Ireland: Refurbishment of run-down buildings
Refurbishment and Adaptive Re-use of West Gate House and Drogheda Youth Development Building

Contract or concession notice – standard regime

1 *Buyer*

1.1 *Buyer*

Official name: Louth County Council_381
Legal type of the buyer: Local authority
Activity of the contracting authority: General public services

2 *Procedure*

2.1 *Procedure*

Title: Refurbishment and Adaptive Re-use of West Gate House and Drogheda Youth Development Building
Description: Refurbishment and Adaptive Re-use of West Gate House and Drogheda Youth Development Building including: Conservation and Repair of the protected structure, Enhancement of accessibility and inclusion, New extension. Tenderers must associate themselves with this competition in order for them to access the tender documents, ask and receive queries and submit a tender response. All responses must be submitted in a ZIP FILE format.
Procedure identifier: 972c7f63-75d5-42d1-b001-7c7dc313b7a8
Type of procedure: Restricted
The procedure is accelerated: *no*

2.1.1 *Purpose*

Main nature of the contract: Works
Main classification (cpv): 45262690 Refurbishment of run-down buildings
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45212350 Buildings of particular historical or architectural interest
Additional classification (cpv): 44112000 Miscellaneous building structures
Additional classification (cpv): 45211350 Multi-functional buildings construction work

2.1.2 *Place of performance*

Country subdivision (NUTS): Mid-East (IE062)
Country: Ireland

2.1.3 *Value*

Estimated value excluding VAT: 9 500 000 *Euro*

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: Refurbishment and Adaptive Re-use of West Gate House and Drogheda Youth Development Building
Description: Refurbishment and Adaptive Re-use of West Gate House and Drogheda Youth Development Building including: Conservation and Repair of the protected structure, Enhancement of accessibility and inclusion, New extension. Tenderers must associate themselves with this competition in order for them to access the tender documents, ask and receive queries and submit a tender response. All responses must be submitted in a ZIP FILE format.
Internal identifier: 0

5.1.1 *Purpose*

Main nature of the contract: Works
Main classification (cpv): 45262690 Refurbishment of run-down buildings
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45212350 Buildings of particular historical or architectural interest
Additional classification (cpv): 44112000 Miscellaneous building structures
Additional classification (cpv): 45211350 Multi-functional buildings construction work

5.1.2 *Place of performance*

Country subdivision (NUTS): Mid-East (IE062)
Country: Ireland
Additional information:

5.1.3 *Estimated duration*

Duration: 16 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 9 500 000 *Euro*

5.1.6 *General information*

Reserved participation: Participation is not reserved.
Procurement Project fully or partially financed with EU Funds.
Information about European Union funds
EU funds programme: European Regional Development Fund (ERDF) (2021/2027)
The procurement is covered by the Government Procurement Agreement (GPA): *yes*

5.1.7 *Strategic procurement*

Aim of strategic procurement: Reduction of environmental impacts
Description: Reduction of environmental impacts consideration will be embedded in the works e.g. energy efficient building
Approach to reducing environmental impacts: Other
Green Procurement Criteria: National Green Public Procurement criteria

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: 5
Maximum number of candidates to be invited for the second stage of the procedure: 6

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: 27/11/2026 12:00 +00:00
Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9441108

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=9441108
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: 07/12/2026 12:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No
Electronic invoicing: Not allowed
Electronic ordering will be used: *no*
Electronic payment will be used: *no*

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: Louth County Council_381
Organisation providing more information on the review procedures: The High Court of Ireland
Organisation receiving requests to participate: Louth County Council_381
Organisation processing tenders: Louth County Council_381

8 *Organisations*

8.1 ORG-0001

Official name: Louth County Council_381
Registration number: 0478250R
Department: Louth County Council
Postal address: County Hall, Millennium Centre,
Town: Dundalk
Postcode: A91 KFW6
Country subdivision (NUTS): Mid-East (IE062)
Country: Ireland
Email: procurement@louthcoco.ie
Telephone: +353429335457
Internet address: https://www.louthcoco.ie
Buyer profile: https://www.louthcoco.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: ba6b6f3a-866c-439c-8c18-387afa768408 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice dispatch date: 05/11/2026 16:56 +00:00
Languages in which this notice is officially available: English