

288282-2026 - Result

Austria – Legal services – Schiene OÖ - Sachverständige für Immobilienbewertung

OJ S 82/2026 28/04/2026

Contract or concession award notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Schiene OÖ GmbH & Co KG

Email: a.mensdorff@saxinger.com

Legal type of the buyer: Public undertaking

Activity of the contracting entity: Urban railway, tramway, trolleybus or bus services

2. Procedure

2.1. Procedure

Title: Schiene OÖ - Sachverständige für Immobilienbewertung

Description: Sachverständigen-Immobilienbewertung für dauerhafte und vorübergehende Nutzungen von Liegenschaften für Projekte der Schiene OÖ - Abschluss der Rahmenvereinbarung.

Procedure identifier: 6ee459ca-ed9e-46ba-968f-4b4b8e062f0b

Internal identifier: 163152

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): 79100000 Legal services

Additional classification (cpv): 79132000 Certification services

2.1.4. General information

Legal basis:

Directive 2014/25/EU

5. Lot

5.1. Lot: LOT-8536

Title: Los 1

Description: Los 1 umfasst Sachverständigen Immobilienbewertungen für Grundstücke an der Durchbindung (HBhf – MKBhf).

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79100000 Legal services

Additional classification (cpv): 79132000 Certification services

5.1.3. Estimated duration

Start date: 27/04/2026

Duration: 96 Months

5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: Die Laufzeit entspricht einem Zeitraum von 8 Jahren (8*12 Monate). Die Auftraggeberin behält sich das Recht vor, die Rahmenvereinbarung nach 8 Jahren zweimalig um je 2 Jahre zu verlängern. Innerhalb dieser Dauer der Rahmenvereinbarung können Einzelverträge abgerufen werden, deren Abwicklung kann über diese hinausgehen.

5.1.6. General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Schriftliches Konzept

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

Award criterion number: 20

Criterion:

Type: Quality

Description: Präsentation und Fragebeantwortung

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

Award criterion number: 20

Criterion:

Type: Price

Description: Preis

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

Award criterion number: 60

5.1.15. Techniques

Framework agreement:

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

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

Organisation providing additional information about the procurement procedure: Schiene OÖ GmbH & Co KG

5.1. Lot: LOT-6184

Title: Los 2

Description: Los 2 umfasst Sachverständigen Immobilienbewertungen für Grundstücke an der Anbindung (NVK - Auhof) .

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 79100000 Legal services
Additional classification (cpv): 79132000 Certification services

5.1.3. Estimated duration

Start date: 27/04/2026
Duration: 96 Months

5.1.4. Renewal

Maximum renewals: 2
Other information about renewals: Die Laufzeit entspricht einem Zeitraum von 8 Jahren (8*12 Monate). Die Auftraggeberin behält sich das Recht vor, die Rahmenvereinbarung nach 8 Jahren zweimalig um je 2 Jahre zu verlängern. Innerhalb dieser Dauer der Rahmenvereinbarung können Einzelverträge abgerufen werden, deren Abwicklung kann über diese hinausgehen.

5.1.6. General information

Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Schriftliches Konzept

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

Award criterion number: 20

Criterion:

Type: Quality

Description: Präsentation und Fragebeantwortung

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

Award criterion number: 20

Criterion:

Type: Price

Description: Preis

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

Award criterion number: 60

5.1.15. Techniques

Framework agreement:

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

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

Organisation providing additional information about the procurement procedure: Schiene OÖ GmbH & Co KG

5.1. Lot: LOT-8077

Title: Los 3

Description: Los 3 umfasst Sachverständigen Immobilienbewertungen für Grundstücke anderer als in Los 1 und 2 beschriebener Projekte. Los 3 umfasst Projekte der Auftraggeberin, wie bspw. Bahnhof Eferding, Aschacher Bahn, Gallneukirchen/Pregarten, Mühlkreisbahn u.w
Internal identifier: 3

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79100000 Legal services

Additional classification (cpv): 79132000 Certification services

5.1.3. Estimated duration

Start date: 27/04/2026

Duration: 96 Months

5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: Die Laufzeit entspricht einem Zeitraum von 8 Jahren (8*12 Monate). Die Auftraggeberin behält sich das Recht vor, die Rahmenvereinbarung nach 8 Jahren zweimalig um je 2 Jahre zu verlängern. Innerhalb dieser Dauer der Rahmenvereinbarung können Einzelverträge abgerufen werden, deren Abwicklung kann über diese hinausgehen.

5.1.6. General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Schriftliches Konzept

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

Award criterion number: 20

Criterion:

Type: Quality

Description: Präsentation und Fragebeantwortung

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

Award criterion number: 20

Criterion:

Type: Price

Description: Preis

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

Award criterion number: 60

5.1.15. Techniques

Framework agreement:

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

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Landesverwaltungsgericht Oberösterreich

6. Results

Maximum value of the framework agreements in this notice: 2 150 000,00 EUR

6.1. Result lot identifier: LOT-8536

Winner selection status: At least one winner was chosen.

Framework agreement:

Maximum value of the framework agreement: 750 000,00 EUR

6.1.2. Information about winners

Winner:

Official name: Sachverständigenkanzlei Weiß & Partner GmbH

Tender:

Tender identifier: 1

Identifier of lot or group of lots: LOT-8536

The tender was ranked: yes

The tender is a variant: no

Subcontracting: Yes

Subcontracting value is known: no

Subcontracting percentage is known: no

Contract information:

Identifier of the contract: 1

Title: Los 1 - Mitteilung über den Abschluss der Rahmenvereinbarung

Date of the conclusion of the contract: 27/04/2026

The contract is awarded within a framework agreement: no

Winner:

Official name: Kulterer & Partner LiegenschaftsbewertungsGmbH

Tender:

Tender identifier: 2

Identifier of lot or group of lots: LOT-8536

The tender was ranked: yes

The tender is a variant: no

Subcontracting: No

Contract information:

Identifier of the contract: 1

Title: Los 1 - Mitteilung über den Abschluss der Rahmenvereinbarung

Date of the conclusion of the contract: 27/04/2026

The contract is awarded within a framework agreement: no

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 4

6.1. Result lot identifier: LOT-6184

Winner selection status: At least one winner was chosen.

Framework agreement:

Maximum value of the framework agreement: 700 000,00 EUR

6.1.2. Information about winners

Winner:

Official name: Sachverständigenkanzlei Weiß & Partner GmbH

Tender:

Tender identifier: 1

Identifier of lot or group of lots: LOT-6184

The tender was ranked: yes

The tender is a variant: no

Subcontracting: Yes

Subcontracting value is known: no

Subcontracting percentage is known: no

Contract information:

Identifier of the contract: 2

Title: Los 2 - Mitteilung über den Abschluss der Rahmenvereinbarung

Date of the conclusion of the contract: 27/04/2026

The contract is awarded within a framework agreement: no

Winner:

Official name: Kulterer & Partner LiegenschaftsbewertungsGmbH

Tender:

Tender identifier: 2

Identifier of lot or group of lots: LOT-6184

The tender was ranked: yes

The tender is a variant: no

Subcontracting: No

Contract information:

Identifier of the contract: 2

Title: Los 2 - Mitteilung über den Abschluss der Rahmenvereinbarung

Date of the conclusion of the contract: 27/04/2026

The contract is awarded within a framework agreement: no

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 4

6.1. Result lot identifier: LOT-8077

Winner selection status: At least one winner was chosen.

Framework agreement:

Maximum value of the framework agreement: 700 000,00 EUR

6.1.2. Information about winners

Winner:

Official name: Sachverständigenkanzlei Weiß & Partner GmbH

Tender:

Tender identifier: 1

Identifier of lot or group of lots: LOT-8077

The tender was ranked: yes

The tender is a variant: no

Subcontracting: Yes

Subcontracting value is known: no
Subcontracting percentage is known: no

Contract information:

Identifier of the contract: 3
Title: Los 3 - Mitteilung über den Abschluss der Rahmenvereinbarung
Date of the conclusion of the contract: 27/04/2026
The contract is awarded within a framework agreement: no

Winner:

Official name: Kulterer & Partner LiegenschaftsbewertungsGmbH

Tender:

Tender identifier: 2
Identifier of lot or group of lots: LOT-8077
The tender was ranked: yes
The tender is a variant: no
Subcontracting: No

Contract information:

Identifier of the contract: 3
Title: Los 3 - Mitteilung über den Abschluss der Rahmenvereinbarung
Date of the conclusion of the contract: 27/04/2026
The contract is awarded within a framework agreement: no

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders
Number of tenders or requests to participate received: 4

8. Organisations

8.1. ORG-5018

Official name: Schiene OÖ GmbH & Co KG
Registration number: 9110036679185
Postal address: Rainerstraße 22
Town: Linz
Postcode: 4020
Country subdivision (NUTS): Linz-Wels (AT312)
Country: Austria
Contact point: SAXINGER Rechtsanwalts GmbH
Email: a.mensdorff@saxinger.com
Telephone: +43 662 275575
Internet address: <https://www.schiene-ooe.at/>

Roles of this organisation:

Buyer

8.1. ORG-1022

Official name: Schiene OÖ GmbH & Co KG
Registration number: 9110036679185
Postal address: Rainerstraße 22
Town: Linz
Postcode: 4020
Country subdivision (NUTS): Linz-Wels (AT312)

Country: Austria
Contact point: SAXINGER Rechtsanwalts GmbH
Email: a.mensdorff@saxinger.com
Telephone: +43 662 275575
Internet address: <https://www.schiene-ooe.at/>

Roles of this organisation:

Organisation providing additional information about the procurement procedure

8.1. ORG-8108

Official name: Landesverwaltungsgericht Oberösterreich
Registration number: 9110019788194
Postal address: Volksgartenstraße 14
Town: Linz
Postcode: 4021
Country subdivision (NUTS): Linz-Wels (AT312)
Country: Austria
Contact point: LVwG OÖ
Email: post@lvwg-ooe.gv.at
Telephone: +43 732707518004
Internet address: <https://www.lvwg-ooe.gv.at/>

Roles of this organisation:

Review organisation

8.1. ORG-5788

Official name: Sachverständigenkanzlei Weiß & Partner GmbH
Registration number: 9110030710938
Postal address: Nach der Enns 29
Town: Kleinreifling
Postcode: 4464
Country subdivision (NUTS): Steyr-Kirchdorf (AT314)
Country: Austria
Contact point: Klemens Weiß
Email: office@klemens-weiss.at
Telephone: +43 6643026083

Roles of this organisation:

Tenderer

Winner of these lots: LOT-8536, LOT-6184, LOT-8077

8.1. ORG-4704

Official name: Kulterer & Partner LiegenschaftsbewertungsGmbH
Registration number: 9110023173177
Postal address: Baardorf 3
Town: St. Veit an der Glan
Postcode: 9300
Country subdivision (NUTS): Unterkärnten (AT213)
Country: Austria
Contact point: Stefan Kulterer
Email: stefan@kulterer-partner.at
Telephone: +43 66488511380

Roles of this organisation:

Tenderer

Winner of these lots: LOT-8536, LOT-6184, LOT-8077

Notice information

Notice identifier/version: 3386d00e-7631-4cbe-bec5-c4e369c3ccfb - 01

Form type: Result

Notice type: Contract or concession award notice – standard regime

Notice subtype: 30

Notice dispatch date: 27/04/2026 10:27:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: German

Notice publication number: 288282-2026

OJ S issue number: 82/2026

Publication date: 28/04/2026