

## 250400-2026 - Competition

### Portugal – Repair and maintenance services of electrical and mechanical building installations – Aquisição de Serviços para Manutenção Geral dos Sistemas de AVAC instalados em Edifícios Municipais do Porto

OJ S 71/2026 13/04/2026

Contract or concession notice – standard regime  
Services

## 1. Buyer

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### 1.1. Buyer

Official name: CMPH - DomusSocial - Empresa de Habitação e Manutenção do Município do Porto, EM

Email: [geral@domussocial.pt](mailto:geral@domussocial.pt)

Legal type of the buyer: Public undertaking, controlled by a local authority

Activity of the contracting authority: General public services

## 2. Procedure

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### 2.1. Procedure

Title: Aquisição de Serviços para Manutenção Geral dos Sistemas de AVAC instalados em Edifícios Municipais do Porto

Description: Aquisição de Serviços para Manutenção Geral dos Sistemas de AVAC instalados em Edifícios Municipais do Porto

Procedure identifier: 7aaa5788-53b9-4a52-af4f-4cffc1de0c56

Internal identifier: PC00120260000616\_617

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: Consultar informação disponibilizada na versão publicada no Jornal Oficial da União Europeia (JOUE).

#### 2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50710000 Repair and maintenance services of electrical and mechanical building installations

Additional classification (cpv): 79130000 Legal documentation and certification services, 71314200 Energy-management services

#### 2.1.2. Place of performance

Town: Porto

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

#### 2.1.3. Value

Estimated value excluding VAT: 1 650 000,00 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: 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)

## 5. Lot

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### 5.1. Lot: LOT-0001

Title: Manutenção Preventiva, Corretiva e Aquisição de componentes/peças

Description: Manutenção Preventiva, Corretiva e Aquisição de componentes/peças

Internal identifier: LOT-0001

#### 5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50710000 Repair and maintenance services of electrical and mechanical building installations

#### Options:

Description of the options: O contrato mantém-se em vigor pelo prazo de 1 (um) ano, automaticamente renovável duas vezes, por igual período.

#### 5.1.2. Place of performance

Town: Porto

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

#### 5.1.3. Estimated duration

Duration: 1 Year

#### 5.1.4. Renewal

Maximum renewals: 2

#### 5.1.5. Value

Estimated value excluding VAT: 1 470 000,00 EUR

#### 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): no

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

#### 5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

#### 5.1.10. Award criteria

**Criterion:**

Type: Price

Name: Preço

Description: Preço

**5.1.11. Procurement documents**

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: [https://www.acingov.pt/acingovprod/2/zonaPublica/zona\\_publica\\_c/downloadProcedurePiece/MTA3NTIzMw](https://www.acingov.pt/acingovprod/2/zonaPublica/zona_publica_c/downloadProcedurePiece/MTA3NTIzMw)

**5.1.12. Terms of procurement****Terms of submission:**

Electronic submission: Required

Address for submission: <https://www.acingov.pt>

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

Electronic catalogue: Not allowed

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Variants: Not allowed

Description of the financial guarantee: O valor da caução é de 5.00% do preço contratual.

Deadline for receipt of tenders: 08/05/2026 18:00:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 90 Days

**Terms of contract:**

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Conditions relating to the performance of the contract: Consultar informação disponibilizada na versão publicada no Jornal Oficial da União Europeia (JOUE).

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: Consultar informação disponibilizada na versão publicada no Jornal Oficial da União Europeia (JOUE).

**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: CMPH - DomusSocial - Empresa de Habitação e Manutenção do Município do Porto, EM

Information about review deadlines: Consultar informação disponibilizada na versão publicada no Jornal Oficial da União Europeia (JOUE).

**5.1. Lot: LOT-0002**

Title: Inspeção e Gestão dos Sistemas Técnicos de Energia dos sistemas de AVAC em diversos edifícios municipais

Description: Inspeção e Gestão dos Sistemas Técnicos de Energia dos sistemas de AVAC em diversos edifícios municipais

Internal identifier: LOT-0002

### 5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71314200 Energy-management services

#### Options:

Description of the options: O contrato mantém-se em vigor pelo prazo de 1 (um) ano, automaticamente renovável duas vezes, por igual período.

### 5.1.2. Place of performance

Town: Porto

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

### 5.1.3. Estimated duration

Duration: 1 Year

### 5.1.4. Renewal

Maximum renewals: 2

### 5.1.5. Value

Estimated value excluding VAT: 180 000,00 EUR

### 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): no

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

### 5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

### 5.1.10. Award criteria

#### Criterion:

Type: Price

Name: Preço

Description: Preço

### 5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: [https://www.acingov.pt/acingovprod/2/zonaPublica/zona\\_publica\\_c/downloadProcedurePiece/MTA3NTIzMw](https://www.acingov.pt/acingovprod/2/zonaPublica/zona_publica_c/downloadProcedurePiece/MTA3NTIzMw)

### 5.1.12. Terms of procurement

#### Terms of submission:

Electronic submission: Required

Address for submission: <https://www.acingov.pt>

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

Electronic catalogue: Not allowed

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Variants: Not allowed

Description of the financial guarantee: O valor da caução é de 5.00% do preço contratual.  
Deadline for receipt of tenders: 08/05/2026 18:00:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 90 Days

**Terms of contract:**

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Conditions relating to the performance of the contract: Consultar informação disponibilizada na versão publicada no Jornal Oficial da União Europeia (JOUE).

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: Consultar informação disponibilizada na versão publicada no Jornal Oficial da União Europeia (JOUE).

**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: CMPH - DomusSocial - Empresa de Habitação e Manutenção do Município do Porto, EM

Information about review deadlines: Consultar informação disponibilizada na versão publicada no Jornal Oficial da União Europeia (JOUE).

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## 8. Organisations

**8.1. ORG-0001**

Official name: CMPH - DomusSocial - Empresa de Habitação e Manutenção do Município do Porto, EM

Registration number: 505037700

Department: CMPH Empresa de Habitação e Manutenção do Município do Porto, E.M.

Postal address: Rua do Monte dos Burgos, 12

Town: Porto

Postcode: 4250-309

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

Contact point: CMPH Empresa de Habitação e Manutenção do Município do Porto, E.M.

Email: [geral@domussocial.pt](mailto:geral@domussocial.pt)

Telephone: 228330000

Fax: 228330000

Internet address: <https://www.domussocial.pt>

Information exchange endpoint (URL): <https://www.acingov.pt>

**Roles of this organisation:**

Buyer

Review organisation

**8.1. ORG-0002**

Official name: Imprensa Nacional-Casa da Moeda, S. A. (INCM)

Registration number: 500792887  
Department: Unidade do Diário da República  
Postal address: Avenida António José de Almeida  
Town: Lisboa  
Postcode: 1000-042  
Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)  
Country: Portugal  
Contact point: Ponto de contacto  
Email: [2serie@diariodarepublica.pt](mailto:2serie@diariodarepublica.pt)  
Telephone: +351 217810870  
Fax: +351 213945716  
Internet address: <https://diariodarepublica.pt>  
**Roles of this organisation:**  
TED eSender

## Notice information

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Notice identifier/version: 3e45b898-2e51-4514-9aa8-c7403354cffa - 01  
Form type: Competition  
Notice type: Contract or concession notice – standard regime  
Notice subtype: 16  
Notice dispatch date: 09/04/2026 10:25:04 (UTC+01:00) Central European Time, Western European Summer Time  
Languages in which this notice is officially available: Portuguese  
Notice publication number: 250400-2026  
OJ S issue number: 71/2026  
Publication date: 13/04/2026