

178488-2026 - Result

Netherlands – Engineering services – Technische Adviesdiensten Onderhoud Vastgoedportefeuille Alkmaar
OJ S 52/2026 16/03/2026
Contract or concession award notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: Gemeente Alkmaar
Email: post@alkmaar.nl
Legal type of the buyer: Regional authority
Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Technische Adviesdiensten Onderhoud Vastgoedportefeuille Alkmaar
Description: De gemeente Alkmaar heeft een vastgoedportefeuille. Onderhoud (zowel planmatig als preventief en verduurzaming) vindt plaats met vaste partners. Onderhavige aanbesteding betreft de adviesdiensten die betrekking hebben op voornoemd onderhoud. De opdracht is opgedeeld in vier percelen. 9.500.000 euro over gehele doorlooptijd voor alle percelen.
Procedure identifier: 731d5437-de1e-496a-a2f7-fce6757e918f
Internal identifier: 23.138.2025.2
Type of procedure: Open
The procedure is accelerated: no
Main features of the procedure: Openbare EU-procedure met verlengde termijnen gezien de zomerperiode en om de mogelijkheid te bieden voor gegadigden om samenwerkingsverbanden op te zetten.

2.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 71300000 Engineering services

2.1.2. Place of performance

Country subdivision (NUTS): Alkmaar en omgeving (NL328)
Country: Netherlands
Additional information: Alkmaar

2.1.4. General information

Additional information: Gegadigden worden gevraagd de vragen niet tot de uiterste datum op te sparen maar direct te stellen. AD zal zijn best doen deze zo spoedig mogelijk te beantwoorden.

Legal basis:

Directive 2014/24/EU

5. Lot

5.1. Lot: LOT-0001

Title: Perceel 1 - Bouwkundig en installatietechnisch advieswerk

Description: Technisch advieswerk m.b.t. onderhoud vastgoedportefeuille. 9.5000.000 euro, exclusief BTW Totaal over vier percelen voor maximale duur van overeenkomst

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71300000 Engineering services

5.1.2. Place of performance

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Additional information: Alkmaar

5.1.3. Estimated duration

Duration: 8 Years

5.1.5. Value

Estimated value excluding VAT: 50 000,00 EUR

5.1.6. General information

Procurement Project not financed with EU Funds.

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

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are not included with the following justification

Justification: Gebouwen van opdrachtgever zijn toegankelijk conform de geldende wetgeving.

Het is niet duidelijk wat hiermee verder wordt bedoeld.

5.1.10. Award criteria

Criterion:

Type: Price

Name: Prijs

Description: Invullen urenstaat

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

Award criterion number: 1

Criterion:

Type: Quality

Name: Transparantie prijsvorming

Description: Zie leidraad

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

Award criterion number: 1

Criterion:

Type: Quality

Name: Rol in keten van onderhoud

Description: zie leidraad

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

Award criterion number: 1

Criterion:

Type: Quality

Name: Kennis in huis / inzet derden

Description: zie leidraad

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

Award criterion number: 1

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

Mediation organisation: Gemeente Alkmaar - Klachten

Review organisation: Gemeente Alkmaar - Rechtbank Alkmaar

Organisation providing additional information about the procurement procedure: Gemeente Alkmaar - www.tenderned.nl

Organisation providing more information on the review procedures: Gemeente Alkmaar - Klachten

Organisation signing the contract: Gemeente Alkmaar

5.1. Lot: LOT-0002

Title: Perceel 2 - Milieu en veiligheid

Description: Technisch advieswerk m.b.t. onderhoud vastgoedportefeuille. 9.5000.000 euro, exclusief BTW Totaal over vier percelen voor maximale duur van overeenkomst

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71300000 Engineering services

5.1.2. Place of performance

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Additional information: Alkmaar

5.1.3. Estimated duration

Duration: 8 Years

5.1.5. Value

Estimated value excluding VAT: 15 000,00 EUR

5.1.6. General information

Procurement Project not financed with EU Funds.

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

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are not included with the following justification

Justification: Gebouwen van opdrachtgever zijn toegankelijk conform de geldende wetgeving.

Het is niet duidelijk wat hiermee verder wordt bedoeld.

5.1.10. Award criteria

Criterion:

Type: Price

Name: Prijs

Description: Invullen urenstaat

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

Award criterion number: 1

Criterion:

Type: Quality

Name: Transparantie prijsvorming

Description: Zie leidraad

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

Award criterion number: 1

Criterion:

Type: Quality

Name: Rol in keten van onderhoud

Description: zie leidraad

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

Award criterion number: 1

Criterion:

Type: Quality

Name: Kennis in huis / inzet derden

Description: zie leidraad

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

Award criterion number: 1

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

Mediation organisation: Gemeente Alkmaar - Klachten

Review organisation: Gemeente Alkmaar - Rechtbank Alkmaar

Organisation providing additional information about the procurement procedure: Gemeente Alkmaar - www.tenderned.nl

Organisation providing more information on the review procedures: Gemeente Alkmaar - Klachten

Organisation signing the contract: Gemeente Alkmaar

5.1. Lot: LOT-0003

Title: Perceel 3 - Bouwkostenadvies

Description: Technisch advieswerk m.b.t. onderhoud vastgoedportefeuille. 9.5000.000 euro, exclusief BTW Totaal over vier percelen voor maximale duur van overeenkomst.

Internal identifier: 3

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71300000 Engineering services

5.1.2. Place of performance

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Additional information: Alkmaar

5.1.3. Estimated duration

Duration: 8 Years

5.1.5. Value

Estimated value excluding VAT: 5 000,00 EUR

5.1.6. General information

Procurement Project not financed with EU Funds.

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

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are not included with the following justification

Justification: Gebouwen van opdrachtgever zijn toegankelijk conform de geldende wetgeving.

Het is niet duidelijk wat hiermee verder wordt bedoeld.

5.1.10. Award criteria

Criterion:

Type: Price

Name: Prijs

Description: Invullen urenstaat

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

Award criterion number: 1

Criterion:

Type: Quality

Name: Transparantie prijsvorming

Description: Zie leidraad

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

Award criterion number: 1

Criterion:

Type: Quality

Name: Rol in keten van onderhoud

Description: zie leidraad

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

Award criterion number: 1

Criterion:

Type: Quality

Name: Kennis in huis / inzet derden

Description: zie leidraad

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

Award criterion number: 1

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

Mediation organisation: Gemeente Alkmaar - Klachten

Review organisation: Gemeente Alkmaar - Rechtbank Alkmaar

Organisation providing additional information about the procurement procedure: Gemeente Alkmaar - www.tenderned.nl

Organisation providing more information on the review procedures: Gemeente Alkmaar - Klachten

Organisation signing the contract: Gemeente Alkmaar

5.1. Lot: LOT-0004

Title: Perceel 4 - Sloopwerkzaamheden

Description: Technisch advieswerk m.b.t. onderhoud vastgoedportefeuille. 9.5000.000 euro, exclusief BTW Totaal over vier percelen voor maximale duur van overeenkomst

Internal identifier: 4

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71300000 Engineering services

5.1.2. Place of performance

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Additional information: Alkmaar

5.1.3. Estimated duration

Duration: 8 Years

5.1.5. Value

Estimated value excluding VAT: 25 000,00 EUR

5.1.6. General information

Procurement Project not financed with EU Funds.

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

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are not included with the following justification

Justification: Gebouwen van opdrachtgever zijn toegankelijk conform de geldende wetgeving.

Het is niet duidelijk wat hiermee verder wordt bedoeld.

5.1.10. Award criteria

Criterion:

Type: Price

Name: Prijs

Description: Invullen urenstaat

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

Award criterion number: 1

Criterion:

Type: Quality

Name: Transparantie prijsvorming
Description: Zie leidraad
Category of award weight criterion: Weight (points, exact)
Award criterion number: 1

Criterion:

Type: Quality

Name: Rol in keten van onderhoud

Description: zie leidraad

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

Award criterion number: 1

Criterion:

Type: Quality

Name: Kennis in huis / inzet derden

Description: zie leidraad

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

Award criterion number: 1

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

Mediation organisation: Gemeente Alkmaar - Klachten

Review organisation: Gemeente Alkmaar - Rechtbank Alkmaar

Organisation providing additional information about the procurement procedure: Gemeente Alkmaar - www.tenderned.nl

Organisation providing more information on the review procedures: Gemeente Alkmaar - Klachten

Organisation signing the contract: Gemeente Alkmaar

6. Results

Maximum value of the framework agreements in this notice: 190 000,00 EUR

Approximate value of the framework agreements

:

95 000,00

EUR

6.1. Result lot identifier: LOT-0001

Winner selection status: At least one winner was chosen.

Framework agreement:

Maximum value of the framework agreement: 100 000,00 EUR

Re-estimated value of the framework agreement: 50 000,00 EUR

6.1.2. Information about winners

Winner:

Official name: bouAd adviesgroep bv

Tender:

Tender identifier: 1
Identifier of lot or group of lots: LOT-0001
The tender was ranked: no
The tender is a variant: no
Subcontracting: No
Contract information:
Identifier of the contract: CON-0001
Title: P1 Perceel 1 - Bouwkundig en installatietechnisch advieswerk
Date on which the winner was chosen: 06/10/2025
Date of the conclusion of the contract: 15/12/2025
Organisation signing the contract: Gemeente Alkmaar

6.1.4. Statistical information

Summary of the review requests the buyer received:

Number of complainants: 0

Received tenders or requests to participate:

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 7

Type of received submissions: Tenders from micro, small or medium tenderers

Number of tenders or requests to participate received: 7

Type of received submissions: Tenders

Number of tenders or requests to participate received: 7

Range of tenders:

Value of the lowest admissible tender: 44 900,00 EUR

Value of the highest admissible tender: 53 400,00 EUR

6.1. Result lot identifier: LOT-0002

Winner selection status: At least one winner was chosen.

Framework agreement:

Maximum value of the framework agreement: 30 000,00 EUR

Re-estimated value of the framework agreement: 15 000,00 EUR

6.1.2. Information about winners

Winner:

Official name: DVTadvies BV

Tender:

Tender identifier: 2

Identifier of lot or group of lots: LOT-0002

The tender was ranked: no

The tender is a variant: no

Subcontracting: No

Contract information:

Identifier of the contract: CON-0002

Title: P2 Perceel 2 - Milieu en veiligheid

Date on which the winner was chosen: 06/10/2025

Date of the conclusion of the contract: 15/12/2025

Organisation signing the contract: Gemeente Alkmaar

6.1.4. Statistical information

Summary of the review requests the buyer received:

Number of complainants: 0

Received tenders or requests to participate:

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 1

Type of received submissions: Tenders from micro, small or medium tenderers

Number of tenders or requests to participate received: 1

Type of received submissions: Tenders

Number of tenders or requests to participate received: 1

Range of tenders:

Value of the lowest admissible tender: 16 099,00 EUR

Value of the highest admissible tender: 16 101,00 EUR

6.1. Result lot identifier: LOT-0003

Winner selection status: At least one winner was chosen.

Framework agreement:

Maximum value of the framework agreement: 10 000,00 EUR

Re-estimated value of the framework agreement: 5 000,00 EUR

6.1.2. Information about winners**Winner:**

Official name: IGG Bouweconomie B.V.

Tender:

Tender identifier: 3

Identifier of lot or group of lots: LOT-0003

The tender was ranked: no

The tender is a variant: no

Subcontracting: No

Contract information:

Identifier of the contract: CON-0003

Title: P3 Perceel 3 - Bouwkostenadvies

Date on which the winner was chosen: 06/10/2025

Date of the conclusion of the contract: 15/12/2025

Organisation signing the contract: Gemeente Alkmaar

6.1.4. Statistical information**Summary of the review requests the buyer received:**

Number of complainants: 0

Received tenders or requests to participate:

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 4

Type of received submissions: Tenders from micro, small or medium tenderers

Number of tenders or requests to participate received: 3

Type of received submissions: Tenders

Number of tenders or requests to participate received: 4

Range of tenders:

Value of the lowest admissible tender: 5 200,00 EUR

Value of the highest admissible tender: 6 200,00 EUR

6.1. Result lot identifier: LOT-0004

Winner selection status: At least one winner was chosen.

Framework agreement:

Maximum value of the framework agreement: 50 000,00 EUR

Re-estimated value of the framework agreement: 25 000,00 EUR

6.1.2. Information about winners

Winner:

Official name: RPS advies- en ingenieursbureau B.V.

Tender:

Tender identifier: 4

Identifier of lot or group of lots: LOT-0004

The tender was ranked: no

The tender is a variant: no

Subcontracting: No

Contract information:

Identifier of the contract: CON-0004

Title: P4 Perceel 4 - Sloopwerkzaamheden

Date on which the winner was chosen: 06/10/2025

Date of the conclusion of the contract: 15/12/2025

Organisation signing the contract: Gemeente Alkmaar

6.1.4. Statistical information

Summary of the review requests the buyer received:

Number of complainants: 0

Received tenders or requests to participate:

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 2

Type of received submissions: Tenders from micro, small or medium tenderers

Number of tenders or requests to participate received: 1

Type of received submissions: Tenders

Number of tenders or requests to participate received: 2

Range of tenders:

Value of the lowest admissible tender: 26 100,00 EUR

Value of the highest admissible tender: 28 700,00 EUR

8. Organisations

8.1. ORG-0001

Official name: Gemeente Alkmaar

Registration number: 22159309

Postal address: Langestraat 97

Town: ALKMAAR

Postcode: 1811JD

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Contact point: Steven Oosterling

Email: post@alkmaar.nl

Telephone: +31 725488888

Internet address: <http://www.alkmaar.nl>

Buyer profile: <http://www.alkmaar.nl>

Other contact points:

Official name: www.tenderned.nl

Town: Den Haag

Postcode: 2509 AC

Country subdivision (NUTS): Agglomeratie 's-Gravenhage (NL361)

Country: Netherlands

Internet address: <http://www.tenderned.nl>

Other contact points:

Official name: Rechtbank Alkmaar

Postal address: Postbus 251

Town: Alkmaar

Postcode: 1800 BG

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Other contact points:

Official name: Klachten

Town: Alkmaar

Postcode: 1800 BC

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Email: juridischadvies@alkmaar.nl

Internet address: <http://www.alkmaar.nl>

Other contact points:

Official name: Klachten

Town: Alkmaar

Postcode: 1800 BC

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Email: juridischadvies@alkmaar.nl

Internet address: <http://www.alkmaar.nl>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

Review organisation

Organisation providing more information on the review procedures

Mediation organisation

Organisation signing the contract

8.1. ORG-0004

Official name: IGG Bouweconomie B.V.

Size of the economic operator: Medium

Registration number: 27272187

Postal address: Prinses Catharina-Amaliastraat 32

Town: Den Haag

Postcode: 2496 XD

Country subdivision (NUTS): Agglomeratie 's-Gravenhage (NL361)

Country: Netherlands

Email: a.vonk@igg.nl

Telephone: +31 705145420

Internet address: <http://www.igg.nl>

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0003

8.1. ORG-0003

Official name: DVTadvies BV
Size of the economic operator: Medium
Registration number: 28095915
Postal address: Savannahweg 25b
Town: UTRECHT
Postcode: 3542 AW
Country subdivision (NUTS): Utrecht (NL350)
Country: Netherlands
Email: info@dvtadvies.nl
Telephone: +31 302238690
Internet address: <http://www.dvtadvies.nl>

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0002

8.1. ORG-0002

Official name: bouAd adviesgroep bv
Size of the economic operator: Small
Registration number: 24363876
Postal address: Zeeweg 144
Town: KATWIJK
Postcode: 2224 CH
Country subdivision (NUTS): Agglomeratie Leiden en Bollenstreek (NL363)
Country: Netherlands
Contact point: Amber Engels
Email: info@bouAd.nl
Telephone: +31 713611722
Internet address: <http://www.bouAd.nl>

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0005

Official name: RPS advies- en ingenieursbureau B.V.
Size of the economic operator: Large
Registration number: 24161143
Postal address: Elektronikaweg 2
Town: DELFT
Postcode: 2628XG
Country subdivision (NUTS): Delft en Westland (NL362)
Country: Netherlands
Email: tenderdesk@rps.nl
Telephone: +31 157501600
Fax: +31 157501610
Internet address: <http://www.rps.nl>

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0004

Notice information

Notice identifier/version: 7cccf6bb-55e2-4d2d-b10c-f8891ae78087 - 01

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