

65277-2026 - Nadmetanje

Irska – Radovi na objektima ili dijelovima objekata visokogradnje i niskogradnje – Delivery of high quality mixed-use urban quarter at Trinity Wharf, Wexford

OJ S 20/2026 29/01/2026

Obavijest o nadmetanju ili koncesiji – standardni režim

Radovi

1. Kupac

1.1. Kupac

Službeno ime: Wexford County Council

E-pošta: procurement@wexfordcoco.ie

Pravni oblik kupca: Lokalno tijelo

Djelatnost javnog naručitelja: Opće javne usluge

2. Postupak

2.1. Postupak

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

Opis: 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.

Identifikacijska oznaka postupka: 56652655-7450-446b-a2ec-e9619454dce0

Vrsta postupka: Natjecateljski dijalog

2.1.1. Svrha

Priroda ugovora: Radovi

Glavna klasifikacija (cpv): 45200000 Radovi na objektima ili dijelovima objekata visokogradnje i niskogradnje

Dodatna klasifikacija (cpv): 45211360 Građevinski radovi urbanističkog uređenja, 45212000 Građevinski radovi na zgradama u vezi s odmorom i razonodom, sportom, kulturom, smještajem i restoranima, 45212100 Građevinski radovi na objektima za odmor i razonodu, 45213150 Građevinski radovi na uredskim zgradama, 45212411 Građevinski radovi na hotelu, 45212420 Građevinski radovi na restoranima i sličnim objektima, 45213100 Građevinski radovi na poslovnim zgradama, 45223300 Građevinski radovi na parkiralištima, 45212400 Zgrade za smještaj i restorani, 45211340 Građevinski radovi na višestambenim zgradama, 45212300 Građevinski radovi na zgradi za umjetnost i kulturu

2.1.2. Mjesto izvršenja

Zemlja – podregija (NUTS): South-East (IE052)

Zemlja: Irska

2.1.3. Vrijednost

Procijenjena vrijednost bez PDV-a: 200 000 000,00 EUR

Maksimalna vrijednost okvirnog sporazuma: 200 000 000,00 EUR

2.1.4. Opće informacije

Pravna osnova:

Direktiva 2014/24/EU

2.1.6. Razlozi za isključenje

Izvori razloga za isključenje: Dokumentacija o nabavi

5. Grupa

5.1. Grupa: LOT-0001

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

Opis: 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.

Interna identifikacijska oznaka: 0

5.1.1. Svrha

Priroda ugovora: Radovi

Glavna klasifikacija (cpv): 45200000 Radovi na objektima ili dijelovima objekata visokogradnje i niskogradnje

Dodatna klasifikacija (cpv): 45211360 Građevinski radovi urbanističkog uređenja, 45212000 Građevinski radovi na zgradama u vezi s odmorom i razonodom, sportom, kulturom,

smještajem i restoranima, 45212100 Građevinski radovi na objektima za odmor i razonodu, 45213150 Građevinski radovi na uredskim zgradama, 45212411 Građevinski radovi na hotelu, 45212420 Građevinski radovi na restoranima i sličnim objektima, 45213100 Građevinski radovi na poslovnim zgradama, 45223300 Građevinski radovi na parkiralištima, 45212400 Zgrade za smještaj i restorani, 45211340 Građevinski radovi na višestambenim zgradama, 45212300 Građevinski radovi na zgradi za umjetnost i kulturu

5.1.2. Mjesto izvršenja

Zemlja – podregija (NUTS): South-East (IE052)

Zemlja: Irska

5.1.3. Očekivano trajanje

Trajanje: 10 Godine

5.1.5. Vrijednost

Procijenjena vrijednost bez PDV-a: 200 000 000,00 EUR

5.1.6. Opće informacije

Rezervirano sudjelovanje:

Sudjelovanje nije rezervirano.

Projekt javne nabave ne financira se sredstvima EU-a

Javna nabava obuhvaćena je Sporazumom o javnoj nabavi (GPA): da

5.1.7. Strateška nabava

Cilj strateške nabave: Ispunjenje socijalnih ciljeva

Opis: As per tender documents

Socijalni cilj koji se promiče: Ostalo

5.1.8. Kriteriji pristupačnosti

U obzir su uzeti uvjeti pristupačnosti za osobe s invaliditetom

5.1.9. Kriteriji za odabir

Izvori kriterija odabira: Dokumentacija o nabavi

Informacije o drugoj fazi postupka u dvije faze:

Minimalan broj natjecatelja koji će biti pozvani u drugu fazu postupka: 3

Postupak će se odvijati u uzastopnim fazama. U svakoj fazi neki sudionici mogu biti isključeni

5.1.11. Dokumentacija o nabavi

Jezici na kojima je dokumentacija o nabavi službeno dostupna: engleski

Jezici na kojima je dokumentacija o nabavi (ili njezin dio) neslužbeno dostupna: engleski

Rok za podnošenje zahtjeva za dodatne informacije: 13/02/2026 00:00:00 (UTC+00:00)

zapadnoeuropsko vrijeme, GMT

Adresa dokumentacije o nabavi: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7405920>

5.1.12. Uvjeti nabave

Uvjeti podnošenja:

Elektroničko podnošenje: Obvezno

Adresa za podnošenje: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=7405920>

Jezici na kojima se mogu podnijeti ponude ili zahtjevi za sudjelovanje: engleski

Elektronički katalog: Nije dopušteno

Ponuditelji mogu podnijeti više od jedne ponude: Nije dopušteno

Rok za primitak zahtjeva za sudjelovanje: 02/03/2026 00:00:00 (UTC+00:00)
zapadnoeuropsko vrijeme, GMT

Uvjeti ugovora:

Ugovor se mora izvršiti u okviru programa zaštićenih radnih mjesta: Ne

Elektroničko izdavanje računa: Obvezno

Naručivanje će biti elektroničko: da

Plaćanje će biti elektroničko: da

5.1.15. Tehnike

Okvirni sporazum:

Okvirni sporazum bez ponovne provedbe nadmetanja

Maksimalan broj sudionika: 5

Obrazloženje trajanja okvirnog sporazuma: See tender documents

Informacije o dinamičkom sustavu nabave:

Nema dinamičkog sustava nabave

5.1.16. Dodatne informacije, posredovanje i pravna zaštita (preispitivanje)

Organizacija za preispitivanje (pravnu zaštitu): The High Court of Ireland

Organizacija koja osigurava izvanmrežni pristup dokumentaciji o nabavi: Wexford County Council

Organizacija koja pruža više informacija o postupcima preispitivanja (pravne zaštite): The High Court of Ireland

Organizacija koja prima zahtjeve za sudjelovanje: Wexford County Council

Organizacija koja obrađuje ponude: Wexford County Council

8. Organizacije

8.1. ORG-0001

Službeno ime: Wexford County Council

Registracijski broj: 00000

Poštanska adresa: Carricklawn

Grad: Wexford

Poštanski broj: Y35WY93

Zemlja – podregija (NUTS): South-East (IE052)

Zemlja: Irska

E-pošta: procurement@wexfordcoco.ie

Tel.: 0539196000

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

Profil kupca: <https://www.wexfordcoco.ie>

Uloge ove organizacije:

Kupac

Organizacija koja osigurava izvanmrežni pristup dokumentaciji o nabavi

Organizacija koja prima zahtjeve za sudjelovanje

Organizacija koja obrađuje ponude

8.1. ORG-0002

Službeno ime: The High Court of Ireland

Registracijski broj: The High Court of Ireland

Odjel: The High Court of Ireland

Poštanska adresa: Four Courts, Inns Quay, Dublin 7

Grad: Dublin

Poštanski broj: D07 WDX8
Zemlja – podregija (NUTS): Dublin (IE061)
Zemlja: Irska
E-pošta: HighCourtCentralOffice@courts.ie
Tel.: +353 1 8886000

Uloge ove organizacije:

Organizacija za preispitivanje (pravnu zaštitu)

Organizacija koja pruža više informacija o postupcima preispitivanja (pravne zaštite)

8.1. ORG-0003

Službeno ime: European Dynamics S.A.
Registracijski broj: 002024901000
Odjel: European Dynamics S.A.
Grad: Athens
Poštanski broj: 15125
Zemlja – podregija (NUTS): Βόρειος Τομέας Αθηνών (EL301)
Zemlja: Grčka
E-pošta: eproc-esender@eurodyn.com
Tel.: +30 2108094500

Uloge ove organizacije:

TED eSender

Informacije o obavijesti

Identifikacijska oznaka / verzija obavijesti: e60d800f-2e13-4bb0-93f3-81573938b89c - 01
Vrsta obrasca: Nadmetanje
Vrsta obavijesti: Obavijest o nadmetanju ili koncesiji – standardni režim
Podvrsta obavijesti: 16
Datum slanja obavijesti: 27/01/2026 17:07:37 (UTC+00:00) zapadnoeuropsko vrijeme, GMT
Jezici na kojima je ova obavijest službeno dostupna: engleski
Broj objave obavijesti: 65277-2026
Broj izdanja SL S-a: 20/2026
Datum objave: 29/01/2026