

269909-2026 - Competition

Estonia – Non-residential property services – Tehnohooldusteenuse tellimine Pärnu maakonna (Paikuse) objektidele (2026)

OJ S 77/2026 21/04/2026

**Contract or concession notice – standard regime - Change notice
Services**

1. Buyer

1.1. Buyer

Official name: Riigi Kinnisvara Aktsiaselts

Email: info@rkas.ee

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: Tehnohooldusteenuse tellimine Pärnu maakonna (Paikuse) objektidele (2026)

Description: Osas I Tehnohooldusteenuse hankimine Sisekaitseakadeemia Paikuse objektile kuni 72 kuuks, eeldusliku algusajaga 01.11.2026.a. EVS 807 koodide 156, 120, 210, 220, 230, 240, 250, 270, 289, 293 osas Osas II Tehnohooldusteenuse hankimine Sisekaitseakadeemia Paikuse objektile kuni 72 kuuks, eeldusliku algusajaga 01.11.2026.a.EVS 807 koodide 281, 282, 283, 284, 248 osas / Kõrvaldamise alused ja kvalifitseerimistingimused: Vaata hanke alusdokumentidest

Procedure identifier: 4e4f3b11-f9e4-4bb3-9bc0-ebfc11f41449

Internal identifier: 307719-0000

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: Avatud hankemenetlus

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70332000 Non-residential property services

2.1.2. Place of performance

Country subdivision (NUTS): Lääne-Eesti (EE004)

Country: Estonia

Additional information: Kooli tee 13, Paikuse alev, Pärnu maakond Kooli tee 12, Paikuse alev, Pärnu maakond

2.1.2. Place of performance

Country subdivision (NUTS): Lääne-Eesti (EE004)

Country: Estonia

Additional information: Kooli tee 13, Paikuse alev, Pärnu maakond Kooli tee 12, Paikuse alev, Pärnu maakond

2.1.4. General information

Additional information: 1. Hankelepingu algusaeg on eelduslik ega oma õiguslikku tähendust. 2. Hankelepingu täitmise kohaga (kohtadega) tutvumine on kohustuslik, täpsem teave esitatud „Pakkumuse esitamise ettepanekus“. 3. Tegemist on taustakontrolliga objektiga. Objektiga tutvumiseks tehakse pakkuja töötajatele enne objektile lubamist taustakontroll. Täpsem teave on esitatud „Pakkumuse esitamise ettepanekus“.

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: European Single Procurement Document (ESPD), European Single Procurement Document (ESPD)

5. Lot

5.1. Lot: LOT-0001

Title: OSA I Üldine tehnohooldus

Description: Tehnohooldusteenuse hankimine Sisekaitseakadeemia Paikuse objektile kuni 72 kuuks, eeldusliku algusajaga 01.11.2026.a. EVS 807 koodide 156, 120, 210, 220, 230, 240, 250, 270, 289, 293 osas / Kõrvaldamise alused ja kvalifitseerimistingimused: Vaata hanke alusdokumentidest

Internal identifier: 307719-0001

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70332000 Non-residential property services

5.1.2. Place of performance

Country subdivision (NUTS): Lääne-Eesti (EE004)

Country: Estonia

Additional information: Kooli tee 13, Paikuse alev, Pärnu maakond Kooli tee 12, Paikuse alev, Pärnu maakond

5.1.3. Estimated duration

Start date: 01/11/2026

Duration: 72 Months

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: Reduction of environmental impacts

Description: 1. Kõikide tehnohooldustööde puhul tuleb muuhulgas tagada keskkonnaohutus ja energiasäästlikkus (ÜTK p 1.3). 2. Tellija kasutab enda digitaalset haldustarkvara (mh eesmärgiga vähendada paber kandjal andmekandjaid). Tellija haldustarkvaras: (a) koostatakse perioodiline hooldusgraafik (ÜTK p 2.2.1) (b) täidetakse hooldatavate süsteemide/ seadmete hoolduspäevikuid, nii jooksvate kui täiendavate hooldustegevuste osas (ÜTK p 2.2.5), tarkvarasse lisatakse süsteemide/ seadmete kontrollaktid (ÜTK p 2.3.6) (c) dokumenteeritakse töötaotluste täitmine (ÜTK p 2.1.4) ja akteeritakse tehtud tööd (lepingu p 5.11 ja 11.2) (d) esitatakse kinnisvaraobjekti arvestite ja mõõdikute näidud, samuti arvestite vahetusega seotud informatsioon (ÜTK p 2.2.8).

Approach to reducing environmental impacts: Other

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are not included with the following justification

Justification: Puuetega inimeste juurdepääsukriteeriume ei ole lisatud, kuna tegemist on ehitatava hoonega ning antud hankelingu täitmisel ei piirata varasemalt seatud juurdepääsukriteeriume

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Vaata hanke alusdokumentidest

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

Award criterion number: 100

5.1.11. Procurement documents

Address of the procurement documents: <https://riigihanked.riik.ee/rhr-web/#/procurement/10065124/documents?group=B>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://riigihanked.riik.ee/rhr-web/#/procurement/10065124/tenders>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 06/05/2026 11:00:00 (UTC+03:00) Eastern European Summer Time, İstanbul, Mayotte

Duration during which the tender must remain valid: 6 Months

Information about public opening:

Opening date: 06/05/2026 12:00:00 (UTC+03:00) Eastern European Summer Time, İstanbul, Mayotte

Place: <https://riigihanked.riik.ee/rhr-web/#/>

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: yes

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: Riigihangete vaidlustuskomisjon

Review organisation: Riigihangete vaidlustuskomisjon

Information about review deadlines: <https://fin.ee/riigihanked-riigiabi-osalused/riigihanked/vaidlustusmenetlus>

Organisation providing additional information about the procurement procedure: Riigi Kinnisvara Aktsiaselts

Organisation receiving requests to participate: Riigi Kinnisvara Aktsiaselts

5.1. Lot: LOT-0002

Title: OSA II Nõrkvoolusüsteemide tehnohooldus

Description: Tehnohooldusteenuse hankimine Sisekaitseakadeemia Paikuse objektile kuni 72 kuuks, eeldusliku algusajaga 01.11.2026.a.EVS 807 koodide 281, 282, 283, 284, 248 osas / Kõrvaldamise alused ja kvalifitseerimistingimused: Vaata hanke alusdokumentidest

Internal identifier: 307719-0002

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70332000 Non-residential property services

5.1.2. Place of performance

Country subdivision (NUTS): Lääne-Eesti (EE004)

Country: Estonia

Additional information: Kooli tee 13, Paikuse alev, Pärnu maakond Kooli tee 12, Paikuse alev, Pärnu maakond

5.1.3. Estimated duration

Start date: 01/11/2026

Duration: 72 Months

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: Reduction of environmental impacts

Description: 1. Kõikide tehnohooldustööde puhul tuleb muuhulgas tagada keskkonnaohutus ja energiasäästlikkus (ÜTK p 1.3). 2. Tellija kasutab enda digitaalset haldustarkvara (mh eesmärgiga vähendada paberikandjal andmekandjaid). Tellija haldustarkvaras: (a) koostatakse perioodiline hooldusgraafik (ÜTK p 2.2.1) (b) täidetakse hooldatavate süsteemide/ seadmete hoolduspäevikuid, nii jooksvate kui täiendavate hooldustegevuste osas (ÜTK p 2.2.5), tarkvarasse lisatakse süsteemide/ seadmete kontrollaktid (ÜTK p 2.3.6) (c) dokumenteeritakse

töotaotluste täitmine (ÜTK p 2.1.4) ja akteeritakse tehtud tööd (lepingu p 5.11 ja 11.2) (d) esitatakse kinnisvaraobjekti arvestite ja mõõdikute näidud, samuti arvestite vahetusega seotud informatsioon (ÜTK p 2.2.8).

Approach to reducing environmental impacts: Other

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are not included with the following justification
Justification: Puuetega inimeste juurdepääsukriteeriume ei ole lisatud, kuna tegemist on ehitatava hoonega ning antud hankelepingu täitmisel ei piirata varasemalt seatud juurdepääsukriteeriume

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Vaata hanke alusdokumentidest

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

Award criterion number: 100

5.1.11. Procurement documents

Address of the procurement documents: <https://riigihanked.riik.ee/rhr-web/#/procurement/10065124/documents?group=B>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://riigihanked.riik.ee/rhr-web/#/procurement/10065124/tenders>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 06/05/2026 11:00:00 (UTC+03:00) Eastern European Summer Time, İstanbul, Mayotte

Duration during which the tender must remain valid: 6 Months

Information about public opening:

Opening date: 06/05/2026 12:00:00 (UTC+03:00) Eastern European Summer Time, İstanbul, Mayotte

Place: <https://riigihanked.riik.ee/rhr-web/#/>

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: yes

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: Riigihangete vaidlustuskomisjon

Review organisation: Riigihangete vaidlustuskomisjon

Information about review deadlines: <https://fin.ee/riigihanked-riigiabi-osalused/riigihanked/vaidlustusmenetus>

Organisation providing additional information about the procurement procedure: Riigi Kinnisvara Aktsiaselts

Organisation receiving requests to participate: Riigi Kinnisvara Aktsiaselts

8. Organisations

8.1. ORG-0001

Official name: Riigi Kinnisvara Aktsiaselts

Registration number: 10788733

Postal address: Tartu mnt 85

Town: Tallinn

Postcode: 10115

Country subdivision (NUTS): Extra-Regio NUTS 3 (EEZZZ)

Country: Estonia

Contact point: IVO LIPP

Email: info@rkas.ee

Telephone: +372 5056082

Internet address: <http://www.rkas.ee>

Buyer profile: <http://www.rkas.ee>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

Organisation receiving requests to participate

8.1. ORG-0002

Official name: Riigihangete vaidlustuskomisjon

Registration number: 1000123

Postal address: Tartu mnt 85

Town: Tallinn

Postcode: 10115

Country subdivision (NUTS): Extra-Regio NUTS 3 (EEZZZ)

Country: Estonia

Email: vako@fin.ee

Telephone: +3726113713

Roles of this organisation:

Review organisation

Mediation organisation

8.1. ORG-0003

Official name: Riigihangete register

Registration number: TED64

Postal address: Lökke tn 4

Town: Tallinn

Postcode: 10122

Country subdivision (NUTS): Extra-Regio NUTS 3 (EEZZZ)

Country: Estonia
Email: register@riigihanked.riik.ee
Telephone: +3726113693
Roles of this organisation:
TED eSender

10. Change

Version of the previous notice to be changed
:
76efc308-81a3-4d3b-8478-f56a5affbe81-01
Main reason for change
:
Information updated

10.1. Change

Section identifier: PROCEDURE
Description of changes: Hankija muutis riigihanke alusdokumente ja andis täiendava objekti külsatusaja

Notice information

Notice identifier/version: 9bb2ffc6-4e3e-4f8e-a9a1-f0053ff1c51b - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 20/04/2026 10:47:55 (UTC+03:00) Eastern European Summer Time, İstanbul, Mayotte
Notice dispatch date (eSender): 20/04/2026 13:00:15 (UTC+03:00) Eastern European Summer Time, İstanbul, Mayotte
Languages in which this notice is officially available: Estonian
Notice publication number: 269909-2026
OJ S issue number: 77/2026
Publication date: 21/04/2026