

295318-2026 - Result

Portugal – Cleaning services – CPI 01/25 - Aquisição de serviços de limpeza para as diversas instalações da EMEL, que inclui para além dos serviços de limpeza a remoção de graffitis e a deservagem dos Parques de Estacionamento e estações GIRA

OJ S 83/2026 29/04/2026

Contract or concession award notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

Email: contratacao publica@emel.pt

Legal type of the buyer: Body governed by public law, controlled by a local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: CPI 01/25 - Aquisição de serviços de limpeza para as diversas instalações da EMEL, que inclui para além dos serviços de limpeza a remoção de graffitis e a deservagem dos Parques de Estacionamento e estações GIRA

Description: Aquisição de serviços de limpeza para as diversas instalações da EMEL, que inclui para além dos serviços de limpeza a remoção de graffitis e a deservagem dos Parques de Estacionamento e estações GIRA

Procedure identifier: 39acf14a-76a1-474b-9b5f-96974d0bcabf

Previous notice: 70106-2025

Internal identifier: CPI 01/25

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

2.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Grande Lisboa (PT1A0)

Country: Portugal

2.1.3. Value

Estimated value excluding VAT: 3 242 283,60 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

5. Lot

5.1. Lot: LOT-0001

Title: Edifícios

Description: Aquisição de serviços de limpeza e manutenção de instalações da EMEL – Lote I – Edifícios

Internal identifier: CPI 01/25 - Lote 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Grande Lisboa (PT1A0)

Country: Portugal

5.1.3. Estimated duration

Duration: 1 095 Days

5.1.5. Value

Estimated value excluding VAT: 801 605,37 EUR

5.1.6. General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Green Procurement Criteria: National Green Public Procurement criteria

Social objective promoted: Employment opportunities for the long-term unemployed, disadvantaged and/or for persons with disabilities

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.10. Award criteria

Criterion:

Type: Price

Name: Multifator

Description: Preço da proposta

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

Award criterion number: 80

Criterion:

Type: Quality

Name: Multifator

Description: Qualidade

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

Award criterion number: 20

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: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

Information about review deadlines: Prazo de 5 dias nos termos do disposto no artigo 270.º do CCP, com exceções das demais situações ali previstas

Organisation providing additional information about the procurement procedure: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

5.1. Lot: LOT-0002

Title: Parques de Estrutura

Description: Aquisição de serviços de limpeza e manutenção de instalações da EMEL – Lote II – Parques de Estrutura

Internal identifier: CPI 01/25 - Lote 2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Grande Lisboa (PT1A0)

Country: Portugal

5.1.3. Estimated duration

Start date: 31/03/2026

Duration end date: 30/09/2028

5.1.5. Value

Estimated value excluding VAT: 904 675,91 EUR

5.1.6. General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Green Procurement Criteria: National Green Public Procurement criteria

Social objective promoted: Employment opportunities for the long-term unemployed, disadvantaged and/or for persons with disabilities

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.10. Award criteria

Criterion:

Type: Price

Name: Multifator

Description: Preço da proposta

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

Award criterion number: 80

Criterion:

Type: Quality

Name: Multifator

Description: Qualidade

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

Award criterion number: 20

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: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

Information about review deadlines: Prazo de 5 dias nos termos do disposto no artigo 270.º do CCP, com exceções das demais situações ali previstas

Organisation providing additional information about the procurement procedure: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

5.1. Lot: LOT-0003

Title: Parques de Superfície

Description: Aquisição de serviços de limpeza e manutenção de instalações da EMEL – Lote III – Parques de Superfície

Internal identifier: CPI 01/25 - Lote 3

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Grande Lisboa (PT1A0)

Country: Portugal

5.1.3. Estimated duration

Start date: 31/03/2026

Duration end date: 30/09/2028

5.1.5. Value

Estimated value excluding VAT: 211 589,91 EUR

5.1.6. General information

Procurement Project not financed with EU Funds.

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

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Green Procurement Criteria: National Green Public Procurement criteria

Social objective promoted: Employment opportunities for the long-term unemployed, disadvantaged and/or for persons with disabilities

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.10. Award criteria

Criterion:

Type: Price

Name: Multifator

Description: Preço da proposta

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

Award criterion number: 80

Criterion:

Type: Quality

Name: Multifator

Description: Qualidade

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

Award criterion number: 20

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: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

Information about review deadlines: Prazo de 5 dias nos termos do disposto no artigo 270.º do CCP, com exceções das demais situações ali previstas

Organisation providing additional information about the procurement procedure: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

5.1. Lot: LOT-0004

Title: Elevadores

Description: Aquisição de serviços de limpeza e manutenção de instalações da EMEL – Lote IV – Elevadores

Internal identifier: CPI 01/25 - Lote 4

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Grande Lisboa (PT1A0)

Country: Portugal

5.1.3. Estimated duration

Duration: 1 095 Days

5.1.5. Value

Estimated value excluding VAT: 92 034,31 EUR

5.1.6. General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Green Procurement Criteria: National Green Public Procurement criteria

Social objective promoted: Employment opportunities for the long-term unemployed, disadvantaged and/or for persons with disabilities

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.10. Award criteria

Criterion:

Type: Price

Name: Multifator

Description: Preço da proposta

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

Award criterion number: 80

Criterion:

Type: Quality

Name: Multifator

Description: Qualidade

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

Award criterion number: 20

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: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

Information about review deadlines: Prazo de 5 dias nos termos do disposto no artigo 270.º do CCP, com exceções das demais situações ali previstas

Organisation providing additional information about the procurement procedure: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

5.1. Lot: LOT-0005

Title: Deservagem

Description: Aquisição de serviços de limpeza e manutenção de instalações da EMEL – Lote V – Deservagem

Internal identifier: CPI 01/25 - Lote 5

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

5.1.2. Place of performance

Town: Lisboa
Country subdivision (NUTS): Grande Lisboa (PT1A0)
Country: Portugal

5.1.3. Estimated duration

Duration: 1 095 Days

5.1.5. Value

Estimated value excluding VAT: 179 114,10 EUR

5.1.6. General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Green Procurement Criteria: National Green Public Procurement criteria

Social objective promoted: Employment opportunities for the long-term unemployed, disadvantaged and/or for persons with disabilities

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.10. Award criteria

Criterion:

Type: Price

Name: Multifator

Description: Preço da proposta

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

Award criterion number: 80

Criterion:

Type: Quality

Name: Multifator

Description: Qualidade

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

Award criterion number: 20

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: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

Information about review deadlines: Prazo de 5 dias nos termos do disposto no artigo 270.º do CCP, com exceções das demais situações ali previstas

Organisation providing additional information about the procurement procedure: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

5.1. Lot: LOT-0006

Title: Remoção de Graffitis

Description: Aquisição de serviços de limpeza e manutenção de instalações da EMEL – Lote VI – Remoção de Graffitis

Internal identifier: CPI 01/25 - Lote 6

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Grande Lisboa (PT1A0)

Country: Portugal

5.1.3. Estimated duration

Duration: 1 095 Days

5.1.5. Value

Estimated value excluding VAT: 1 053 264,00 EUR

5.1.6. General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Green Procurement Criteria: National Green Public Procurement criteria

Social objective promoted: Employment opportunities for the long-term unemployed, disadvantaged and/or for persons with disabilities

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.10. Award criteria

Criterion:

Type: Price

Name: Multifator

Description: Preço da proposta

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

Award criterion number: 80

Criterion:

Type: Quality

Name: Multifator

Description: Multifator

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

Award criterion number: 20

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: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

Information about review deadlines: Prazo de 5 dias nos termos do disposto no artigo 270.º do CCP, com exceções das demais situações ali previstas

Organisation providing additional information about the procurement procedure: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

6. Results

Value of all contracts awarded in this notice: 1 961 483,30 EUR

6.1. Result lot identifier: LOT-0001

Winner selection status: At least one winner was chosen.

6.1.2. Information about winners

Winner:

Official name: CLECE, S.A.

Tender:

Tender identifier: 1.0

Identifier of lot or group of lots: LOT-0001

Value of the tender: 800 621,36 EUR

The tender was ranked: no

The tender is a variant: no

Subcontracting: Not yet known

Contract information:

Identifier of the contract: CPI 01/25 - Lote 1

Title: Aquisição de serviços de limpeza e manutenção de instalações da EMEL – Lote I – Edifícios

Date on which the winner was chosen: 18/12/2025

Date of the conclusion of the contract: 31/03/2026

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 8

Type of received submissions: Tenders from tenders registered in countries outside of the European Economic Area

Number of tenders or requests to participate received: 0

Type of received submissions: Tenders from micro, small or medium tenderers

Number of tenders or requests to participate received: 1

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 8

Type of received submissions: Tenders from tenderers registered in other European Economic Area countries than the country of the buyer

Number of tenders or requests to participate received: 0

6.1. Result lot identifier: LOT-0002

Winner selection status: At least one winner was chosen.

6.1.2. Information about winners

Winner:

Official name: CLECE, S.A.

Tender:

Tender identifier: 2.0

Identifier of lot or group of lots: LOT-0002

Value of the tender: 800 698,50 EUR

The tender was ranked: no

The tender is a variant: no

Subcontracting: Not yet known

Contract information:

Identifier of the contract: CPI 01/25 - Lote 2

Title: Aquisição de serviços de limpeza e manutenção de instalações da EMEL – Lote II – Parques de Estrutura

Date on which the winner was chosen: 18/12/2025

Date of the conclusion of the contract: 31/03/2026

6.1.4. Statistical information**Received tenders or requests to participate:**

Type of received submissions: Tenders

Number of tenders or requests to participate received: 7

Type of received submissions: Tenders from tenders registered in countries outside of the European Economic Area

Number of tenders or requests to participate received: 0

Type of received submissions: Tenders from micro, small or medium tenderers

Number of tenders or requests to participate received: 1

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 7

Type of received submissions: Tenders from tenderers registered in other European Economic Area countries than the country of the buyer

Number of tenders or requests to participate received: 0

6.1. Result lot identifier: LOT-0003

Winner selection status: At least one winner was chosen.

6.1.2. Information about winners**Winner:**

Official name: SÁ LIMPA – FACILITY SERVICES, LDA

Tender:

Tender identifier: 3.0

Identifier of lot or group of lots: LOT-0003

Value of the tender: 153 467,37 EUR

The tender was ranked: no

The tender is a variant: no

Subcontracting: Not yet known

Contract information:

Identifier of the contract: CPI 01/25 - Lote 3

Title: Aquisição de serviços de limpeza e manutenção de instalações da EMEL – Lote III – Parques de Superfície

Date on which the winner was chosen: 18/12/2025

Date of the conclusion of the contract: 31/03/2026

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 7

Type of received submissions: Tenders from tenders registered in countries outside of the European Economic Area

Number of tenders or requests to participate received: 0

Type of received submissions: Tenders from micro, small or medium tenderers

Number of tenders or requests to participate received: 1

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 7

Type of received submissions: Tenders from tenderers registered in other European Economic Area countries than the country of the buyer

Number of tenders or requests to participate received: 0

6.1. Result lot identifier: LOT-0004

Winner selection status: At least one winner was chosen.

6.1.2. Information about winners

Winner:

Official name: SÁ LIMPA – FACILITY SERVICES, LDA

Tender:

Tender identifier: 4.0

Identifier of lot or group of lots: LOT-0004

Value of the tender: 89 285,11 EUR

The tender was ranked: no

The tender is a variant: no

Subcontracting: Not yet known

Contract information:

Identifier of the contract: CPI 01/25 - Lote 4

Title: Aquisição de serviços de limpeza e manutenção de instalações da EMEL – Lote IV – Elevadores

Date on which the winner was chosen: 13/02/2026

Date of the conclusion of the contract: 31/03/2026

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 6

Type of received submissions: Tenders from tenders registered in countries outside of the European Economic Area

Number of tenders or requests to participate received: 0

Type of received submissions: Tenders from micro, small or medium tenderers

Number of tenders or requests to participate received: 1

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 6

Type of received submissions: Tenders from tenderers registered in other European Economic Area countries than the country of the buyer

Number of tenders or requests to participate received: 0

6.1. Result lot identifier: LOT-0005

Winner selection status: At least one winner was chosen.

6.1.2. Information about winners

Winner:

Official name: KSB – FLORESTAL, UNIPESSOAL LDA

Tender:

Tender identifier: 5.0

Identifier of lot or group of lots: LOT-0005

Value of the tender: 117 410,96 EUR

The tender was ranked: no

The tender is a variant: no

Subcontracting: Not yet known

Contract information:

Identifier of the contract: CPI 01/25 - Lote 5

Title: Aquisição de serviços de limpeza e manutenção de instalações da EMEL – Lote V – Deservagem

Date on which the winner was chosen: 18/12/2025

Date of the conclusion of the contract: 31/03/2026

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 5

Type of received submissions: Tenders from tenders registered in countries outside of the European Economic Area

Number of tenders or requests to participate received: 0

Type of received submissions: Tenders from micro, small or medium tenderers

Number of tenders or requests to participate received: 1

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 5

Type of received submissions: Tenders from tenderers registered in other European Economic Area countries than the country of the buyer

Number of tenders or requests to participate received: 0

6.1. Result lot identifier: LOT-0006

Winner selection status: No winner was chosen and the competition is closed.

The reason why a winner was not chosen: Other

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 6

Type of received submissions: Tenders from tenders registered in countries outside of the European Economic Area

Number of tenders or requests to participate received: 0

Type of received submissions: Tenders from micro, small or medium tenderers

Number of tenders or requests to participate received: 2

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 6

Type of received submissions: Tenders from tenderers registered in other European Economic Area countries than the country of the buyer

8. Organisations

8.1. ORG-0001

Official name: EMEL - Empresa Municipal de Mobilidade e Estacionamento de Lisboa, E. M., S. A.

Registration number: 503311332

Department: Contratação Pública

Postal address: Alameda das Linhas de Torres, nº 198/200

Town: Lisboa

Postcode: 1750-150

Country subdivision (NUTS): Grande Lisboa (PT1A0)

Country: Portugal

Contact point: Contratação Pública

Email: contratacao publica@emel.pt

Telephone: +351217813600

Fax: +351217813699

Internet address: <https://www.emel.pt>

Information exchange endpoint (URL): <https://www.acingov.pt>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

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): Grande Lisboa (PT1A0)

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

8.1. ORG-0003

Official name: CLECE, S.A.

Size of the economic operator: Large

Registration number: 513789995

Postal address: Rua Rui Teles Palhinha, nº 8, 2º D, Leião - Porto Salvo

Town: Oeiras

Postcode: 2740-278

Country subdivision (NUTS): Grande Lisboa (PT1A0)

Country: Portugal
Email: clece-portugal@clece.pt
Telephone: +351214236060
Internet address: www.clece.pt

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001, LOT-0002

8.1. ORG-0004

Official name: SÁ LIMPA – FACILITY SERVICES, LDA
Size of the economic operator: Large
Registration number: 504458086
Postal address: Travessa da Liberdade, Armazém 4
Town: Trofa
Postcode: 4785-081
Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)
Country: Portugal
Email: geral@salimpa.pt
Telephone: +351252418878
Internet address: www.salimpa.pt

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0003, LOT-0004

8.1. ORG-0005

Official name: KSB – FLORESTAL, UNIPessoal LDA
Size of the economic operator: Micro, small, or medium
Registration number: 510468152
Postal address: Praceta Fonte Nova , nº 3, 1º Esqº, Quinta Fonte Nova
Town: Castelo Branco
Postcode: 6000-119
Country subdivision (NUTS): Beira Baixa (PT195)
Country: Portugal
Email: seg.ksb@gmail.com
Telephone: +351969838848

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0005

8.1. ORG-0000

Official name: Publications Office of the European Union
Registration number: PUBL
Town: Luxembourg
Postcode: 2417
Country subdivision (NUTS): Luxembourg (LU000)
Country: Luxembourg
Email: ted@publications.europa.eu
Telephone: +352 29291
Internet address: <https://op.europa.eu>

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: c7e95bdb-c446-4b4a-a3b6-9cedb9a6f046 - 01

Form type: Result

Notice type: Contract or concession award notice – standard regime

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