227434-2026 - Competition

Netherlands – Building-inspection services – A07.187.2025 Gebouwinspecties en opstellen van Duurzame Meerjaren Onderhoudsplannen (DMJOP)
OJ S 65/2026 02/04/2026
Contract or concession notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: Gemeente Leiden
Email: aanbestedingen@leidse-regio.nl
Legal type of the buyer: Regional authority
Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: A07.187.2025 Gebouwinspecties en opstellen van Duurzame Meerjaren Onderhoudsplannen (DMJOP)
Description: De Gemeente Leiden wil de volgende werkzaamheden laten uitvoeren: • Herinventarisatie en inspectie van gebouwen (inclusief inspectie EML-maatregelen); • Conditiemetingen conform NEN 2767; • Opstellen van nieuwe energielabels (voor een deel van de gebouwen); • Opstellen van een volledig maatwerkadvies (voor een deel van de gebouwen); • Opstellen van een vereenvoudigd maatwerkadvies (actualiseren en samenvatten); • Duurzaam meerjaren advies voor planmatige vervanging, verduurzaming, klimaatadaptatie, circulariteit en biodiversiteit. Met deze opdracht wil de gemeente Leiden een integraal en actueel inzicht verkrijgen in de technische staat, financiële behoefte, maatschappelijke impact en veiligheid van haar vastgoedportefeuille. Zie leidraad
Procedure identifier: 85c8a90c-c4ba-4ad0-82e7-ba469d018ac4
Internal identifier: A07.187.2025
Type of procedure: Open
The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 71315400 Building-inspection services
Additional classification (cpv): 71314300 Energy-efficiency consultancy services, 90713000 Environmental issues consultancy services

2.1.2. Place of performance

Country subdivision (NUTS): Agglomeratie Leiden en Bollenstreek (NL363)
Country: Netherlands

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: 3
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: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Reguliere gebouwen
Description: Zie leidraad. Zie leidraad.
Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 71315400 Building-inspection services
Additional classification (cpv): 71314300 Energy-efficiency consultancy services, 90713000 Environmental issues consultancy services

5.1.2. Place of performance

Country subdivision (NUTS): Agglomeratie Leiden en Bollenstreek (NL363)
Country: Netherlands

5.1.3. Estimated duration

Start date: 25/06/2026
Duration end date: 22/12/2027

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: Procurement Document

5.1.10. Award criteria

Criterion:
Type: Quality
Name: 1. Uitvoeringsplanning
Description: Zie leidraad paragraaf 5.4
Category of award weight criterion: Weight (points, exact)
Award criterion number: 20
Criterion:
Type: Quality
Name: 2. Plan van aanpak inspectie en adviesdiensten

Description: Zie paragraaf 5.4 van de leidraad.
Category of award weight criterion: Weight (points, exact)
Award criterion number: 15
Criterion:
Type: Quality
Name: 3. Wijze totstandkoming maatwerkadvies en DMJOP
Description: Zie paragraaf 5.4 van de leidraad.
Category of award weight criterion: Weight (points, exact)
Award criterion number: 15
Criterion:
Type: Price
Name: 4. Prijs
Description: Zie paragraaf 5.5 van de leidraad.
Category of award weight criterion: Weight (points, exact)
Award criterion number: 50

5.1.11. Procurement documents

Deadline for requesting additional information: 14/04/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time
Address of the procurement documents: https://www.tenderned.nl/aankondigingen/overzicht/418331

5.1.12. Terms of procurement

Terms of submission:
Electronic submission: Required
Address for submission: https://www.tenderned.nl/aankondigingen/overzicht/418331
Languages in which tenders or requests to participate may be submitted: Dutch
Electronic catalogue: Not allowed
Variants: Not allowed
Description of the financial guarantee: Akkoord op leidraad en gevolgde procedure
Deadline for receipt of tenders: 13/05/2026 13:00:00 (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: 13/05/2026 13:01:00 (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:
No framework agreement
Information about the dynamic purchasing system:
No dynamic purchase system

5.1.16. Further information, mediation and review

Mediation organisation: Gemeente Leiden - Commissie van Aanbestedingsexperts

Review organisation: Gemeente Leiden - Rechtbank 's-Gravenhage
Organisation providing additional information about the procurement procedure: Gemeente Leiden
Organisation providing more information on the review procedures: Gemeente Leiden - Rechtbank 's-Gravenhage
Organisation receiving requests to participate: Gemeente Leiden

5.1. Lot: LOT-0002

Title: Complexere gebouwen
Description: Zie leidraad. Zie leidraad.
Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 71315400 Building-inspection services
Additional classification (cpv): 71314300 Energy-efficiency consultancy services, 90713000 Environmental issues consultancy services

5.1.2. Place of performance

Country subdivision (NUTS): Agglomeratie Leiden en Bollenstreek (NL363)
Country: Netherlands

5.1.3. Estimated duration

Start date: 25/06/2026
Duration end date: 22/12/2027

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: Procurement Document

5.1.10. Award criteria

Criterion:
Type: Quality
Name: 1. Uitvoeringsplanning
Description: Zie leidraad paragraaf 5.4
Category of award weight criterion: Weight (points, exact)
Award criterion number: 20
Criterion:
Type: Quality
Name: 2. Plan van aanpak inspectie en adviesdiensten
Description: Zie paragraaf 5.4 van de leidraad.
Category of award weight criterion: Weight (points, exact)
Award criterion number: 15

Criterion:
Type: Quality
Name: 3. Wijze totstandkoming maatwerkadvies en DMJOP
Description: Zie paragraaf 5.4 van de leidraad.
Category of award weight criterion: Weight (points, exact)
Award criterion number: 15
Criterion:
Type: Price
Name: 4. Prijs
Description: Zie paragraaf 5.5 van de leidraad.
Category of award weight criterion: Weight (points, exact)
Award criterion number: 50

5.1.11. Procurement documents

Deadline for requesting additional information: 14/04/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time
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Terms of submission:
Electronic submission: Required
Address for submission: https://www.tenderned.nl/aankondigingen/overzicht/418331
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Variants: Not allowed
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Deadline for receipt of tenders: 13/05/2026 13:00:00 (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: 13/05/2026 13:01:00 (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:
No framework agreement
Information about the dynamic purchasing system:
No dynamic purchase system

5.1.16. Further information, mediation and review

Mediation organisation: Gemeente Leiden - Commissie van Aanbestedingsexperts
Review organisation: Gemeente Leiden - Rechtbank 's-Gravenhage
Organisation providing additional information about the procurement procedure: Gemeente Leiden

Organisation providing more information on the review procedures: Gemeente Leiden - Rechtbank 's-Gravenhage
Organisation receiving requests to participate: Gemeente Leiden

5.1. Lot: LOT-0003

Title: Monumenten
Description: Zie leidraad. Zie leidraad.
Internal identifier: 3

5.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 71315400 Building-inspection services
Additional classification (cpv): 71314300 Energy-efficiency consultancy services, 90713000 Environmental issues consultancy services

5.1.2. Place of performance

Country subdivision (NUTS): Agglomeratie Leiden en Bollenstreek (NL363)
Country: Netherlands

5.1.3. Estimated duration

Start date: 25/06/2026
Duration end date: 22/12/2027

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: Procurement Document

5.1.10. Award criteria

Criterion:
Type: Quality
Name: 1. Uitvoeringsplanning
Description: Zie leidraad paragraaf 5.4
Category of award weight criterion: Weight (points, exact)
Award criterion number: 20
Criterion:
Type: Quality
Name: 2. Plan van aanpak inspectie en adviesdiensten
Description: Zie paragraaf 5.4 van de leidraad.
Category of award weight criterion: Weight (points, exact)
Award criterion number: 15
Criterion:
Type: Quality
Name: 3. Wijze totstandkoming maatwerkadvies en DMJOP

Description: Zie paragraaf 5.4 van de leidraad.
Category of award weight criterion: Weight (points, exact)
Award criterion number: 15
Criterion:
Type: Price
Name: 4. Prijs
Description: Zie paragraaf 5.5 van de leidraad.
Category of award weight criterion: Weight (points, exact)
Award criterion number: 50

5.1.11. Procurement documents

Deadline for requesting additional information: 14/04/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time
Address of the procurement documents: https://www.tenderned.nl/aankondigingen/overzicht/418331

5.1.12. Terms of procurement

Terms of submission:
Electronic submission: Required
Address for submission: https://www.tenderned.nl/aankondigingen/overzicht/418331
Languages in which tenders or requests to participate may be submitted: Dutch
Electronic catalogue: Not allowed
Variants: Not allowed
Description of the financial guarantee: Akkoord op leidraad en gevolgde procedure
Deadline for receipt of tenders: 13/05/2026 13:00:00 (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: 13/05/2026 13:01:00 (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:
No framework agreement
Information about the dynamic purchasing system:
No dynamic purchase system

5.1.16. Further information, mediation and review

Mediation organisation: Gemeente Leiden - Commissie van Aanbestedingsexperts
Review organisation: Gemeente Leiden - Rechtbank 's-Gravenhage
Organisation providing additional information about the procurement procedure: Gemeente Leiden
Organisation providing more information on the review procedures: Gemeente Leiden - Rechtbank 's-Gravenhage
Organisation receiving requests to participate: Gemeente Leiden

8. Organisations

8.1. ORG-0001

Official name: Gemeente Leiden
Registration number: 292140280
Postal address: Tweelingstraat 4
Town: Leiden
Postcode: 2312 LX
Country subdivision (NUTS): Agglomeratie Leiden en Bollenstreek (NL363)
Country: Netherlands
Contact point: Tim Wijnands
Email: aanbestedingen@leidse-regio.nl
Telephone: +31 634364807
Internet address: http://www.leidse-regio.nl/
Buyer profile: http://www.leidse-regio.nl/
Other contact points:
Official name: Rechtbank 's-Gravenhage
Postal address: Postbus 20302
Town: 's-Gravenhage
Postcode: 2500 EH
Country subdivision (NUTS): Agglomeratie ’s-Gravenhage (NL361)
Country: Netherlands
Email: voorlichtingsrechtbank@sgarr.drp.minjus.nl
Telephone: +31 703813131
Fax: +31 703811511
Internet address: http://www.rechtspraak.nl
Other contact points:
Official name: Rechtbank 's-Gravenhage
Postal address: Postbus 20302
Town: 's-Gravenhage
Postcode: 2500 EH
Country subdivision (NUTS): Agglomeratie Leiden en Bollenstreek (NL363)
Country: Netherlands
Email: voorlichtingsrechtbank@sgarr.drp.minjus.nl
Telephone: +31 703813131
Internet address: http://www.rechtspraak.nl
Other contact points:
Official name: Commissie van Aanbestedingsexperts
Postal address: Bezuidenhoutseweg 73
Town: 's-Gravenhage
Postcode: 2594 AC
Country subdivision (NUTS): Agglomeratie Leiden en Bollenstreek (NL363)
Country: Netherlands
Contact point: Commissie van Aanbestedingsexperts
Email: info@commissievanaanbestedingsexperts.nl
Telephone: +31 703797480
Internet address: https://www.commissievanaanbestedingsexperts.nl
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
Mediation organisation

Notice information

Notice identifier/version: ce5dd316-00d0-48c9-a772-922de940fbec - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 01/04/2026 11:39:47 (UTC+02:00) Eastern European Time, Central European Summer Time
Languages in which this notice is officially available: Dutch
Notice publication number: 227434-2026
OJ S issue number: 65/2026
Publication date: 02/04/2026