

159583-2026 - Competition

Netherlands – Building and facilities management services – Hard Services

OJ S 46/2026 06/03/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Stedin

Email: Rik.Oosting@stedin.net

Activity of the contracting entity: Production, transport or distribution of gas or heat

2. Procedure

2.1. Procedure

Title: Hard Services

Description: Het doel van onderhavige aanbestedingsprocedure is het op rechtmatige wijze contracteren van (maximaal) vier (4) leveranciers voor 'hard Services' dienstverlening (één leverancier per perceel).

Procedure identifier: c8bff444-cdd4-4e34-8893-59c13b2f48a1

Internal identifier: 5ec432c5-be7c-43b4-98f0-155f9d78badd

Type of procedure: Restricted

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79993000 Building and facilities management services

Additional classification (cpv): 98342000 Work environment services

2.1.2. Place of performance

Country: Netherlands

Anywhere in the given country

Additional information: Zie documentatie

2.1.3. Value

Estimated value excluding VAT: 67 200 000,00 EUR

2.1.4. General information

Legal basis:

Directive 2014/25/EU

2.1.5. Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 1

Terms of contract:

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

2.1.6. Grounds for exclusion

5. Lot

5.1. Lot: LOT-0001

Title: Perceel 1. Beheer, Onderhoud & Vervanging E- en W-Installaties (E- en W-Onderhoud inclusief Transport)

Description: Het doel van de aanbesteding is het sluiten van één 1 raamovereenkomst met één (1) Opdrachtnemer voor: Beheer, Onderhoud & Vervanging E- en W-Installaties (E- en W-Onderhoud inclusief Transport). Voor meer informatie wordt verwezen naar de aanbestedingsdocumenten.

Internal identifier: 15ccdcc0-14f9-46b1-9b0d-d22bce70d1e0

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79993000 Building and facilities management services

5.1.2. Place of performance

Country: Netherlands

Anywhere in the given country

Additional information: Zie documentatie

5.1.3. Estimated duration

Duration: 4 Years

5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De Overeenkomst wordt aangegaan voor een periode van 4 jaar met de mogelijkheid tot verlenging van 2 x 2 jaar en zal naar verwachting ingaan per 01 december 2026. Daarbij is het aan Stedin om te bepalen of gebruik wordt gemaakt van de optie tot verlenging.

5.1.5. Value

Estimated value excluding VAT: 31 500 000,00 EUR

5.1.6. General information

Reserved participation:

Participation is not reserved.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document, European Single Procurement Document (ESPD)

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 4

5.1.11. Procurement documents

Address of the procurement documents: <https://s2c.mercell.com/today/196156>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Allowed

Address for submission: <https://s2c.mercell.com/today/196156>

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

Electronic catalogue: Allowed

Deadline for receipt of requests to participate: 17/04/2026 08:00:00 (UTC+00:00) Western European Time, GMT

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Conditions relating to the performance of the contract: zie aanbestedingsdocumenten

Financial arrangement: NVT

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 1

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Rechtbank Rotterdam

Information about review deadlines: voor informatie over de bezwaartermijn wordt verwezen naar de aanbestedingsvoorwaarden.

Organisation providing additional information about the procurement procedure: Stedin

5.1. Lot: LOT-0002

Title: Perceel 2. Bouwkundig Preventief- en Correctief Onderhoud en Planmatig Onderhoudsprojecten

Description: Perceel 2, Het doel van de aanbesteding is het sluiten van één (1) raamovereenkomst met één (1) Opdrachtnemer voor: Bouwkundig Preventief- en Correctief Onderhoud en Planmatig Onderhoudsprojecten.

Internal identifier: 1f143463-e50b-4f3c-b8a6-a5df69138bac

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79993000 Building and facilities management services

5.1.2. Place of performance

Country: Netherlands

Anywhere in the given country

Additional information: Zie documentatie

5.1.3. Estimated duration

Duration: 4 Years

5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De Overeenkomst wordt aangegaan voor een periode van 4 jaar met de mogelijkheid tot verlenging van 2 x 2 jaar.

5.1.5. Value

Estimated value excluding VAT: 24 250 000,00 EUR

5.1.6. General information

Reserved participation:

Participation is not reserved.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document, European Single Procurement Document (ESPD)

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

Maximum number of candidates to be invited for the second stage of the procedure: 3

5.1.11. Procurement documents

Address of the procurement documents: <https://s2c.mercell.com/today/196156>

5.1.12. Terms of procurement**Terms of submission:**

Electronic submission: Allowed

Address for submission: <https://s2c.mercell.com/today/196156>

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

Electronic catalogue: Allowed

Deadline for receipt of requests to participate: 17/04/2026 08:00:00 (UTC+00:00) Western European Time, GMT

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Conditions relating to the performance of the contract: zie aanbestedingsdocumenten

Financial arrangement: NVT

5.1.15. Techniques**Framework agreement:**

Framework agreement, without reopening of competition

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Rechtbank Rotterdam

Information about review deadlines: zie aanbestedingsdocumenten

Organisation providing additional information about the procurement procedure: Stedin

5.1. Lot: LOT-0003

Title: Perceel 3. Diverse advies- en beheertaken inclusief inspectie en toezicht en ondersteuning regievoerders

Description: Perceel 3, Het doel van de aanbesteding is het sluiten van één (1) raamovereenkomst met één (1) Opdrachtnemer voor: Diverse advies- en beheertaken inclusief inspectie en toezicht en ondersteuning regievoerders.

Internal identifier: 719e9bd8-fe24-4fde-9ccb-61fcaccdee6d

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79993000 Building and facilities management services

5.1.2. Place of performance

Country: Netherlands

Anywhere in the given country
Additional information: Zie documentatie

5.1.3. Estimated duration

Duration: 4 Years

5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De Overeenkomst wordt aangegaan voor een periode van 4 jaar met de mogelijkheid tot verlenging van 2 x 2 jaar.

5.1.5. Value

Estimated value excluding VAT: 5 200 000,00 EUR

5.1.6. General information

Reserved participation:

Participation is not reserved.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document, European Single Procurement Document (ESPD)

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

Maximum number of candidates to be invited for the second stage of the procedure: 3

5.1.11. Procurement documents

Address of the procurement documents: <https://s2c.mercell.com/today/196156>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Allowed

Address for submission: <https://s2c.mercell.com/today/196156>

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

Electronic catalogue: Allowed

Deadline for receipt of requests to participate: 17/04/2026 08:00:00 (UTC+00:00) Western European Time, GMT

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Conditions relating to the performance of the contract: zie aanbestedingsdocumente

Financial arrangement: NVT

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Rechtbank Rotterdam

Information about review deadlines: zie aanbestedingsdocumenten

Organisation providing additional information about the procurement procedure: Stedin

5.1. Lot: LOT-0004

Title: Perceel 4. Projectmanagement en Ingenieursdiensten

Description: Perceel 4, Het doel van de aanbesteding is het sluiten van één (1) raamovereenkomst met één (1) Opdrachtnemer voor Projectmanagement en Ingenieursdiensten.

Internal identifier: f4f4db8d-a3ce-4b23-ade2-1973399a419b

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79993000 Building and facilities management services

5.1.2. Place of performance

Country: Netherlands

Anywhere in the given country

Additional information: Zie documentatie

5.1.3. Estimated duration

Duration: 2 Years

5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De Overeenkomst wordt aangegaan voor een periode van 4 jaar met de mogelijkheid tot verlenging van 2 x 2 jaar

5.1.5. Value

Estimated value excluding VAT: 6 250 000,00 EUR

5.1.6. General information

Reserved participation:

Participation is not reserved.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document, European Single Procurement Document (ESPD)

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

Maximum number of candidates to be invited for the second stage of the procedure: 3

5.1.11. Procurement documents

Address of the procurement documents: <https://s2c.mercell.com/today/196156>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Allowed

Address for submission: <https://s2c.mercell.com/today/196156>

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

Electronic catalogue: Allowed

Deadline for receipt of requests to participate: 17/04/2026 08:00:00 (UTC+00:00) Western European Time, GMT

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No
Conditions relating to the performance of the contract: zie aanbestedingsdocumenten
Financial arrangement: NVT

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Rechtbank Rotterdam

Information about review deadlines: zie aanbestedingsdocumenten

Organisation providing additional information about the procurement procedure: Stedin

8. Organisations

8.1. ORG-0001

Official name: Stedin

Registration number: 24289101

Postal address: Blaak 8

Town: Rotterdam

Postcode: 3011TA

Country subdivision (NUTS): Groot-Rijnmond (NL366)

Country: Netherlands

Contact point: Rik Oosting

Email: Rik.Oosting@stedin.net

Telephone: +31627911066

Buyer profile: <https://s2c.mercell.com/buyer/2338>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

8.1. ORG-0002

Official name: Rechtbank Rotterdam

Registration number: 82947740

Department: Rotterdam

Postal address: Wilhelminaplein 100-125

Town: Rotterdam

Postcode: 3072 AK

Country subdivision (NUTS): Groot-Rijnmond (NL366)

Country: Netherlands

Email: rechtbankrotterdam@rechtspraak.nl

Telephone: +31883626000

Internet address: <https://www.rechtspraak.nl/Organisatie-en-contact/Organisatie/Rechtbanken/Rechtbank-Rotterdam/Paginas/Rechtbank-Rotterdam-van-binnen.aspx>

Roles of this organisation:

Review organisation

Organisation providing more information on the review procedures

Notice information

Notice identifier/version: 42530800-2aee-47a3-a1a1-3bbb3061b43c - 01

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Notice type: Contract or concession notice – standard regime

Notice subtype: 17

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