

65277-2026 - Javni razpis

Irska – Dela na objektih ali delih objektov visoke in nizke gradnje – Delivery of high quality mixed-use urban quarter at Trinity Wharf, Wexford

OJ S 20/2026 29/01/2026

Obvestilo o koncesiji ali naročilu – standardna ureditev

Gradnje

1. Kupec

1.1. Kupec

Uradno ime: Wexford County Council

E-naslov: procurement@wexfordcoco.ie

Pravna vrsta kupca: Lokalni organ

Dejavnost javnega naročnika: Javna uprava

2. Postopek

2.1. Postopek

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.

Identifikator postopka: 56652655-7450-446b-a2ec-e9619454dce0

Vrsta postopka: Konkurenčni dialog

2.1.1. Namen

Vrsta javnega naročila: Gradnje

Glavna klasifikacijska oznaka (cpv): 45200000 Dela na objektih ali delih objektov visoke in nizke gradnje

Dodatna klasifikacija (cpv): 45211360 Gradbena dela pri urbanističnem razvoju, 45212000 Gradbena dela na stavbah, ki so namenjene prostemu času, športu, kulturi, nastanitvi in prehrani, 45212100 Gradbena dela na objektih za prosti čas, 45213150 Gradbena dela na pisarniškem posloplju, 45212411 Gradbena dela na hotelu, 45212420 Gradbena dela na restavracijah in podobnih objektih, 45213100 Gradbena dela na poslovnih stavbah, 45223300 Gradbena dela na parkirišču, 45212400 Hoteli in restavracije, 45211340 Gradbena dela na večstanovanjskih stavbah, 45212300 Gradbena dela na umetniških in kulturnih stavbah

2.1.2. Kraj izvajanja

Podregija države (NUTS): South-East (IE052)

Država: Irska

2.1.3. Vrednost

Ocenjena vrednost brez DDV: 200 000 000,00 EUR

Najvišja vrednost okvirnega sporazuma: 200 000 000,00 EUR

2.1.4. Splošne informacije

Pravna podlaga:

Direktiva 2014/24/EU

2.1.6. Razlogi za izključitev

Viri izključitvenih razlogov: Dokument v zvezi z oddajo naročila

5. Sklop

5.1. Sklop: 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.

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Notranji identifikator: 0

5.1.1. Namen

Vrsta javnega naročila: Gradnje

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pisarniškem posloplju, 45212411 Gradbena dela na hotelu, 45212420 Gradbena dela na restavracijah in podobnih objektih, 45213100 Gradbena dela na poslovnih stavbah, 45223300 Gradbena dela na parkirišču, 45212400 Hoteli in restavracije, 45211340 Gradbena dela na večstanovanjskih stavbah, 45212300 Gradbena dela na umetniških in kulturnih stavbah

5.1.2. Kraj izvajanja

Podregija države (NUTS): South-East (IE052)

Država: Irska

5.1.3. Predvideno trajanje

Trajanje: 10 Leta

5.1.5. Vrednost

Ocenjena vrednost brez DDV: 200 000 000,00 EUR

5.1.6. Splošne informacije

Pridržana udeležba:

Udeležba ni pridržana.

Projekt javnega naročanja se ne financira s sredstvi EU

Javno naročilo je zajeto v Sporazumu o javnih naročilih: da

5.1.7. Strateško javno naročanje

Namen strateškega javnega naročanja: Doseganje socialnih ciljev

Opis: As per tender documents

Spodbujani socialni cilj: Drugo

5.1.8. Merila dostopnosti

Vključeni so pogoji dostopnosti za invalidne osebe

5.1.9. Merila za izbor

Viri izbirnih kriterijev: Dokument v zvezi z oddajo naročila

Informacija o drugi stopnji dvostopenjskega postopka:

Najmanjše število kandidatov, ki se povabijo k sodelovanju v drugi stopnji postopka: 3

Postopek se bo odvijal v zaporednih stopnjah. Na vsaki stopnji se lahko izločijo nekateri sodelujoči

5.1.11. Dokumenti v zvezi z oddajo javnega naročila

Jeziki, v katerih so uradno na voljo dokumenti v zvezi z oddajo javnega naročila: angleščina

Jeziki, v katerih so neuradno na voljo dokumenti v zvezi z oddajo javnega naročila (ali njihovi deli): angleščina

Rok za zahtevanje dodatnih informacij: 13/02/2026 00:00:00 (UTC+00:00) Zahodnoevropski čas, GMT

Naslov dokumentov v zvezi z oddajo javnega naročila: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7405920>

5.1.12. Pogoji javnega naročila

Pogoji za predložitev:

Elektronska predložitev: Obvezno

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

Jeziki, v katerih se lahko oddajo ponudbe ali prijave za sodelovanje: angleščina

Elektronski katalog: Ni dovoljeno

Ponudniki lahko predložijo več kot eno ponudbo: Ni dovoljeno

Rok za prejem prijav za sodelovanje: 02/03/2026 00:00:00 (UTC+00:00) Zahodnoevropski čas, GMT

Pogoji javnega naročila:

Izvajanje javnega naročila je treba zagotoviti v okviru programov zaščitenega zaposlovanja: Ne

Elektronsko izdajanje računov: Obvezno

Uporabljeno bo elektronsko naročanje: da

Uporabljeno bo elektronsko plačevanje: da

5.1.15. Tehnike

Okvirni sporazum:

Okvirni sporazum brez ponovnega odpiranja konkurence

Največje število udeležencev: 5

Obrazložitev trajanja okvirnega sporazuma: See tender documents

Informacije o dinamičnem nabavnem sistemu:

Ni dinamičnega nabavnega sistema

5.1.16. Dodatne informacije, mediacija in revizija

Organizacija za revizijo: The High Court of Ireland

Organizacija, ki omogoča nespletni dostop do dokumentov v zvezi z oddajo javnega naročila: Wexford County Council

Organizacija, ki daje dodatne informacije o revizijskih postopkih: The High Court of Ireland

Organizacija, ki prejema prijave za sodelovanje: Wexford County Council

Organizacija, ki obdeluje ponudbe: Wexford County Council

8. Organizacije

8.1. ORG-0001

Uradno ime: Wexford County Council

Registrska številka: 00000

Poštni naslov: Carricklawn

Mesto: Wexford

Poštna številka: Y35WY93

Podregija države (NUTS): South-East (IE052)

Država: Irska

E-naslov: procurement@wexfordcoco.ie

Tel.: 0539196000

Spletni naslov: <https://www.wexfordcoco.ie>

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

Vloge te organizacije:

Kupec

Organizacija, ki omogoča nespletni dostop do dokumentov v zvezi z oddajo javnega naročila

Organizacija, ki prejema prijave za sodelovanje

Organizacija, ki obdeluje ponudbe

8.1. ORG-0002

Uradno ime: The High Court of Ireland

Registrska številka: The High Court of Ireland

Služba: The High Court of Ireland

Poštni naslov: Four Courts, Inns Quay, Dublin 7

Mesto: Dublin

Poštna številka: D07 WDX8

Podregija države (NUTS): Dublin (IE061)
Država: Irska
E-naslov: HighCourtCentralOffice@courts.ie
Tel.: +353 1 8886000

Vloge te organizacije:

Organizacija za revizijo

Organizacija, ki daje dodatne informacije o revizijskih postopkih

8.1. ORG-0003

Uradno ime: European Dynamics S.A.

Registrska številka: 002024901000

Služba: European Dynamics S.A.

Mesto: Athens

Poštna številka: 15125

Podregija države (NUTS): Βόρειος Τομέας Αθηνών (EL301)

Država: Grčija

E-naslov: eproc-esender@eurodyn.com

Tel.: +30 2108094500

Vloge te organizacije:

TED eSender

Informacije o obvestilu

Identifikator/različica obvestila: e60d800f-2e13-4bb0-93f3-81573938b89c - 01

Vrsta obrazca: Javni razpis

Vrsta obvestila: Obvestilo o koncesiji ali naročilu – standardna ureditev

Podvrsta obvestila: 16

Datum pošiljanja obvestila: 27/01/2026 17:07:37 (UTC+00:00) Zahodnoevropski čas, GMT

Jeziki, v katerih je uradno dostopno to obvestilo: angleščina

Številka objave obvestila: 65277-2026

Številka izdaje UL S: 20/2026

Datum objave: 29/01/2026