

289515-2026 - Competition

Ireland – Construction work – Residential Mixed-Use Development at Ardmore Road, Mullingar,
OJ S 82/2026 28/04/2026
Contract or concession notice – standard regime
Works

1. Buyer

1.1. Buyer

Official name: Westmeath County Council

Email: procurement@westmeathcoco.ie

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Residential Mixed-Use Development at Ardmore Road, Mullingar,

Description: This is a Competitive Dialogue competition to identify a developer to deliver mixed tenure development of 170 units on Ardmore Road, Mullingar including 30 percent social, 20 percent affordable and 50 percent private open market units.

Procedure identifier: db59222e-66c4-4784-80b3-5912b20cc285

Type of procedure: Competitive dialogue

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211360 Urban development construction work, 71000000 Architectural, construction, engineering and inspection services, 71200000 Architectural and related services, 71300000 Engineering services, 71310000 Consultative engineering and construction services, 71311000 Civil engineering consultancy services, 71315300 Building surveying services, 71315210 Building services consultancy services, 71315200 Building consultancy services, 71320000 Engineering design services, 71322100 Quantity surveying services for civil engineering works , 71324000 Quantity surveying services, 71334000 Mechanical and electrical engineering services, 71333000 Mechanical engineering services, 71400000 Urban planning and landscape architectural services, 90710000 Environmental management, 90712100 Urban environmental development planning

2.1.2. Place of performance

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

2.1.2. Place of performance

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 50 000 000,00 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Residential Mixed-Use Development at Ardmore Road, Mullingar,

Description: This is a Competitive Dialogue competition to identify a developer to deliver mixed tenure development of 170 units on Ardmore Road, Mullingar including 30 percent social, 20 percent affordable and 50 percent private open market units.

Internal identifier: 0

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211360 Urban development construction work, 71000000 Architectural, construction, engineering and inspection services, 71200000 Architectural and related services, 71300000 Engineering services, 71310000 Consultative engineering and construction services, 71311000 Civil engineering consultancy services, 71315300 Building surveying services, 71315210 Building services consultancy services, 71315200 Building consultancy services, 71320000 Engineering design services, 71322100 Quantity surveying services for civil engineering works , 71324000 Quantity surveying services, 71334000 Mechanical and electrical engineering services, 71333000 Mechanical engineering services, 71400000 Urban planning and landscape architectural services, 90710000 Environmental management, 90712100 Urban environmental development planning

5.1.2. Place of performance

Country subdivision (NUTS): Midland (IE063)

Country: Ireland

5.1.3. Estimated duration

Duration: 60 Months

5.1.5. Value

Estimated value excluding VAT: 50 000 000,00 EUR

5.1.6. General information

Reserved participation:

Participation is not reserved.

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

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

Maximum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: English

Languages in which the procurement documents (or their parts) are unofficially available: English

Deadline for requesting additional information: 29/05/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7988753>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=7988753>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of requests to participate: 10/06/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: yes

Electronic payment will be used: yes

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 offline access to the procurement documents: Westmeath County Council

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

Organisation receiving requests to participate: Westmeath County Council

Organisation processing tenders: Westmeath County Council

8. Organisations

8.1. ORG-0001

Official name: Westmeath County Council
Registration number: 032126W
Postal address: county buildings
Town: Mullingar
Postcode: N91 FH4N
Country subdivision (NUTS): Midland (IE063)
Country: Ireland
Email: procurement@westmeathcoco.ie
Telephone: 0449332000
Internet address: <https://www.westmeathcoco.ie>
Buyer profile: <https://www.westmeathcoco.ie>

Roles of this organisation:

Buyer
Organisation providing offline access to the procurement documents
Organisation receiving requests to participate
Organisation processing tenders

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

Notice information

Notice identifier/version: 2eba5b69-f988-460a-89e1-b20809ab9d7b - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

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