

255897-2026 - Competition

Austria – Architectural, construction, engineering and inspection services – Baubetreuung für Oberösterreich

OJ S 73/2026 15/04/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Land Oberösterreich

Email: e.scharf@saxinger.com

Legal type of the buyer: Regional authority

Activity of the contracting authority: General public services

1.1. Buyer

Official name: OÖ Landesholding GmbH

Email: e.scharf@scwp.com

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: Baubetreuung für Oberösterreich

Description: Beabsichtigte Beschaffung von Dienstleistungsaufträgen in Form einer Rahmenvereinbarung betreffend die Erbringung von Baubetreuungsleistungen - 1.

Verfahrensstufe (Bewerbungsphase)

Procedure identifier: d8d46dea-e042-4bf5-ba90-9247b16965d1

Internal identifier: 242153

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

The procedure is accelerated: no

Main features of the procedure: Siehe die Bewerbungsunterlagen

2.1.1. Purpose

Main nature of the contract: Services

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

Additional classification (cpv): 71500000 Construction-related services, 71530000

Construction consultancy services, 71541000 Construction project management services, 71520000 Construction supervision services

2.1.3. Value

Maximum value of the framework agreement: 30 000 000,00 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

5. Lot

5.1. Lot: LOT-7300

Title: Baubetreuung für Oberösterreich - Gemeindebereich

Description: Ausschreibungsgegenständlich sind Leistungen der sogenannten „Baubetreuung“. Unter „Baubetreuung“ im Sinne dieser Ausschreibung sind alle fachlichen Dienstleistungen zu verstehen, welche zur Einleitung und Umsetzung eines Bauprojekts im Wesentlichen erforderlich sind, ausgenommen die eigentlichen Planungsleistungen selbst. Auf Gemeindeebene geht es insbesondere um die Betreuung von Kommunalbauvorhaben mit Errichtungskosten im Bereich von EUR 1 bis EUR 20 Mio netto, wie etwa die Errichtung eines Kindergartens, einer Schule, eines Gemeindeamtes, einer Feuerwehr-Zeugstätte, eines Bauhofs und dergleichen.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71500000 Construction-related services

5.1.2. Place of performance

Country subdivision (NUTS): Linz-Wels (AT312)

Country: Austria

5.1.3. Estimated duration

Start date: 01/10/2026

Duration: 48 Months

5.1.5. Value

Maximum value of the framework agreement: 20 000 000,00 EUR

5.1.6. General information

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

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: 7

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

5.1.11. Procurement documents

Deadline for requesting additional information: 13/05/2026 00:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://scwp.vergabeportal.at/Detail/242153>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://scwp.vergabeportal.at/Detail/242153>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 29/05/2026 13:00:00 (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: 5

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Landesverwaltungsgericht Oberösterreich

Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben

5.1. Lot: LOT-4060

Title: Baubetreuung für Oberösterreich - Landesbereich

Description: Ausschreibungsgegenständlich sind Leistungen der sogenannten „Baubetreuung“. Unter „Baubetreuung“ im Sinne dieser Ausschreibung sind alle fachlichen Dienstleistungen zu verstehen, welche zur Einleitung und Umsetzung eines Bauprojekts im Wesentlichen erforderlich sind, ausgenommen die eigentlichen Planungsleistungen selbst. Auf Ebene des Landes Oö bzw. der Landeseinrichtungen geht es insbesondere darum, bei Kapazitätsengpässen auf einen externen Dienstleister zugreifen zu können. Diese Vorhaben werden ebenso Hochbauvorhaben sein, jedoch ganz unterschiedliche Errichtungskosten umfassen. Aus aktueller Sicht wird Bedarf vordergründig bei Vorhaben im Bereich von EUR 10 Mio bis EUR 40 Mio an Errichtungskosten gesehen.

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71500000 Construction-related services

5.1.2. Place of performance

Country subdivision (NUTS): Linz-Wels (AT312)

Country: Austria

5.1.3. Estimated duration

Start date: 01/10/2026

Duration: 48 Months

5.1.5. Value

Maximum value of the framework agreement: 10 000 000,00 EUR

5.1.6. General information

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

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: 7

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

5.1.11. Procurement documents

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5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://scwp.vergabeportal.at/Detail/242153>

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

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Deadline for receipt of requests to participate: 29/05/2026 13:00:00 (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: 5

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Landesverwaltungsgericht Oberösterreich

Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben

8. Organisations

8.1. ORG-6871

Official name: Land Oberösterreich

Registration number: 9110028062742

Postal address: Landhausplatz 1

Town: Linz

Postcode: 4021

Country subdivision (NUTS): Linz-Wels (AT312)

Country: Austria

Contact point: SAXINGER Rechtsanwalts GmbH, Mag. Edwin Scharf, Mag. Thomas Rosenthaler

Email: e.scharf@saxinger.com

Telephone: +43 732 603030

Internet address: <https://www.land-oberoesterreich.gv.at>

Roles of this organisation:

Buyer

Group leader

8.1. ORG-5435

Official name: OÖ Landesholding GmbH

Registration number: 9110016832715

Postal address: Landhausplatz 1

Town: Linz

Postcode: 4021

Country subdivision (NUTS): Linz-Wels (AT312)

Country: Austria

Contact point: SAXINGER Rechtsanwalts GmbH, Mag. Edwin Scharf, Mag. Thomas Rosenthaler

Email: e.scharf@scwp.com

Telephone: +43 732603030

Internet address: <https://www.landesholding.com/>

Roles of this organisation:

Buyer

8.1. ORG-1212

Official name: Landesverwaltungsgericht Oberösterreich

Registration number: 9110019788194

Postal address: Volksgartenstraße 14

Town: Linz

Postcode: 4021

Country subdivision (NUTS): Linz-Wels (AT312)

Country: Austria

Email: post@lvwg-ooe.gv.at

Telephone: +43 732707518004

Internet address: <https://www.lvwg-ooe.gv.at/>

Roles of this organisation:

Review organisation

Notice information

Notice identifier/version: d29efd0d-245f-4b55-a0f9-4a84e8a6093e - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 14/04/2026 09:51:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: German

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OJ S issue number: 73/2026

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