

292941-2026 - Competition

Portugal – Building-cleaning services – Prestação de serviços de limpeza, com inclusão de consumíveis, contentores asséticos e respetiva manutenção, para as Instalações Municipais, Instalações de Saúde e Instalações do Loures Innovation Hub

OJ S 83/2026 29/04/2026

Contract or concession notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: Município de Loures

Email: geral@cm-loures.pt

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Prestação de serviços de limpeza, com inclusão de consumíveis, contentores asséticos e respetiva manutenção, para as Instalações Municipais, Instalações de Saúde e Instalações do Loures Innovation Hub

Description: Prestação de serviços de limpeza, com inclusão de consumíveis, contentores asséticos e respetiva manutenção, para as Instalações Municipais, Instalações de Saúde e Instalações do Loures Innovation Hub

Procedure identifier: a4e323ab-6d0b-4845-9e45-4b55ace33424

Internal identifier: 541/DCP/2026-SH

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: De acordo com as peças do procedimento

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

2.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

2.1.3. Value

Estimated value excluding VAT: 9 840 216,72 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: 5

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 5

2.1.6. Grounds for exclusion

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

5. Lot

5.1. Lot: LOT-0001

Title: Lote 1 - conjunto das instalações identificadas no anexo X do caderno de encargos

Description: Lote 1 - conjunto das instalações identificadas no anexo X do caderno de encargos

Internal identifier: LOT-0001

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

5.1.3. Estimated duration

Duration: 3 Years

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 2 834 737,78 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: Not required

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

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Aim of strategic procurement: Fulfilment of social objectives

Description: Conforme as peças do procedimento

Approach to reducing environmental impacts: The transition to a circular economy, Pollution prevention and control, Climate change mitigation

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Human rights due diligence in global supply chains, Gender equality, Fair working conditions

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

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://community.vortal.biz/Public/public-tender-documents/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVkJNcFF3ZWZ1RTdXQ3MzdKxiY>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://community.vortal.biz/public/>

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

Electronic catalogue: 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: De acordo com o mencionado no Programa do Concurso

Deadline for receipt of tenders: 27/05/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 120 Days

Information about public opening:

Opening date: 28/05/2026 09:00:00 (UTC+00:00) Western European Time, GMT

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: De acordo com as peças do procedimento

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: De acordo com as peças do procedimento

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: Município de Loures

Information about review deadlines: De acordo com as peças do procedimento

5.1. Lot: LOT-0002

Title: Lote 2 - conjunto das Instalações identificadas no anexo XI do caderno de encargos

Description: Lote 2 - conjunto das Instalações identificadas no anexo XI do caderno de encargos

Internal identifier: LOT-0002

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

5.1.3. Estimated duration

Duration: 3 Years

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 219 521,78 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: Not required

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

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Aim of strategic procurement: Fulfilment of social objectives

Description: Conforme as peças do procedimento

Approach to reducing environmental impacts: The transition to a circular economy, Pollution prevention and control, Climate change mitigation

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Human rights due diligence in global supply chains, Gender equality , Fair working conditions

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

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://community.vortal.biz/Public/public-tender-documents>

[/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVknNcFF3ZWZ1RTdXQ3MzdkxiY](https://community.vortal.biz/Public/public-tender-documents/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVknNcFF3ZWZ1RTdXQ3MzdkxiY)

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://community.vortal.biz/public/>

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

Electronic catalogue: 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: De acordo com o mencionado no Programa do Concurso

Deadline for receipt of tenders: 27/05/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 120 Days

Information about public opening:

Opening date: 28/05/2026 09:00:00 (UTC+00:00) Western European Time, GMT

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: De acordo com as peças do procedimento

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: De acordo com as peças do procedimento

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: Município de Loures

Information about review deadlines: De acordo com as peças do procedimento

5.1. Lot: LOT-0003

Title: Lote 3 - conjunto das Instalações identificadas no anexo XII do caderno de encargos

Description: Lote 3 - conjunto das Instalações identificadas no anexo XII do caderno de encargos

Internal identifier: LOT-0003

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

5.1.3. Estimated duration

Duration: 3 Years

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 2 142 206,55 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: Not required

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

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Aim of strategic procurement: Fulfilment of social objectives

Description: Conforme as peças do procedimento

Approach to reducing environmental impacts: The transition to a circular economy, Pollution prevention and control, Climate change mitigation

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Human rights due diligence in global supply chains, Gender equality , Fair working conditions

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

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://community.vortal.biz/Public/public-tender-documents/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVkJNcFF3ZWZ1RTdXQ3MzdkxiY>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://community.vortal.biz/public/>

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

Electronic catalogue: 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: De acordo com o mencionado no Programa do Concurso

Deadline for receipt of tenders: 27/05/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 120 Days

Information about public opening:

Opening date: 28/05/2026 09:00:00 (UTC+00:00) Western European Time, GMT

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: De acordo com as peças do procedimento

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: De acordo com as peças do procedimento

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: Município de Loures

Information about review deadlines: De acordo com as peças do procedimento

5.1. Lot: LOT-0004

Title: Lote 4 - conjunto das Instalações identificadas no anexo XIII do caderno de encargos;

Description: Lote 4 - conjunto das Instalações identificadas no anexo XIII do caderno de encargos;

Internal identifier: LOT-0004

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

5.1.3. Estimated duration

Duration: 3 Years

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 4 500 950,61 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: Not required

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

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Aim of strategic procurement: Fulfilment of social objectives

Description: Conforme as peças do procedimento

Approach to reducing environmental impacts: The transition to a circular economy, Pollution prevention and control, Climate change mitigation

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Human rights due diligence in global supply chains, Gender equality , Fair working conditions

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

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://community.vortal.biz/Public/public-tender-documents>

[/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVknNcFF3ZWZ1RTdXQ3MzdkxiY](https://community.vortal.biz/Public/public-tender-documents/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVknNcFF3ZWZ1RTdXQ3MzdkxiY)

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://community.vortal.biz/public/>

Languages in which tenders or requests to participate may be submitted: Portuguese
Electronic catalogue: 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: De acordo com o mencionado no Programa do Concurso
Deadline for receipt of tenders: 27/05/2026 23:59:59 (UTC+00:00) Western European Time, GMT
Duration during which the tender must remain valid: 120 Days

Information about public opening:

Opening date: 28/05/2026 09:00:00 (UTC+00:00) Western European Time, GMT

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: De acordo com as peças do procedimento

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: De acordo com as peças do procedimento

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: Município de Loures

Information about review deadlines: De acordo com as peças do procedimento

5.1. Lot: LOT-0005

Title: Lote 5 - conjunto das Instalações identificadas no anexo XIV do caderno de encargos

Description: Lote 5 - conjunto das Instalações identificadas no anexo XIV do caderno de encargos

Internal identifier: LOT-0005

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

5.1.3. Estimated duration

Duration: 32 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 142 800,00 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: Not required

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

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Aim of strategic procurement: Fulfilment of social objectives

Description: Conforme as peças do procedimento

Approach to reducing environmental impacts: The transition to a circular economy, Pollution prevention and control, Climate change mitigation

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Human rights due diligence in global supply chains, Gender equality , Fair working conditions

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

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://community.vortal.biz/Public/public-tender-documents>

[/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVKNncFF3ZWZ1RTdXQ3MzdkxiY](https://community.vortal.biz/Public/public-tender-documents/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVKNncFF3ZWZ1RTdXQ3MzdkxiY)

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://community.vortal.biz/public/>

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

Electronic catalogue: 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: De acordo com o mencionado no Programa do Concurso

Deadline for receipt of tenders: 27/05/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 120 Days

Information about public opening:

Opening date: 28/05/2026 09:00:00 (UTC+00:00) Western European Time, GMT

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: De acordo com as peças do procedimento

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: De acordo com as peças do procedimento

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: Município de Loures

Information about review deadlines: De acordo com as peças do procedimento

8. Organisations

8.1. ORG-0001

Official name: Município de Loures

Registration number: 501294996

Department: Divisão Compras Públicas

Postal address: Praça da Liberdade

Town: Lisboa

Postcode: 2674-501

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

Contact point: Divisão Compras Públicas

Email: geral@cm-loures.pt

Telephone: 211150100

Fax: 211151704

Internet address: <https://www.cm-loures.pt>

Information exchange endpoint (URL): <https://community.vortal.biz/public/>

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
Telephone: +351 217810870
Fax: +351 213945716
Internet address: <https://diariodarepublica.pt>
Roles of this organisation:
TED eSender

Notice information

Notice identifier/version: d1999589-a622-4ae6-95b5-ddbc38aad76d - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 27/04/2026 10:08:05 (UTC+01:00) Central European Time, Western European Summer Time
Languages in which this notice is officially available: Portuguese
Notice publication number: 292941-2026
OJ S issue number: 83/2026
Publication date: 29/04/2026