

## 241609-2026 - Competition

**Austria – Architectural, construction, engineering and inspection services – WIGEBÄ –  
Rahmenvereinbarung Haustechnikplanung  
OJ S 69/2026 09/04/2026  
Contract or concession notice – standard regime  
Services**

### 1. Buyer

---

#### 1.1. Buyer

Official name: WIGEBÄ Wiener Gemeindewohnungs Baugesellschaft m.b.H.

Email: [kanzlei@schramm-oehler.at](mailto:kanzlei@schramm-oehler.at)

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Housing and community amenities

### 2. Procedure

---

#### 2.1. Procedure

Title: WIGEBÄ – Rahmenvereinbarung Haustechnikplanung

Description: Ziel des gegenständlichen Vergabeverfahrens ist der Abschluss einer Rahmenvereinbarung mit 3 nach dem Zuschlagsschema bestgereihten Unternehmen je Los zur Beschaffung von Leistungen aus dem Fachbereich der Heizungs-, Kälte-, Lüftungs-, und Sanitärtechnik (HKLS) und Elektrotechnik, Fördertechnik und PV für zukünftige Projekte der WIGEBÄ im jeweiligen Los. Die Vergabe der Leistungen erfolgt in zwei Losen: Los 1: HKLS und Los 2: Elektrotechnik, Fördertechnik und PV.

Procedure identifier: eba5acaa-1329-4804-b723-97f564634c76

Internal identifier: 0

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

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

Additional classification (cpv): 71300000 Engineering services, 71350000 Engineering-related scientific and technical services, 71315000 Building services, 71334000 Mechanical and electrical engineering services, 71314100 Electrical services

##### 2.1.4. General information

Additional information: Siehe Ausschreibungsunterlagen.

**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: 2

**Terms of contract:**

Maximum number of lots for which contracts can be awarded to one tenderer: 2

### 2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document, European Single Procurement Document (ESPD), Notice

Corruption: {0}

Fraud: {0}

Money laundering or terrorist financing: {0}

Participation in a criminal organisation: {0}

Terrorist offences or offences linked to terrorist activities: {0}

Child labour and including other forms of trafficking in human beings: {0}

Breaching of obligations in the fields of environmental law: {0}

Breaching of obligations in the fields of labour law: {0}

Breaching of obligations in the fields of social law: {0}

Agreements with other economic operators aimed at distorting competition: {0}

Grave professional misconduct: {0}

Misrepresentation, withheld information, unable to provide required documents or obtained confidential information of this procedure: {0}

Offence concerning its professional conduct in the domain of defence procurement: {0}

Conflict of interest due to its participation in the procurement procedure: {0}

Direct or indirect involvement in the preparation of this procurement procedure: {0}

Early termination, damages, or other comparable sanctions: {0}

Lack of reliability to exclude risks to the security of the country: {0}

Breaching of obligations set under purely national exclusion grounds: {0}

Breaching obligation relating to payment of social security contributions: {0}

Breaching obligation relating to payment of taxes: {0}

Business activities are suspended: {0}

Bankruptcy: {0}

Insolvency: {0}

Assets being administered by liquidator: {0}

Analogous situation like bankruptcy, insolvency or arrangement with creditors under national law: {0}

## 5. Lot

---

### 5.1. Lot: LOT-4803

Title: WIGEBÄ – Rahmenvereinbarung Haustechnikplanung, Los 1: HKLS

Description: Ziel des gegenständlichen Vergabeverfahrens ist der Abschluss einer Rahmenvereinbarung mit 3 nach dem Zuschlagsschema bestgereihten Unternehmen in Los 1 zur Beschaffung von Leistungen aus dem Fachbereich der Heizungs-, Kälte-, Lüftungs-, und Sanitärtechnik (HKLS) für für zukünftige Projekte der WIGEBÄ.

Internal identifier: 1

#### 5.1.1. Purpose

Main nature of the contract: Services

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

Additional classification (cpv): 71300000 Engineering services, 71350000 Engineering-related scientific and technical services, 71315000 Building services

#### Options:

Description of the options: Siehe Ausschreibungsunterlagen.

### 5.1.2. Place of performance

Country subdivision (NUTS): Wien (AT130)

Country: Austria

### 5.1.3. Estimated duration

Start date: 01/08/2026

Duration: 48 Months

### 5.1.6. General information

The names and professional qualifications of the staff assigned to perform the contract must be given: Request to participate 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

Additional information: Zu Punkt II wird festgehalten: Die geschätzte jährliche Abrufmenge (Auftragsvolumen) ist in Teil A der Ausschreibungsunterlagen - Pkt 2.1 "Aufgabenstellung des Auftragnehmers" festgelegt. Mengenmäßig sind vom Leistungsgegenstand dieser Rahmenvereinbarung Mengenanpassungen von bis zu 100% über der in Punkt 2.1 angeführten Schätzmenge der zu errichtenden Wohnungen umfasst.

### 5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

#### 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: 10

The procedure will take place in successive stages. At each stage, some participants may be eliminated

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

### 5.1.10. Award criteria

#### Criterion:

Type: Quality

Description: Fachliche Kompetenz des Schlüsselpersonals

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

Award criterion number: 40

#### Criterion:

Type: Price

Description: Preis (Zuschlag / Abschlag)

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

Award criterion number: 55

#### Criterion:

Type: Price

Description: Regiestundensatz

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

Award criterion number: 5

### 5.1.11. Procurement documents

Address of the procurement documents: <https://schramm-oebler.vergabeportal.at/Detail/241726>

#### **5.1.12. Terms of procurement**

##### **Terms of the procedure:**

Estimated date of dispatch of the invitations to submit tenders: 18/05/2026

##### **Terms of submission:**

Electronic submission: Required

Address for submission: <https://schramm-oehler.vergabeportal.at/Detail/241726>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of requests to participate: 08/05/2026 12:00:00 (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: Allowed

Electronic ordering will be used: yes

Electronic payment will be used: yes

#### **5.1.15. Techniques**

##### **Framework agreement:**

Framework agreement, partly without reopening and partly with reopening of competition

Maximum number of participants: 3

##### **Information about the dynamic purchasing system:**

No dynamic purchase system

#### **5.1.16. Further information, mediation and review**

Review organisation: Verwaltungsgericht Wien

Information about review deadlines: Im Einzelnen wird auf die Bestimmungen des WVRG 2020 (abrufbar unter [www.ris.bka.gv.at](http://www.ris.bka.gv.at)), insbesondere auf § 19 WVRG 2020 verwiesen.

Organisation providing more information on the review procedures: Verwaltungsgericht Wien

#### **5.1. Lot: LOT-7646**

Title: WIGEBÄ – Rahmenvereinbarung Haustechnikplanung, Los 2: Elektrotechnik, Fördertechnik und PV

Description: Ziel des gegenständlichen Vergabeverfahrens ist der Abschluss einer Rahmenvereinbarung mit 3 nach dem Zuschlagsschema bestgereihten Unternehmen in Los 2 zur Beschaffung von Leistungen aus dem Fachbereich der Elektrotechnik, Fördertechnik und PV für zukünftige Projekte der WIGEBÄ.

Internal identifier: 2

##### **5.1.1. Purpose**

Main nature of the contract: Services

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

Additional classification (cpv): 71300000 Engineering services, 71350000 Engineering-related scientific and technical services, 71334000 Mechanical and electrical engineering services, 71314100 Electrical services

##### **Options:**

Description of the options: Siehe Ausschreibungsunterlagen.

##### **5.1.2. Place of performance**

Country subdivision (NUTS): Wien (AT130)

Country: Austria

### 5.1.3. Estimated duration

Start date: 01/08/2026

Duration: 48 Months

### 5.1.6. General information

The names and professional qualifications of the staff assigned to perform the contract must be given: Request to participate 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

Additional information: Zu Punkt II wird festgehalten: Die geschätzte jährliche Abrufmenge (Auftragsvolumen) ist in Teil A der Ausschreibungsunterlagen - Pkt 2.1 "Aufgabenstellung des Auftragnehmers" festgelegt. Mengenmäßig sind vom Leistungsgegenstand dieser Rahmenvereinbarung Mengenanpassungen von bis zu 100% über der in Punkt 2.1 angeführten Schätzmenge der zu errichtenden Wohnungen umfasst.

### 5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

#### 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: 10

The procedure will take place in successive stages. At each stage, some participants may be eliminated

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

### 5.1.10. Award criteria

#### Criterion:

Type: Quality

Description: Fachliche Kompetenz des Schlüsselpersonals

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

Award criterion number: 40

#### Criterion:

Type: Price

Description: Preis (Zuschlag / Abschlag)

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

Award criterion number: 55

#### Criterion:

Type: Price

Description: Regiestundensatz

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

Award criterion number: 5

### 5.1.11. Procurement documents

Address of the procurement documents: <https://schramm-oebler.vergabeportal.at/Detail/241726>

### 5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 18/05/2026

**Terms of submission:**

Electronic submission: Required

Address for submission: <https://schramm-oehler.vergabeportal.at/Detail/241726>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of requests to participate: 08/05/2026 12:00:00 (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: Allowed

Electronic ordering will be used: yes

Electronic payment will be used: yes

**5.1.15. Techniques**

**Framework agreement:**

Framework agreement, partly without reopening and partly with reopening of competition

Maximum number of participants: 3

**Information about the dynamic purchasing system:**

No dynamic purchase system

**5.1.16. Further information, mediation and review**

Review organisation: Verwaltungsgericht Wien

Information about review deadlines: Im Einzelnen wird auf die Bestimmungen des WVRG 2020 (abrufbar unter [www.ris.bka.gv.at](http://www.ris.bka.gv.at)), insbesondere auf § 19 WVRG 2020 verwiesen.

Organisation providing more information on the review procedures: Verwaltungsgericht Wien

## 8. Organisations

---

**8.1. ORG-4772**

Official name: WIGEBÄ Wiener Gemeindewohnungs Baugesellschaft m.b.H.

Registration number: 9110021901352

Postal address: Eßlinggasse 8-10

Town: Wien

Postcode: 1010

Country subdivision (NUTS): Wien (AT130)

Country: Austria

Contact point: Schramm Öhler Rechtsanwälte, Bartensteingasse 2, 1010 Wien z.H. Mag. Hannes Pesendorfer und Mag. Jacqueline Guger

Email: [kanzlei@schramm-oehler.at](mailto:kanzlei@schramm-oehler.at)

Telephone: +43 14097609

Internet address: <https://www.schramm-oehler.at/>

**Roles of this organisation:**

Buyer

**8.1. ORG-5457**

Official name: Verwaltungsgericht Wien

Registration number: 9110019835300

Postal address: Muthgasse 62  
Town: Wien  
Postcode: 1190  
Country subdivision (NUTS): Wien (AT130)  
Country: Austria  
Email: [post@vgw.wien.gv.at](mailto:post@vgw.wien.gv.at)  
Telephone: +43 1400038500  
Fax: +43 140009938529  
Internet address: <http://www.verwaltungsgericht.wien.gv.at>

**Roles of this organisation:**

Review organisation  
Organisation providing more information on the review procedures

## Notice information

---

Notice identifier/version: 1869c69a-6819-4422-a520-0e9da30cdbca - 01  
Form type: Competition  
Notice type: Contract or concession notice – standard regime  
Notice subtype: 16  
Notice dispatch date: 07/04/2026 18:30:00 (UTC+02:00) Eastern European Time, Central European Summer Time  
Languages in which this notice is officially available: German  
Notice publication number: 241609-2026  
OJ S issue number: 69/2026  
Publication date: 09/04/2026