

65277-2026 - Iomaíocht

Éire – 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

Fógra maidir le conradh nó lamháltas — an gnáthchóras
Oibreacha

1. Ceannaitheoir

1.1. Ceannaitheoir

Ainm oifigiúil: Wexford County Council

R-phost: procurement@wexfordcoco.ie

Cineál dlíthiúil an cheannaitheora: Údarás áitiúil

Gníomhaíocht an údaráis chonarthaigh: Seirbhísí poiblí ginearálta

2. Nós imeachta

2.1. Nós imeachta

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

Cur síos: 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.

Aitheantóir an nóis imeachta: 56652655-7450-446b-a2ec-e9619454dce0

An cineál nóis imeachta: Idirphlé iomaíoch

2.1.1. Cuspóir

Cineál an chonartha: Oibreacha

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

Aicmiú breise (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. An áit feidhmíochta

Foroinn tíre (NUTS): South-East (IE052)

Tír: Éire

2.1.3. Luach

Luach measta gan CBL a áireamh: 200 000 000,00 EUR

Uasluach an chreat-chomhaontaithe: 200 000 000,00 EUR

2.1.4. Eolas ginearálta

Bunús dlí:

Treoir 2014/24/AE

2.1.6. Forais eisiaimh

Foinse na gcúiseanna eisiúna: Doiciméad Soláthair

5. Luchtóg

5.1. Luchtóg: LOT-0001

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Aitheantóir inmheánach: 0

5.1.1. Cuspóir

Cineál an chonartha: Oibreacha

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

Aicmiú breise (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

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5.1.2. An áit feidhmíochta

Foroinn tíre (NUTS): South-East (IE052)

Tír: Éire

5.1.3. Fad measta

Fad ama: 10 Bliana

5.1.5. Luach

Luach measta gan CBL a áireamh: 200 000 000,00 EUR

5.1.6. Eolas ginearálta

Rannpháirtíocht fhorchoimeáda:

Ní fhorchoimeádtar an rannpháirtíocht.

Tionscadal soláthair nach maoinítear le cistí an Aontais

Tá an soláthar cumhdaithe ag an gComhaontú maidir le Soláthar Rialtais (GPA): tá

5.1.7. Soláthar straitéiseach

Aidhm an tsoláthair straitéisigh: Comhlíonadh na gcuaspóirí sóisialta

Cur síos: As per tender documents

An cuspóir sóisialta atá á chur chun cinn: Eile

5.1.8. Critéir inrochtaineachta

Tá critéir inrochtaineachta do dhaoine faoi mhíchumas ar áireamh

5.1.9. Critéir roghnúcháin

Foinse na gcritéir roghnaithe: Doiciméad Soláthair

Eolas faoin dara céim de nós imeachta dhá chéim:

An líon íosta iarrthóirí a dtabharfar cuireadh dóibh chuig an dara céim den nós imeachta: 3

Beidh an nós imeachta ar siúl i gcéimeanna comhleanúnacha. I ngach céim, d'fhéadfaí roinnt rannpháirtithe a dhíchur

5.1.11. Doiciméid soláthair

Na teangacha ina bhfuil na doiciméid soláthair ar fáil go hoifigiúil: Béarla

Na teangacha ina bhfuil na doiciméid soláthair (nó codanna díobh) ar fáil go neamhoifigiúil: Béarla

Sprioc-am chun eolas breise a iarraidh: 13/02/2026 00:00:00 (UTC+00:00) Am Iarthar na hEorpa, GMT

Seoladh na ndoiciméad soláthair: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7405920>

5.1.12. Téarmaí soláthair

Téarmaí na haighneachta:

Cur isteach leictreonach: Éigeantach

Seoladh an chur isteach: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=7405920>

Na teangacha inar féidir tairiscintí nó iarrataí ar rannpháirtíocht a chur isteach: Béarla

Catalóg leictreonach: Ní ceadmhach

Féadfaidh tairgeoirí níos mó ná tairiscint amháin a chur isteach: Ní ceadmhach

Spriocdháta chun iarrataí ar rannpháirtíocht a fháil: 02/03/2026 00:00:00 (UTC+00:00) Am Iarthar na hEorpa, GMT

Téarmaí an chonartha:

Ní mór an conradh a chur i gcrích faoi chuimsiú clár fostaíochta dídeanaí: Ní hea

Sonrascú leictreonach: Éigeantach

Úsáidfear ordú leictreonach: tá

Úsáidfear íocaíocht leictreonach: tá

5.1.15. Teicnící

Creat-chomhaontú:

Creat-chomhaontú, gan an iomaíocht a athoscailt

An t-uaslíon rannpháirtithe: 5

An bonn cirt atá le fad an chreat-chomhaontaithe: See tender documents

Eolas faoin gcóras ceannaigh dinimiciúil:

Níl feidhm ag córas ceannaigh dinimiciúil

5.1.16. Tuilleadh eolais, idirghabháil agus athbhreithniú

Eagraíocht athbhreithniúcháin: The High Court of Ireland

Eagraíocht a sholáthraíonn rochtain as líne ar na doiciméid soláthair: Wexford County Council

Eagraíocht a sholáthraíonn tuilleadh faisnéise faoi na nósanna imeachta athbhreithnithe: The High Court of Ireland

Eagraíocht a fhaigheann iarratais ar rannpháirtíocht: Wexford County Council

Eagraíocht a phróiseálann tairiscintí: Wexford County Council

8. Eagraíochtaí

8.1. ORG-0001

Ainm oifigiúil: Wexford County Council

Uimhir chlárúcháin: 00000

Seoladh poist: Carricklawn

Baile: Wexford

Cód poist: Y35WY93

Foroinn tíre (NUTS): South-East (IE052)

Tír: Éire

R-phost: procurement@wexfordcoco.ie

Teil.: 0539196000

Seoladh idirlín: <https://www.wexfordcoco.ie>

Próifíl an cheannaitheora: <https://www.wexfordcoco.ie>

Róil na heagraíochta seo:

Ceannaitheoir

Eagraíocht a sholáthraíonn rochtain as líne ar na doiciméid soláthair

Eagraíocht a fhaigheann iarratais ar rannpháirtíocht

Eagraíocht a phróiseálann tairiscintí

8.1. ORG-0002

Ainm oifigiúil: The High Court of Ireland

Uimhir chlárúcháin: The High Court of Ireland

Roinn: The High Court of Ireland

Seoladh poist: Four Courts, Inns Quay, Dublin 7

Baile: Dublin

Cód poist: D07 WDX8

Foroinn tíre (NUTS): Dublin (IE061)

Tír: Éire

R-phost: HighCourtCentralOffice@courts.ie

Teil.: +353 1 8886000

Róil na heagraíochta seo:

Eagraíocht athbhreithniúcháin

Eagraíocht a sholáthraíonn tuilleadh faisnéise faoi na nósanna imeachta athbhreithnithe

8.1. ORG-0003

Ainm oifigiúil: European Dynamics S.A.

Uimhir chlárúcháin: 002024901000

Roinn: European Dynamics S.A.

Baile: Athens

Cód poist: 15125

Foroinn tíre (NUTS): Βόρειος Τομέας Αθηνών (EL301)

Tír: An Ghréig

R-phost: eproc-esender@eurodyn.com

Teil.: +30 2108094500

Róil na heagraíochta seo:

TED eSender

Eolas faoin bhfógra

Aitheantóir/leagan an fhógra: e60d800f-2e13-4bb0-93f3-81573938b89c - 01

Cineál na foirme: lomaíocht

Cineál an fhógra: Fógra maidir le conradh nó lamháltas — an gnáthchóras

Fochineál an fhógra: 16

Dáta seolta an fhógra: 27/01/2026 17:07:37 (UTC+00:00) Am Iarthar na hEorpa, GMT

Na teangacha ina bhfuil an fógra seo ar fáil go hoifigiúil: Béarla

Uimhir foilseacháin an fhógra: 65277-2026

Uimhir eagráin IO S: 20/2026

Dáta foilsithe: 29/01/2026