

199025-2026 - Competition

Netherlands – Repair and maintenance services of building installations – Bouwkundig onderhoud Vastgoedportefeuille gemeente Nijmegen
OJ S 57/2026 23/03/2026
Contract or concession notice – standard regime
Services - Works

1. Buyer

1.1. Buyer

Official name: HEYDAY Facility Management B.V.

Email: ruud.sassen@heydayfm.nl

Legal type of the buyer: Organisation awarding a contract subsidised by a contracting authority

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Bouwkundig onderhoud Vastgoedportefeuille gemeente Nijmegen

Description: De opdracht betreft het bouwkundig en monumentaal onderhoud en beheer aan de gebouwen en bouwkundige elementen van de vastgoedportefeuille van gemeente Nijmegen. in totaliteit betreft de omvang 472 locaties met een totale geraamde opdrachtwaarde van ongeveer € 9 mln. per jaar (excl. btw).

Procedure identifier: bbb688e9-a5b9-4f1c-94b9-54b8e337aeb5

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Additional classification (cpv): 45000000 Construction work, 50800000 Miscellaneous repair and maintenance services, 92522200 Preservation services of historical buildings

2.1.2. Place of performance

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)

Country: Netherlands

Additional information: Nijmegen

2.1.4. General information

Additional information: Opdrachtgever wenst zoveel mogelijk verschillende marktpartijen te contracteren. De gunning van percelen is nader beschreven in paragraaf 4.1 van de inschrijvingsleidraad.

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: 5

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: European Single Procurement Document (ESPD)

5. Lot

5.1. Lot: LOT-0001

Title: BO - Perceel 1 Ambtelijk en overig vastgoed

Description: Preventieve en correctieve onderhoudswerkzaamheden en Project-deelopdrachten tot € 50.000 excl. Btw Betreft 127 locaties Gemiddelde geraamde opdrachtwaarde: € 436.000 /jaar

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Additional classification (cpv): 50800000 Miscellaneous repair and maintenance services

Options:

Description of the options: Verlengingsoptie

5.1.2. Place of performance

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)

Country: Netherlands

Additional information: Nijmegen

5.1.3. Estimated duration

Duration: 18 Months

5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De overeenkomst voor deze opdracht wordt aangegaan voor de duur van 1 jaar en 5 maanden (periode 01-08-2026 t/m 31-12-2027). Optioneel kan opdrachtgever besluiten de overeenkomst met twee (2) keer met twee (2) jaar te verlengen. De beoogde ingangsdatum is 1 augustus 2026.

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.9. Selection criteria

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

5.1.10. Award criteria

Criterion:

Type: Price

Name: Beste prijs/kwaliteitsverhouding

Description: Totaalscore = score Prijs + score Kwaliteit Percelen 1-2-3: Prijs 60% en Kwaliteit 40% Percelen 4-5: Prijs 40% en Kwaliteit 60% Zie inschrijvingsleidraad hoofdstuk 4.

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

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 28/04/2026 18:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/416722>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/416722>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 19/05/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

Information about public opening:

Opening date: 19/05/2026 10:01:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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: no

5.1.15. Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with 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: HEYDAY Facility Management B.V. - Rechtbank Oost Brabant

Organisation providing additional information about the procurement procedure: HEYDAY Facility Management B.V.

Organisation providing more information on the review procedures: HEYDAY Facility Management B.V.

Organisation receiving requests to participate: HEYDAY Facility Management B.V.

5.1. Lot: LOT-0002

Title: BO - Perceel 2 Ambtelijk en overig vastgoed

Description: Preventieve en correctieve onderhoudswerkzaamheden en Project-deelopdrachten tot € 50.000 excl. Btw Betreft 124 locaties Gemiddelde geraamde opdrachtwaarde: € 1.005.000 /jaar

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Additional classification (cpv): 50800000 Miscellaneous repair and maintenance services

Options:

Description of the options: Verlengingsoptie

5.1.2. Place of performance

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)

Country: Netherlands

Additional information: Nijmegen

5.1.3. Estimated duration

Duration: 18 Months

5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De overeenkomst voor deze opdracht wordt aangegaan voor de duur van 1 jaar en 5 maanden (periode 01-08-2026 t/m 31-12-2027). Optioneel kan opdrachtgever besluiten de overeenkomst met twee (2) keer met twee (2) jaar te verlengen. De beoogde ingangsdatum is 1 augustus 2026.

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.9. Selection criteria

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

5.1.10. Award criteria

Criterion:

Type: Price

Name: Beste prijs/kwaliteitsverhouding

Description: Totaalscore = score Prijs + score Kwaliteit Percelen 1-2-3: Prijs 60% en Kwaliteit 40% Percelen 4-5: Prijs 40% en Kwaliteit 60% Zie inschrijvingsleidraad hoofdstuk 4.

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

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 28/04/2026 18:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/416722>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/416722>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 19/05/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

Information about public opening:

Opening date: 19/05/2026 10:01:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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: no

5.1.15. Techniques**Framework agreement:**

Framework agreement, partly without reopening and partly with 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: HEYDAY Facility Management B.V. - Rechtbank Oost Brabant

Organisation providing additional information about the procurement procedure: HEYDAY Facility Management B.V.

Organisation providing more information on the review procedures: HEYDAY Facility Management B.V.

Organisation receiving requests to participate: HEYDAY Facility Management B.V.

5.1. Lot: LOT-0003

Title: BO - Perceel 3 Ambtelijk en overig vastgoed (mini-competitie)

Description: Bouwkundige project-deelopdrachten vanaf € 50.000 excl. Btw. Betreft 251 locaties Gemiddelde geraamde opdrachtwaarde: € 3.527.000 /jaar

Internal identifier: 3

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Options:

Description of the options: Verlengingsoptie

5.1.2. Place of performance

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)

Country: Netherlands

Additional information: Nijmegen

5.1.3. Estimated duration

Duration: 18 Months

5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De overeenkomst voor deze opdracht wordt aangegaan voor de duur van 1 jaar en 5 maanden (periode 01-08-2026 t/m 31-12-2027). Optioneel kan opdrachtgever besluiten de overeenkomst met twee (2) keer met twee (2) jaar te verlengen. De beoogde ingangsdatum is 1 augustus 2026.

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.9. Selection criteria

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

5.1.10. Award criteria

Criterion:

Type: Price

Name: Beste prijs/kwaliteitsverhouding

Description: Totaalscore = score Prijs + score Kwaliteit Percelen 1-2-3: Prijs 60% en Kwaliteit 40% Percelen 4-5: Prijs 40% en Kwaliteit 60% Zie inschrijvingsleidraad hoofdstuk 4.

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

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 28/04/2026 18:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/416722>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/416722>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 19/05/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

Information about public opening:

Opening date: 19/05/2026 10:01:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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: no

5.1.15. Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with 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: HEYDAY Facility Management B.V. - Rechtbank Oost Brabant

Organisation providing additional information about the procurement procedure: HEYDAY Facility Management B.V.

Organisation providing more information on the review procedures: HEYDAY Facility Management B.V.

Organisation receiving requests to participate: HEYDAY Facility Management B.V.

5.1. Lot: LOT-0004

Title: BO - Perceel 4 Strategisch en monumentaal vastgoed

Description: Preventieve en correctieve onderhoudswerkzaamheden en Project-deelopdrachten tot € 50.000 excl. Btw Betreft 286 locaties Gemiddelde geraamde opdrachtwaarde: € 1.510.000 /jaar

Internal identifier: 4

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Additional classification (cpv): 45212314 Historical monument or memorial construction work, 50800000 Miscellaneous repair and maintenance services

Options:

Description of the options: Verlengingsoptie

5.1.2. Place of performance

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)

Country: Netherlands

Additional information: Nijmegen

5.1.3. Estimated duration

Duration: 18 Months

5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De overeenkomst voor deze opdracht wordt aangegaan voor de duur van 1 jaar en 5 maanden (periode 01-08-2026 t/m 31-12-2027). Optioneel kan opdrachtgever besluiten de overeenkomst met twee (2) keer met twee (2) jaar te verlengen. De beoogde ingangsdatum is 1 augustus 2026.

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.9. Selection criteria

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

5.1.10. Award criteria

Criterion:

Type: Price

Name: Beste prijs/kwaliteitsverhouding

Description: Totaalscore = score Prijs + score Kwaliteit Percelen 1-2-3: Prijs 60% en Kwaliteit 40% Percelen 4-5: Prijs 40% en Kwaliteit 60% Zie inschrijvingsleidraad hoofdstuk 4.

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

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 28/04/2026 18:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/416722>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/416722>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 19/05/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

Information about public opening:

Opening date: 19/05/2026 10:01:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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: no

5.1.15. Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with 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: HEYDAY Facility Management B.V. - Rechtbank Oost Brabant

Organisation providing additional information about the procurement procedure: HEYDAY Facility Management B.V.

Organisation providing more information on the review procedures: HEYDAY Facility Management B.V.

Organisation receiving requests to participate: HEYDAY Facility Management B.V.

5.1. Lot: LOT-0005

Title: BO - Perceel 5 Strategisch en monumentaal vastgoed (mini-competitie)

Description: Bouwkundige project-deelopdrachten vanaf € 50.000 excl. Btw. Betreft 286 locaties Gemiddelde geraamde opdrachtwaarde: € 2.631.000 /jaar

Internal identifier: 5

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 50800000 Miscellaneous repair and maintenance services

Options:

Description of the options: Verlengingsoptie

5.1.2. Place of performance

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)

Country: Netherlands

Additional information: Nijmegen

5.1.3. Estimated duration

Duration: 18 Months

5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De overeenkomst voor deze opdracht wordt aangegaan voor de duur van 1 jaar en 5 maanden (periode 01-08-2026 t/m 31-12-2027). Optioneel kan opdrachtgever besluiten de overeenkomst met twee (2) keer met twee (2) jaar te verlengen. De beoogde ingangsdatum is 1 augustus 2026.

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.9. Selection criteria

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

5.1.10. Award criteria

Criterion:

Type: Price

Name: Beste prijs/kwaliteitsverhouding

Description: Totaalscore = score Prijs + score Kwaliteit Percelen 1-2-3: Prijs 60% en Kwaliteit 40% Percelen 4-5: Prijs 40% en Kwaliteit 60% Zie inschrijvingsleidraad hoofdstuk 4.

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

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 28/04/2026 18:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/416722>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/416722>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 19/05/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

Information about public opening:

Opening date: 19/05/2026 10:01:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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: no

5.1.15. Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with 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: HEYDAY Facility Management B.V. - Rechtbank Oost Brabant

Organisation providing additional information about the procurement procedure: HEYDAY Facility Management B.V.

Organisation providing more information on the review procedures: HEYDAY Facility Management B.V.

Organisation receiving requests to participate: HEYDAY Facility Management B.V.

8. Organisations

8.1. ORG-0001

Official name: HEYDAY Facility Management B.V.
Registration number: 876641101
Postal address: Het Zuiderkruis 51
Town: 's-Hertogenbosch
Postcode: 5215MV
Country subdivision (NUTS): Arnhem/Nijmegen (NL226)
Country: Netherlands
Contact point: Ruud Sassen
Email: ruud.sassen@heydayfm.nl
Telephone: +31 616045866
Internet address: <http://www.heydayfm.nl>
Buyer profile: <http://www.heydayfm.nl>

Other contact points:

Official name: Rechtbank Oost Brabant
Postal address: Leeghwaterlaan 8
Town: 's Hertogenbosch
Postcode: 5223 BA
Country subdivision (NUTS): Midden-Noord-Brabant (NL415)
Country: Netherlands

Roles of this organisation:

Buyer
Organisation providing additional information about the procurement procedure
Organisation receiving requests to participate
Review organisation
Organisation providing more information on the review procedures

Notice information

Notice identifier/version: 73b99475-447d-4f8d-8494-54891cb62bab - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 20/03/2026 08:49:43 (UTC+01:00) Central European Time, Western European Summer Time
Languages in which this notice is officially available: Dutch
Notice publication number: 199025-2026
OJ S issue number: 57/2026
Publication date: 23/03/2026