurement and delivery of the Programme. 26 no. sites comprising approximately 4,000 units have been identified for inclusion in the Programme. Further sites may be added to the Programme over the lifetime of the Frameworks. The Frameworks will be established using a 2-stage restricted procurement procedure and will consist of the Lot A Framework and the Lot B Framework, with suitably qualified contractors appointed to each of the Frameworks. The Lot A Framework call off contracts capex values range from €100m to €250m, while call-off contracts under the Lot B Framework will have capex values of up to €100m. These capex value ranges may be adjusted as necessary over the period of the Frameworks in line with construction inflation. Applicants may apply to qualify for each Framework; however, applicants can only be shortlisted for one of the Frameworks. Applicants will be required to state their Framework preference at the pre-qualification submission stage. For example, if an applicant submits an application for both the Lot A Framework and the Lot B Framework and fulfils the pre-qualification requirements for both Frameworks, the applicant will only be shortlisted for their preferred Framework and will not be shortlisted for the other Framework. For further information please refer to the Project Information Memorandum. The Estimated Value figures provided below are estimates only and are provided for indicative purposes only. It is not possible to be definitive regarding the anticipated total value of the Frameworks at this time due to a range of factors, including but not limited to changes to the sites to be included in the Programme and construction inflation. The estimated value figure is intended solely as an aggregate indicator of the potential overall scale of the Frameworks, rather than the value of the currently identified pipeline of sites. Accordingly, the value of works procured under the Frameworks may be lower than the estimated figure stated in this notice and may vary during the term of the Frameworks, subject always to the maximum value of the Frameworks as stated in this notice below. The duration of each of the Frameworks is 48 months. The estimated duration of each call off contract under the Frameworks will be included at tender stage. The estimated duration of the first call off contract for the Lot A Framework and Lot B Framework is 24 months. Dublin City Council reserves the right to amend, alter or vary the information contained within this notice. For further information please refer to documentation available to download from www.etenders.gov.ie Resource ID 8179852. Please note that this programme is subject to funding.

Identificador interno: 1

5.1.1. Finalidade

Natureza do contrato: Obras

Classificação principal (cpv): 45000000 Construção

Classificação adicional (cpv): 45210000 Construção de edifícios, 45211340 Construção de blocos de apartamentos, 45211000 Construção de edifícios de vários fogos e de moradias independentes, 45211341 Construção de apartamentos, 45310000 Obras de instalação eléctrica, 70111000 Promoção de bens imobiliários residenciais, 45350000 Instalações mecânicas

5.1.2. Local de execução

Subdivisão do país (NUTS): Dublin (IE061)

País: Irlanda

5.1.3. Duração estimada

Duração: 48 Meses

5.1.5. Valor

Valor estimado, sem IVA: 2 500 000 000,00 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

5.1.7. Contratação estratégica

Objetivo da contratação estratégica: Realização dos objetivos sociais

Descrição: The Programme will form an important component of DCC's direct social and affordable housing delivery pipeline for the period 2026–2030, consistent with the objectives set out in the Government's new national housing plan, Delivering Homes, Building Communities.

Objetivo social promovido: Outros

5.1.8. Critérios de acessibilidade

Os critérios de acessibilidade para as pessoas com deficiência estão incluídos

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: 5

5.1.10. Critérios de adjudicação

Critério:

Tipo: Qualidade

Critério:

Tipo: Custo

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: 12/08/2026 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=8179852>

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=8179852>

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: 26/08/2026 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, 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

5.1. Lote: LOT-0002

Título: Lot B Framework

Descrição: Dublin City Council (“DCC”, the “Contracting Authority”) intends to establish two (2) four-year contractor multi-party framework agreements, namely, Lot A Framework and Lot B Framework (the “Frameworks”) for the delivery of a significant programme of housing projects (the “Programme”) utilising primarily the Design and Build (DB) delivery model. The Programme will form an important component of DCC’s direct social and affordable housing delivery pipeline for the period 2026–2030, consistent with the objectives set out in the Government’s new national housing plan, Delivering Homes, Building Communities. DCC has engaged the National Development Finance Agency (“NDFA”) to support the procurement and delivery of the Programme. 26 no. sites comprising approximately 4,000 units have been identified for inclusion in the Programme. Further sites may be added to the Programme over the lifetime of the Frameworks. The Frameworks will be established using a 2-stage restricted procurement procedure and will consist of the Lot A Framework and the Lot B Framework, with suitably qualified contractors appointed to each of the Frameworks. The Lot A Framework call off contracts capex values range from €100m to €250m, while call-off contracts under the Lot B Framework will have capex values of up to €100m. These capex value ranges may be adjusted as necessary over the period of the Frameworks in line with construction inflation. Applicants may apply to qualify for each Framework; however, applicants can only be shortlisted for one of the Frameworks. Applicants will be required to state their Framework preference at the pre-qualification submission stage. For example, if an applicant submits an application for both the Lot A Framework and the Lot B Framework and fulfils the pre-qualification requirements for both Frameworks, the applicant will only be shortlisted for their preferred Framework and will not be shortlisted for the other Framework. For further

information please refer to the Project Information Memorandum. The Estimated Value figures provided below are estimates only and are provided for indicative purposes only. It is not possible to be definitive regarding the anticipated total value of the Frameworks at this time due to a range of factors, including but not limited to changes to the sites to be included in the Programme and construction inflation. The estimated value figure is intended solely as an aggregate indicator of the potential overall scale of the Frameworks, rather than the value of the currently identified pipeline of sites. Accordingly, the value of works procured under the Frameworks may be lower than the estimated figure stated in this notice and may vary during the term of the Frameworks, subject always to the maximum value of the Frameworks as stated in this notice below. The duration of each of the Frameworks is 48 months. The estimated duration of each call off contract under the Frameworks will be included at tender stage. The estimated duration of the first call off contract for the Lot A Framework and Lot B Framework is 24 months. Dublin City Council reserves the right to amend, alter or vary the information contained within this notice. For further information please refer to documentation available to download from www.etenders.gov.ie Resource ID 8179852. Please note that this programme is subject to funding.

Identificador interno: 2

5.1.1. Finalidade

Natureza do contrato: Obras

Classificação principal (cpv): 45000000 Construção

Classificação adicional (cpv): 45210000 Construção de edifícios, 45211340 Construção de blocos de apartamentos, 45211000 Construção de edifícios de vários fogos e de moradias independentes, 45211341 Construção de apartamentos, 45310000 Obras de instalação eléctrica, 70111000 Promoção de bens imobiliários residenciais, 45350000 Instalações mecânicas

5.1.2. Local de execução

Subdivisão do país (NUTS): Dublin (IE061)

País: Irlanda

5.1.3. Duração estimada

Duração: 48 Meses

5.1.5. Valor

Valor estimado, sem IVA: 2 500 000 000,00 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

5.1.7. Contratação estratégica

Objetivo da contratação estratégica: Realização dos objetivos sociais

Descrição: The Programme will form an important component of DCC's direct social and affordable housing delivery pipeline for the period 2026–2030, consistent with the objectives set out in the Government's new national housing plan, Delivering Homes, Building Communities.

Objetivo social promovido: Outros

5.1.8. Critérios de acessibilidade

Os critérios de acessibilidade para as pessoas com deficiência estão incluídos

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: 6

5.1.10. Critérios de adjudicação

Critério:

Tipo: Qualidade

Critério:

Tipo: Custo

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: 12/08/2026 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=8179852>

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=8179852>

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: 26/08/2026 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, com reabertura de concurso

Número máximo de participantes: 6

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

8. Organizações

8.1. ORG-0001

Nome oficial: Dublin City Council
Número de registo: IE47732154U
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
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
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
Telefone: +30 2108094500

Funções desta organização:

TED eSender

10. Alteração

Versão do anúncio anterior a alterar

:

f3fde506-be0b-40b6-97b5-4c4c103b415e-01

Principal motivo da alteração

:

Informações atualizadas

Descrição

:

Deadlines extended: Deadline for receipt of requests to participate 26/08/2026 at 12.00 noon Irish time
Deadline for requesting additional information 12/08/2026 at 12:00 noon Irish time

Informações sobre o anúncio

Identificador/versão do anúncio: a3d1bc6a-a224-4a90-b647-8f5f943acc5e - 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: 21/07/2026 16:44:51 (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: 511055-2026

N.º de edição do JO S: 140/2026

Data de publicação: 23/07/2026