

65277-2026 - Competition

Ireland – Works for complete or part construction and civil engineering work – Delivery of high quality mixed-use urban quarter at Trinity Wharf, Wexford

OJ S 20/2026 29/01/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: Wexford County Council

Email: procurement@wexfordcoco.ie

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Delivery of high quality mixed-use urban quarter at Trinity Wharf, Wexford

Description: Wexford County Council invites responses from economic operators who are interested in participating in this competitive dialogue procurement process for the delivery of a high quality mixed-use urban quarter on County Council owned lands at Trinity Wharf, Wexford. The Competition is being run in accordance with the European Union (Award of Public Authority Contracts) Regulations 2016 (S.I. No. 284 of 2016). The tender outlines the vision for Trinity Wharf and the factors that make it a such a unique opportunity. Located between Wexford Harbour and Wexford town centre, with panoramic waterfront views, the scheme aims to regenerate a derelict brownfield site, transforming it into a first-class mixed-use urban quarter, with sustainability at its core. The current Trinity Wharf master plan incorporates three commercial office blocks, a hotel and conference/cultural centre, residential units, marina, retail offering and a multi-storey car park. Together, these components will integrate with a network of attractive public realm infrastructure and amenities, designed around a focal public realm plaza. It is intended that Trinity Wharf will be a new centre for leisure, tourism and economic development in Wexford Town. However, Wexford County Council is open to considering a proposal which includes some (but not necessarily all) of these elements, or alternatively, a mix of these elements, depending on the viability of the proposal. The Trinity Wharf development is a key component of Wexford County Council's economic development strategy. This is reflected in the planning policies of the Wexford County Development Plan 2022-2028, which are explicitly backed by the Plan's Strategic Objectives. Due to the constraints of the template form, this contract has been described as a "works" contract, and the form of contract has been stated to be "PWCF2 Works Contract Designed by the Contractor". However, in reality, this opportunity is not a traditional works contract. Rather, Wexford County Council is seeking proposals from developers as to the development of a high quality mixed-use urban quarter on County Council owned lands at Trinity Wharf, Wexford, with the expectation that elements that will form part of that development will evolve during the dialogue process depending on the viability of the proposal. For this reason, the competitive dialogue process has been chosen, with the intention to use a bespoke form of contract (which will be subject to the dialogue process). Applicants should disregard statements to the contrary in this contract notice, which are a feature of the

constraints on completing the template form. Candidates should also note that the standard Contract Notice wording required that Wexford County Council choose from certain pre-populated options as to the form of contract. However, noting the nature of this opportunity, and the fact that this is a development and regeneration project (rather than a traditional works contract), the listed options are not appropriate. Candidates should therefore disregard the reference to PW-CF2. The form of contract to be entered into will likely be a bespoke form of development agreement which will be subject to dialogue during the dialogue phase. Candidates should note that the form of development agreement may be structured in phases or packages, which may envisage delivery of the opportunity pursuant to distinct call off contracts. While the final form of agreement is not yet determined, Candidates should note that it may take the form of a single development agreement or a form which is more akin to a single-supplier framework agreement. Further detail will be provided at dialogue stage. The contracting authority estimates that the maximum value is approximately €150M although this is subject to the contracting authority's entitlement to make modifications in excess of this value in accordance with Article 72 of Directive 2014/24.

Procedure identifier: 56652655-7450-446b-a2ec-e9619454dce0

Type of procedure: Competitive dialogue

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45200000 Works for complete or part construction and civil engineering work

Additional classification (cpv): 45211360 Urban development construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants, 45212100 Construction work of leisure facilities, 45213150 Office block construction work, 45212411 Hotel construction work, 45212420 Construction work for restaurants and similar facilities, 45213100 Construction work for commercial buildings, 45223300 Parking lot construction work, 45212400 Accommodation and restaurant buildings, 45211340 Multi-dwelling buildings construction work, 45212300 Construction work for art and cultural buildings

2.1.2. Place of performance

Country subdivision (NUTS): South-East (IE052)

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 200 000 000,00 EUR

Maximum value of the framework agreement: 200 000 000,00 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: Delivery of high quality mixed-use urban quarter at Trinity Wharf, Wexford

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Internal identifier: 0

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45200000 Works for complete or part construction and civil engineering work

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45212411 Hotel construction work, 45212420 Construction work for restaurants and similar facilities, 45213100 Construction work for commercial buildings, 45223300 Parking lot construction work, 45212400 Accommodation and restaurant buildings, 45211340 Multi-dwelling buildings construction work, 45212300 Construction work for art and cultural buildings

5.1.2. Place of performance

Country subdivision (NUTS): South-East (IE052)

Country: Ireland

5.1.3. Estimated duration

Duration: 10 Years

5.1.5. Value

Estimated value excluding VAT: 200 000 000,00 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: Fulfilment of social objectives

Description: As per tender documents

Social objective promoted: Other

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

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

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: 13/02/2026 00:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7405920>

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=7405920>

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: 02/03/2026 00:00:00 (UTC+00:00) Western European Time, GMT

Terms of contract:

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

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 5

Justification for the duration of the framework agreement: See tender documents

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: Wexford County Council

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

Organisation receiving requests to participate: Wexford County Council

Organisation processing tenders: Wexford County Council

8. Organisations

8.1. ORG-0001

Official name: Wexford County Council

Registration number: 00000

Postal address: Carricklawn

Town: Wexford

Postcode: Y35WY93

Country subdivision (NUTS): South-East (IE052)

Country: Ireland

Email: procurement@wexfordcoco.ie

Telephone: 0539196000

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

Buyer profile: <https://www.wexfordcoco.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: e60d800f-2e13-4bb0-93f3-81573938b89c - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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Languages in which this notice is officially available: English

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