

210822-2026 - Competition

Finland – Architectural, construction, engineering and inspection services – Upphandling av byggkonsulttjänster för tillbyggnad av äldreboende

OJ S 61/2026 27/03/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Finströms kommun

Email: kommungarden@finstrom.ax

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Upphandling av byggkonsulttjänster för tillbyggnad av äldreboende

Description: Projektet omfattar planering av renovering och tillbyggnad av äldreboendet Rosengård i Godby. Tillbyggnadsdelen omfattar ca 5st boenderum, teknikutrymmen samt stödfunktioner. Renoveringen omfattar förändring av rumsanvändning, renoveringar, eftermontering av ventilationssystem, uppdatering av byggnads- och verksamhetsteknik, köksplanering samt alla därtill anslutande arbeten. Planering utförs i samarbete med verksamhetsansvariga med fokus på kostnadsmedvetenhet samt kvalitet.

Procedure identifier: e38de5d9-141b-4557-abf9-8c88b3eb622b

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services

2.1.2. Place of performance

Country subdivision (NUTS): Åland (FI200)

Country: Finland

2.1.3. Value

Estimated value excluding VAT: 388 000,00 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: 4

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 4

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Notice

Participation in a criminal organisation: Deltagande i en kriminell organisation

Corruption: Korruption

Money laundering or terrorist financing: Penningtvätt eller finansiering av terrorism

Fraud: Bedrägeri

Purely national exclusion grounds: Nationella uteslutningsgrunder

Terrorist offences or offences linked to terrorist activities: Terrorbrott eller brott med anknytning till terroristverksamhet

Child labour and including other forms of trafficking in human beings: Barnarbete och andra former av människohandel

Grounds relating to the payment of taxes or social security contributions : Betalning av skatter

Breaching obligation relating to payment of social security contributions: Betalning av sociala avgifter

Breaching obligation relating to payment of taxes: Betalning av skatter

5. Lot

5.1. Lot: LOT-0001

Title: Arkitektplanering

Description: Projektet omfattar planering av renovering och tillbyggnad av äldreboendet Rosengård i Godby. Tillbyggnadsdelen omfattar ca 5st boenderum, teknikutrymmen samt stödfunktioner. Renoveringen omfattar förändring av rumsanvändning, renoveringar, eftermontering av ventilationssystem, uppdatering av byggnads- och verksamhetsteknik, köksplanering samt alla därtill anslutande arbeten. Planering utförs i samarbete med verksamhetsansvariga med fokus på kostnadsmedvetenhet samt kvalitet.

Internal identifier: urn:eavrop:mdn:ProcurementProject:128386:Lot:1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services

Additional classification (cpv): 71200000 Architectural and related services, 71300000 Engineering services, 71631300 Technical building-inspection services, 71631400 Technical inspection services of engineering structures, 71631000 Technical inspection services, 71630000 Technical inspection and testing services, 71530000 Construction consultancy services, 71500000 Construction-related services, 71240000 Architectural, engineering and planning services, 71247000 Supervision of building work, 71242000 Project and design preparation, estimation of costs, 71243000 Draft plans (systems and integration), 71246000 Determining and listing of quantities in construction, 71325000 Foundation-design services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71321300 Plumbing consultancy services, 71321400 Ventilation consultancy services, 71321200 Heating-system design services, 71327000 Load-bearing structure design services, 71326000 Ancillary building services, 71316000 Telecommunication consultancy services

5.1.2. Place of performance

Country subdivision (NUTS): Åland (FI200)

Country: Finland

5.1.3. Estimated duration

Other duration: Unknown

5.1.4. Renewal

Maximum renewals: 0

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: Tender requirement

Procurement Project not financed with EU Funds.

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

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

Green Procurement Criteria: No Green Public Procurement criteria

Social objective promoted: Human rights due diligence in global supply chains, Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Relevant arbetserfarenhet av liknande projekt

Criterion:

Type: Cost

Description: Lägsta pris för leverans av handlingar

Description of the method to be used if weighting cannot be expressed by criteria: Lägsta pris

5.1.11. Procurement documents

Address of the procurement documents: <https://www.e-avrop.com/finstroms/e-Upphandling/NoticeLink.aspx?id=127376>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Allowed

Address for submission: <https://www.e-avrop.com/finstroms/e-Upphandling/NoticeLink.aspx?id=127376>

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 28/04/2026 00:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

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: Marknadsdomstolen

Organisation providing additional information about the procurement procedure: Finströms kommun

Organisation providing more information on the review procedures: Marknadsdomstolen

5.1. Lot: LOT-0002

Title: Konstruktionsplanering

Description: Projektet omfattar planering av renovering och tillbyggnad av äldreboendet Rosengård i Godby. Tillbyggnadsdelen omfattar ca 5st boenderum, teknikutrymmen samt stödfunktioner. Renoveringen omfattar förändring av rumsanvändning, renoveringar, eftermontering av ventilationssystem, uppdatering av byggnads- och verksamhetsteknik, köksplanering samt alla därtill anslutande arbeten. Planering utförs i samarbete med verksamhetsansvariga med fokus på kostnadsmedvetenhet samt kvalitet.

Internal identifier: urn:eavop:mdn:ProcurementProject:128386:Lot:2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services

Additional classification (cpv): 71200000 Architectural and related services, 71300000 Engineering services, 71631300 Technical building-inspection services, 71631400 Technical inspection services of engineering structures, 71631000 Technical inspection services, 71630000 Technical inspection and testing services, 71530000 Construction consultancy services, 71500000 Construction-related services, 71240000 Architectural, engineering and planning services, 71247000 Supervision of building work, 71242000 Project and design preparation, estimation of costs, 71243000 Draft plans (systems and integration), 71246000 Determining and listing of quantities in construction, 71325000 Foundation-design services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71321300 Plumbing consultancy services, 71321400 Ventilation consultancy services, 71321200 Heating-system design services, 71327000 Load-bearing structure design services, 71326000 Ancillary building services, 71316000 Telecommunication consultancy services

5.1.2. Place of performance

Country subdivision (NUTS): Åland (FI200)

Country: Finland

5.1.3. Estimated duration

Other duration: Unknown

5.1.4. Renewal

Maximum renewals: 0

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: Tender requirement

Procurement Project not financed with EU Funds.

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

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

Green Procurement Criteria: No Green Public Procurement criteria

Social objective promoted: Human rights due diligence in global supply chains, Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Relevant arbetserfarenhet av liknande projekt

Criterion:

Type: Cost

Description: Lägsta pris för leverans av handlingar

Description of the method to be used if weighting cannot be expressed by criteria: Lägsta pris

5.1.11. Procurement documents

Address of the procurement documents: <https://www.e-avrop.com/finstroms/e-Upphandling/NoticeLink.aspx?id=127376>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Allowed

Address for submission: <https://www.e-avrop.com/finstroms/e-Upphandling/NoticeLink.aspx?id=127376>

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 28/04/2026 00:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

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: Marknadsdomstolen

Organisation providing additional information about the procurement procedure: Finströms kommun

Organisation providing more information on the review procedures: Marknadsdomstolen

5.1. Lot: LOT-0003

Title: VVS-planering

Description: Projektet omfattar planering av renovering och tillbyggnad av äldreboendet Rosengård i Godby. Tillbyggnadsdelen omfattar ca 5st boenderum, teknikutrymmen samt stödfunktioner. Renoveringen omfattar förändring av rumsanvändning, renoveringar, eftermontering av ventilationssystem, uppdatering av byggnads- och verksamhetsteknik, köksplanering samt alla därtill anslutande arbeten. Planering utförs i samarbete med verksamhetsansvariga med fokus på kostnadsmedvetenhet samt kvalitet.

Internal identifier: urn:eavrop:mdn:ProcurementProject:128386:Lot:3

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services

Additional classification (cpv): 71200000 Architectural and related services, 71300000 Engineering services, 71631300 Technical building-inspection services, 71631400 Technical inspection services of engineering structures, 71631000 Technical inspection services, 71630000 Technical inspection and testing services, 71530000 Construction consultancy services, 71500000 Construction-related services, 71240000 Architectural, engineering and planning services, 71247000 Supervision of building work, 71242000 Project and design preparation, estimation of costs, 71243000 Draft plans (systems and integration), 71246000 Determining and listing of quantities in construction, 71325000 Foundation-design services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71321300 Plumbing consultancy services, 71321400 Ventilation consultancy services, 71321200 Heating-system design services, 71327000 Load-bearing structure design services, 71326000 Ancillary building services, 71316000 Telecommunication consultancy services

5.1.2. Place of performance

Country subdivision (NUTS): Åland (FI200)

Country: Finland

5.1.3. Estimated duration

Other duration: Unknown

5.1.4. Renewal

Maximum renewals: 0

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: Tender requirement

Procurement Project not financed with EU Funds.

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

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

Green Procurement Criteria: No Green Public Procurement criteria

Social objective promoted: Human rights due diligence in global supply chains, Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Relevant arbetserfarenhet av liknande projekt

Criterion:

Type: Cost

Description: Lägsta pris för leverans av handlingar

Description of the method to be used if weighting cannot be expressed by criteria: Lägsta pris

5.1.11. Procurement documents

Address of the procurement documents: <https://www.e-avrop.com/finstroms/e-Upphandling/NoticeLink.aspx?id=127376>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Allowed

Address for submission: <https://www.e-avrop.com/finstroms/e-Upphandling/NoticeLink.aspx?id=127376>

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 28/04/2026 00:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

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: Marknadsdomstolen

Organisation providing additional information about the procurement procedure: Finströms kommun

Organisation providing more information on the review procedures: Marknadsdomstolen

5.1. Lot: LOT-0004

Title: EL-planering

Description: Projektet omfattar planering av renovering och tillbyggnad av äldreboendet Rosengård i Godby. Tillbyggnadsdelen omfattar ca 5st boenderum, teknikutrymmen samt stödfunktioner. Renoveringen omfattar förändring av rumsanvändning, renoveringar, eftermontering av ventilationssystem, uppdatering av byggnads- och verksamhetsteknik, köksplanering samt alla därtill anslutande arbeten. Planering utförs i samarbete med verksamhetsansvariga med fokus på kostnadsmedvetenhet samt kvalitet.

Internal identifier: urn:eavrop:mdn:ProcurementProject:128386:Lot:4

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services

Additional classification (cpv): 71200000 Architectural and related services, 71300000 Engineering services, 71631300 Technical building-inspection services, 71631400 Technical inspection services of engineering structures, 71631000 Technical inspection services, 71630000 Technical inspection and testing services, 71530000 Construction consultancy services, 71500000 Construction-related services, 71240000 Architectural, engineering and planning services, 71247000 Supervision of building work, 71242000 Project and design preparation, estimation of costs, 71243000 Draft plans (systems and integration), 71246000 Determining and listing of quantities in construction, 71325000 Foundation-design services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71321300 Plumbing consultancy services, 71321400 Ventilation consultancy services, 71321200 Heating-system design services, 71327000 Load-bearing structure design services, 71326000 Ancillary building services, 71316000 Telecommunication consultancy services

5.1.2. Place of performance

Country subdivision (NUTS): Åland (FI200)

Country: Finland

5.1.3. Estimated duration

Other duration: Unknown

5.1.4. Renewal

Maximum renewals: 0

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: Tender requirement

Procurement Project not financed with EU Funds.

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

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

Green Procurement Criteria: No Green Public Procurement criteria

Social objective promoted: Human rights due diligence in global supply chains, Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Relevant arbetserfarenhet av liknande projekt

Criterion:

Type: Cost

Description: Lägsta pris för leverans av handlingar

Description of the method to be used if weighting cannot be expressed by criteria: Lägsta pris

5.1.11. Procurement documents

Address of the procurement documents: <https://www.e-avrop.com/finstroms/e-Upphandling/NoticeLink.aspx?id=127376>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Allowed

Address for submission: <https://www.e-avrop.com/finstroms/e-Upphandling/NoticeLink.aspx?id=127376>

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 28/04/2026 00:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

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: Marknadsdomstolen

Organisation providing additional information about the procurement procedure: Finströms kommun

Organisation providing more information on the review procedures: Marknadsdomstolen

8. Organisations

8.1. ORG-0001

Official name: Finströms kommun

Registration number: 0205003-6

Postal address: Skolvägen 2

Town: GODBY

Postcode: 22410

Country subdivision (NUTS): Åland (FI200)

Country: Finland

Email: kommungarden@finstrom.ax

Telephone: +358 18 43150

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

8.1. ORG-0002

Official name: Marknadsdomstolen

Registration number: 3006157-6

Postal address: Banbyggargvägen 5

Town: Helsingfors

Postcode: 00520

Country subdivision (NUTS): Helsinki-Uusimaa (FI1B1)

Country: Finland

Email: markkinaoikeus@oikeus.fi

Telephone: +358 29-5643300

Fax: +358 29 56 43314

Internet address: <http://www.markkinaoikeus.fi>

Roles of this organisation:

Review organisation

Organisation providing more information on the review procedures

Notice information

Notice identifier/version: bfad1227-8d08-467a-94f0-9ba3d2dd0204 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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