

106123-2026 - Competition

Spain – Architectural services for buildings – Redacción del proyecto básico/ejecutivo y la dirección de las obras de dos promociones de vivienda pública en Ferreries, Menorca

OJ S 31/2026 13/02/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Institut Balear de l'Habitatge

Email: contractacio@ibavi.caib.es

Legal type of the buyer: Regional authority

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Redacción del proyecto básico/ejecutivo y la dirección de las obras de dos promociones de vivienda pública en Ferreries, Menorca

Description: Redacción del proyecto básico/ejecutivo y la dirección de las obras de dos promociones de vivienda pública en Ferreries, Menorca (20 VPP y 21 VPP, respectivamente), dividido en dos lotes.

Procedure identifier: f53b7c74-d319-4a79-b164-abbe94732c62

Internal identifier: 39-2025

Type of procedure: Open

The procedure is accelerated: yes

Justification for the accelerated procedure: Por razones de interés público dada la emergencia habitacional que tiene lugar en las Illes Balears

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71221000 Architectural services for buildings

2.1.2. Place of performance

Country subdivision (NUTS): Menorca (ES533)

Country: Spain

2.1.3. Value

Estimated value excluding VAT: 461 867,10 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.5. Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 2

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 1

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Notice

Insolvency: Falta de solvencia económica y técnica

5. Lot

5.1. Lot: LOT-0001

Title: Redacción de proyecto y dirección de obra de 20 VPP en c/ Migjorn Gran, 41-47, Ferreries.

Description: Redacción del proyecto y dirección de obra de 20 viviendas de protección pública en c/ Migjorn Gran, 41-47, Ferreries.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71221000 Architectural services for buildings

5.1.2. Place of performance

Country subdivision (NUTS): Menorca (ES533)

Country: Spain

5.1.3. Estimated duration

Duration: 24 Months

5.1.5. Value

Estimated value excluding VAT: 186 353,16 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): no

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Professional risk indemnity insurance

Description of selection criterion: Seguro de indemnización

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Experiencia profesional.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 35

Criterion:

Type: Price

Description: Oferta económica.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Visitas de inspección e informes durante el periodo de garantía de las obras.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Análisis del proyecto .

Category of award weight criterion: Weight (points, exact)

Award criterion number: 35

Criterion:

Type: Quality

Description: Proyectos de arquitectura que se ajusten a las bases técnicas de redacción del proyecto.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

5.1.11. Procurement documents

Address of the procurement documents: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=47Cr%2BzgGAL6P%2Bo96UAV7cQ%3D%3D

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=47Cr%2BzgGAL6P%2Bo96UAV7cQ%3D%3D

Languages in which tenders or requests to participate may be submitted: Spanish

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 05/03/2026 14:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Duration during which the tender must remain valid: 1 Year

Information about public opening:

Opening date: 16/03/2026 09:09:00 (UTC+01:00) Central European Time, Western European Summer Time

Place: Sede del IBAVI

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: no

Electronic payment will be used: yes

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: Institut Balear de l'Habitatge - TRIBUNAL ADMINISTRATIVO CENTRAL DE RECURSOS CONTRACTUALES

Information about review deadlines: A tenor de lo establecido en el art. 44 y ss. de la LCSP

5.1. Lot: LOT-0002

Title: Redacción de proyecto y dirección de obra de 21 VPP en Avda. Morera, 5, Ferreries.

Description: Redacción del proyecto y dirección de obra de 21 viviendas de protección pública en Avda. Morera, 5, Ferreries.

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71221000 Architectural services for buildings

5.1.2. Place of performance

Country subdivision (NUTS): Menorca (ES533)

Country: Spain

5.1.3. Estimated duration

Duration: 24 Months

5.1.5. Value

Estimated value excluding VAT: 275 513,94 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): no

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Professional risk indemnity insurance

Description of selection criterion: Seguro de indemnización

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Experiencia profesional.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 35

Criterion:

Type: Price

Description: Oferta económica.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Visitas de inspección e informes durante el periodo de garantía de las obras.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Análisis del proyecto .

Category of award weight criterion: Weight (points, exact)

Award criterion number: 35

Criterion:

Type: Quality

Description: Proyectos de arquitectura que se ajusten a las bases técnicas de redacción del proyecto.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

5.1.11. Procurement documents

Address of the procurement documents: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=47Cr%2BzgGAL6P%2Bo96UAV7cQ%3D%3D

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=47Cr%2BzgGAL6P%2Bo96UAV7cQ%3D%3D

Languages in which tenders or requests to participate may be submitted: Spanish

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Deadline for receipt of tenders: 05/03/2026 14:00:00 (UTC+01:00) Central European Time, Western European Summer Time

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Information about public opening:

Opening date: 16/03/2026 09:09:00 (UTC+01:00) Central European Time, Western European Summer Time

Place: Sede del IBAVI

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: no

Electronic payment will be used: yes

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: Institut Balear de l'Habitatge - TRIBUNAL ADMINISTRATIVO CENTRAL DE RECURSOS CONTRACTUALES

Information about review deadlines: A tenor de lo establecido en el art. 44 y ss. de la LCSP

8. Organisations

8.1. ORG-0001

Official name: Institut Balear de l'Habitatge

Registration number: 20993190143079

Registration number: Q5750001I

Town: Palma

Postcode: 07006

Country subdivision (NUTS): Mallorca (ES532)

Country: Spain

Contact point: Institut Balear de l'Habitatge

Email: contractacio@ibavi.caib.es

Telephone: +34 971177000

Fax: +34 971784986

Internet address: <http://www.ibavi.es>

Buyer profile: <https://contrataciondelestado.es/wps/poc?uri=deeplink:perfilContratante&idBp=NgAZXyg70poQK2TEfXGy%2BA%3D%3D>

Other contact points:

Official name: TRIBUNAL ADMINISTRATIVO CENTRAL DE RECURSOS CONTRACTUALES

Town: Madrid

Postcode: 28020

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

Fax: 971176371

Internet address: <https://sedeminhap.gob.es/es-ES/Sedes/TACRC/Procedimientos/Paginas/default.aspx?IdProcedimiento=1659&p=0>

Roles of this organisation:

Buyer

Review organisation

Notice information

Notice identifier/version: 975a5133-802a-4824-a0af-ce0d51745550 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 12/02/2026 13:45:57 (UTC+01:00) Central European Time, Western European Summer Time

Languages in which this notice is officially available: Spanish

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