

## 295141-2026 - Competition

Finland – Architectural, construction, engineering and inspection services – Kattotarkastukset ja -korjaustyöt 2026 - 2030, Joensuun Ellin Kodit Oy  
OJ S 83/2026 29/04/2026  
Contract or concession notice – standard regime  
Services

### 1. Buyer

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#### 1.1. Buyer

Official name: Pohjois-Karjalan hankintatoimi  
Email: [hankinta@jns.fi](mailto:hankinta@jns.fi)  
Legal type of the buyer: Local authority  
Activity of the contracting authority: General public services

#### 1.1. Buyer

Official name: Joensuun Ellin Kodit Oy  
Email: [hankinta@jns.fi](mailto:hankinta@jns.fi)  
Legal type of the buyer: Body governed by public law  
Activity of the contracting authority: General public services

### 2. Procedure

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#### 2.1. Procedure

Title: Kattotarkastukset ja -korjaustyöt 2026 - 2030, Joensuun Ellin Kodit Oy  
Description: Pohjois-Karjalan hankintatoimi pyytää antamaan tarjouksen Joensuun Ellin Kodit Oy:n kattotarkastus- ja korjaustöistä sopimuskaudelle 01.06.2026 - 31.03.2030. Palvelun tulee täyttää Euroopan unionin suoraan velvoittavien säädösten, Suomen lakien ja asetusten sekä viranomaisten antamat määräykset. Tarjous on sitova ja se tulee laatia suomen kielellä. Hankintaprosessi on kokonaisuudessaan suomenkielinen.  
Procedure identifier: ae39ef7d-861c-4e34-91d7-24bf1832e2b0  
Internal identifier: 605122  
Type of procedure: Open  
The procedure is accelerated: no

##### 2.1.1. Purpose

Main nature of the contract: Services  
Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services

##### 2.1.2. Place of performance

Country subdivision (NUTS): Pohjois-Karjala (F11DC)  
Country: Finland

##### 2.1.3. Value

Estimated value excluding VAT: 450 000,00 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: 3

#### Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 3

### 2.1.6. Grounds for exclusion

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

## 5. Lot

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### 5.1. Lot: LOT-0001

Title: Osa-alue 1. Alue 1 Elli (alv 0 %)

Description: Hankinnan kohteena ovat kattotarkastukset ja korjaustyöt alueella 1

Internal identifier: 1-0

#### 5.1.1. Purpose

Main nature of the contract: Services

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

#### 5.1.2. Place of performance

Country subdivision (NUTS): Pohjois-Karjala (FI1DC)

Country: Finland

#### 5.1.3. Estimated duration

Start date: 01/06/2026

Duration end date: 31/03/2030

#### 5.1.5. Value

Estimated value excluding VAT: 150 000,00 EUR

#### 5.1.6. General information

##### Reserved participation:

Participation is not reserved.

Procurement Project not financed with EU Funds.

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

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

#### 5.1.7. Strategic procurement

Approach to reducing environmental impacts: The transition to a circular economy

Social objective promoted: Fair working conditions

#### 5.1.9. Selection criteria

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

#### 5.1.10. Award criteria

##### Criterion:

Type: Price

Name: Hinta

Description: Ks. tarjouspyynnön kohta Päätöksenteon perusteet

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

Award criterion number: 70

**Criterion:**

Type: Quality

Name: Laatu

Description: Ks. tarjouspyynnön kohta Päätöksenteon perusteet

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

Award criterion number: 30

**5.1.11. Procurement documents**

Deadline for requesting additional information: 15/05/2026 11:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/jns?id=605122&tpk=543d1160-a719-4dfc-8a6a-02e5cdfba32d>

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

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/jns?id=605122&tpk=543d1160-a719-4dfc-8a6a-02e5cdfba32d>

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

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 29/05/2026 11:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 3 Months

**Information about public opening:**

Opening date: 29/05/2026 11:15:00 (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

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

**5.1.15. Techniques****Framework agreement:**

Framework agreement, without reopening of competition

Maximum number of participants: 1

**Information about the dynamic purchasing system:**

No dynamic purchase system

**5.1.16. Further information, mediation and review**

Review organisation: Markkinaoikeus

Information about review deadlines: Muutoksenhaku aika määräytyy voimassa olevan hankintalain mukaisesti

**5.1. Lot: LOT-0002**

Title: Osa-alue 2. Alue 2 Kodit (alv 0 %)

Description: Hankinnan kohteena ovat kattotarkastukset ja korjaustyöt alueella 2

Internal identifier: 2-1

**5.1.1. Purpose**

Main nature of the contract: Services

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

**5.1.2. Place of performance**

Country subdivision (NUTS): Pohjois-Karjala (F11DC)  
Country: Finland

**5.1.3. Estimated duration**

Start date: 01/06/2026  
Duration end date: 31/03/2030

**5.1.5. Value**

Estimated value excluding VAT: 150 000,00 EUR

**5.1.6. General information**

**Reserved participation:**

Participation is not reserved.

Procurement Project not financed with EU Funds.

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

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

**5.1.7. Strategic procurement**

Approach to reducing environmental impacts: The transition to a circular economy

Social objective promoted: Fair working conditions

**5.1.9. Selection criteria**

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

**5.1.10. Award criteria**

**Criterion:**

Type: Price

Name: Hinta

Description: Ks. tarjouspyynnön kohta Päätöksenteon perusteet

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

Award criterion number: 70

**Criterion:**

Type: Quality

Name: Laatu

Description: Ks. tarjouspyynnön kohta Päätöksenteon perusteet

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

Award criterion number: 30

**5.1.11. Procurement documents**

Deadline for requesting additional information: 15/05/2026 11:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/jns?id=605122&tpk=543d1160-a719-4dfc-8a6a-02e5cdfba32d>

**5.1.12. Terms of procurement**

**Terms of submission:**

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/jns?id=605122&tpk=543d1160-a719-4dfc-8a6a-02e5cdfba32d>

Languages in which tenders or requests to participate may be submitted: Finnish  
Electronic catalogue: Not allowed  
Tenderers may submit more than one tender: Allowed  
Deadline for receipt of tenders: 29/05/2026 11:00:00 (UTC+00:00) Western European Time, GMT  
Duration during which the tender must remain valid: 3 Months

**Information about public opening:**

Opening date: 29/05/2026 11:15:00 (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  
Electronic invoicing: Required  
Electronic ordering will be used: yes  
Electronic payment will be used: yes

**5.1.15. Techniques**

**Framework agreement:**

Framework agreement, without reopening of competition

Maximum number of participants: 1

**Information about the dynamic purchasing system:**

No dynamic purchase system

**5.1.16. Further information, mediation and review**

Review organisation: Markkinaoikeus

Information about review deadlines: Muutoksenhakuaika määräytyy voimassa olevan hankintalain mukaisesti

**5.1. Lot: LOT-0003**

Title: Osa-alue 3. Alue 3 Kodit (alv 0 %)

Description: Hankinnan kohteena ovat kattotarkastukset ja korjaustyöt alueella 3

Internal identifier: 3-2

**5.1.1. Purpose**

Main nature of the contract: Services

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

**5.1.2. Place of performance**

Country subdivision (NUTS): Pohjois-Karjala (FI1DC)

Country: Finland

**5.1.3. Estimated duration**

Start date: 01/06/2026

Duration end date: 31/03/2030

**5.1.5. Value**

Estimated value excluding VAT: 150 000,00 EUR

**5.1.6. General information**

**Reserved participation:**

Participation is not reserved.

Procurement Project not financed with EU Funds.

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

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

#### 5.1.7. Strategic procurement

Approach to reducing environmental impacts: The transition to a circular economy  
Social objective promoted: Fair working conditions

#### 5.1.9. Selection criteria

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

#### 5.1.10. Award criteria

##### Criterion:

Type: Price

Name: Hinta

Description: Ks. tarjouspyynnön kohta Päätöksenteon perusteet

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

Award criterion number: 70

##### Criterion:

Type: Quality

Name: Laatu

Description: Ks. tarjouspyynnön kohta Päätöksenteon perusteet

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

Award criterion number: 30

#### 5.1.11. Procurement documents

Deadline for requesting additional information: 15/05/2026 11:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/jns?id=605122&tpk=543d1160-a719-4dfc-8a6a-02e5cdfba32d>

#### 5.1.12. Terms of procurement

##### Terms of submission:

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/jns?id=605122&tpk=543d1160-a719-4dfc-8a6a-02e5cdfba32d>

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

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 29/05/2026 11:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 3 Months

##### Information about public opening:

Opening date: 29/05/2026 11:15:00 (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

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

#### 5.1.15. Techniques

##### Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 1

**Information about the dynamic purchasing system:**

No dynamic purchase system

**5.1.16. Further information, mediation and review**

Review organisation: Markkinaoikeus

Information about review deadlines: Muutoksenhaku aika määräytyy voimassa olevan hankintalain mukaisesti

## 8. Organisations

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**8.1. ORG-0001**

Official name: Pohjois-Karjalan hankintatoimi

Registration number: 0242746-2

Postal address: Torikatu 19 A

Town: Joensuu

Postcode: 80100

Country subdivision (NUTS): Pohjois-Karjala (F11DC)

Country: Finland

Contact point: Janne Varonen

Email: [hankinta@jns.fi](mailto:hankinta@jns.fi)

Telephone: +358 133370431

Internet address: <http://www.joensuu.fi/pohjois-karjalan-hankintatoimi>

**Roles of this organisation:**

Buyer

Group leader

**8.1. ORG-0002**

Official name: Joensuun Ellin Kodit Oy

Registration number: 3519028-9

Town: Joensuu

Postcode: 80100

Country subdivision (NUTS): Pohjois-Karjala (F11DC)

Country: Finland

Contact point: Pohjois-Karjalan hankintatoimi

Email: [hankinta@jns.fi](mailto:hankinta@jns.fi)

Telephone: +358 133370431

**Roles of this organisation:**

Buyer

**8.1. ORG-0003**

Official name: Markkinaoikeus

Registration number: 3006157-6

Postal address: Radanrakentajantie 5

Town: Helsinki

Postcode: 00520

Country subdivision (NUTS): Helsinki-Uusimaa (F11B1)

Country: Finland

Email: [markkinaoikeus@oikeus.fi](mailto:markkinaoikeus@oikeus.fi)

Telephone: +358 295643300

Internet address: <https://www.markkinaoikeus.fi>

**Roles of this organisation:**

Review organisation

**8.1. ORG-0004**

Official name: Hansel Oy (Hilma)

Registration number: FI09880841

Postal address: Mannerheiminaukio 1a

Town: Helsinki

Postcode: 00100

Country subdivision (NUTS): Helsinki-Uusimaa (FI1B1)

Country: Finland

Contact point: eSender

Email: [tekninen@hankintailmoitukset.fi](mailto:tekninen@hankintailmoitukset.fi)

Telephone: 029 55 636 30

Internet address: <http://hankintailmoitukset.fi>

**Roles of this organisation:**

TED eSender

**Notice information**

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