

312628-2026 - Competition

Germany – Nursing home construction work – Ersatzneubau Pflegeheim Sankt Martin Löffingen
OJ S 88/2026 07/05/2026
Contract or concession notice – standard regime - Change notice
Works - Services

1. Buyer

1.1. Buyer

Official name: Stadt Löffingen

Email: bauamt@loeffingen.de

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: Ersatzneubau Pflegeheim Sankt Martin Löffingen

Description: Erstellung eines Pflegeheims nach LHeimBauVO mit 75 Dauerpflegeplätzen und anschließender Vermietung der Immobilie an die Stadt Löffingen.

Procedure identifier: ababb3aa-49ff-400f-b6a1-997166cba02f

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: Works

Additional nature of the contract: Services

Main classification (cpv): 45215213 Nursing home construction work

Additional classification (cpv): 70311000 Residential building rental or sale services

2.1.2. Place of performance

Country subdivision (NUTS): Breisgau-Hochschwarzwald (DE132)

Country: Germany

2.1.4. General information

Legal basis:

Directive 2014/24/EU

vob-a-eu -

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Investorenleistung zur Errichtung des Pflegeheims Sankt Martin Löffingen und anschließende Vermietung an die Stadt Löffingen für 25 + 5 Jahre.

Description: Die Stadt Löffingen mit dem Stiftungsrat des Krankenhausfonds hat sich entschlossen, die Errichtung eines Ersatzneubaus auf einen externen Investor – der evtl. in Kooperation mit einem Bauträger auftritt – zu übertragen. Hierzu werden die erforderlichen Grundstücke vom Krankenhausfonds an den Investor verkauft. Der künftige Betrieb des Pflegeheims durch den Fonds soll danach auf Grundlage eines langfristigen Mietvertrags (25 + 5 Jahre) mit der Stadt Löffingen erfolgen.

Internal identifier: LOT-0001 119-00-04

5.1.1. Purpose

Main nature of the contract: Works

Additional nature of the contract: Services

Main classification (cpv): 45215213 Nursing home construction work

Additional classification (cpv): 70310000 Building rental or sale services

5.1.2. Place of performance

Country subdivision (NUTS): Breisgau-Hochschwarzwald (DE132)

Country: Germany

5.1.3. Estimated duration

Other duration: Unknown

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): no

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Average yearly turnover

Description of selection criterion: wirtschaftliche und finanzielle Leistungsfähigkeit

The criteria will be used to select the candidates to be invited for the second stage of the procedure

Weight (percentage, exact): 12,50

Criterion: Other economic or financial requirements

Description of selection criterion: wirtschaftliche und finanzielle Leistungsfähigkeit -

Bauvolumen - Projektfertigstellung

The criteria will be used to select the candidates to be invited for the second stage of the procedure

Weight (percentage, exact): 75,00

Criterion: Average yearly manpower

Description of selection criterion: durchschnittliche Mitarbeiterzahl

The criteria will be used to select the candidates to be invited for the second stage of the procedure

Weight (percentage, exact): 12,50

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

Maximum number of candidates to be invited for the second stage of the procedure: 5

The procedure will take place in successive stages. At each stage, some participants may be eliminated

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

5.1.10. Award criteria

Criterion:

Type: Price

Name: Miete

Description: Jahresmiete

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

Award criterion number: 45

Criterion:

Type: Quality

Name: Qualität, Umsetzung und Wirtschaftlichkeit

Description: Qualität, Umsetzung und Wirtschaftlichkeit - Städtebauliches Konezpt - Freiraumkonzept - Nutzungskonzept - Erschließungskonzept

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

Award criterion number: 35

Criterion:

Type: Quality

Name: Termine

Description: Termine

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

Award criterion number: 20

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: German

Address of the procurement documents: <https://www.subreport.de/E76555765>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Allowed

Address for submission: <https://www.subreport.de/E76555765>

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

Electronic catalogue: Allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of requests to participate: 26/05/2026 23:45:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Information that can be supplemented after the submission deadline:

At the discretion of the buyer, all missing tenderer-related documents may be submitted later.
Additional information: Die Stadt behält sich – soweit nicht ausdrücklich Abweichendes hierzu bestimmt wird – im Rahmen des rechtlich Zulässigen das Nachfordern von Unterlagen vor. Als zentrale Stelle im Sinne von § 8 EU Abs. 2 Nr. 5 VOB/A gilt Anlage 5 (Check-liste Unterlagen für das Bewerbungsangebot).

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No
Electronic invoicing: Allowed
Electronic ordering will be used: yes
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

Review organisation: Regierungspräsidium Karlsruhe

Organisation providing more information on the review procedures: pro4 ingenieure GmbH

Organisation receiving requests to participate: pro4 ingenieure GmbH

Organisation processing tenders: pro4 ingenieure GmbH

8. Organisations

8.1. ORG-0001

Official name: Stadt Löffingen

Registration number: 119-00-04

Postal address: Rathausplatz 1

Town: Löffingen

Postcode: 79843

Country subdivision (NUTS): Breisgau-Hochschwarzwald (DE132)

Country: Germany

Email: bauamt@loeffingen.de

Telephone: +49 76 54 80 26 0

Internet address: <https://www.loeffingen.de>

Roles of this organisation:

Buyer

Central purchasing body awarding public contracts or concluding framework agreements for works, supplies or services intended for other buyers

8.1. ORG-0002

Official name: pro4 ingenieure GmbH

Registration number: 06448/41685

Department: Projektsteuerung

Town: Freiburg

Postcode: 79111

Country subdivision (NUTS): Freiburg im Breisgau, Stadtkreis (DE131)

Country: Germany

Internet address: <https://pro-4.de/>

Roles of this organisation:

Procurement service provider

Organisation receiving requests to participate

Organisation processing tenders

Organisation providing more information on the review procedures

8.1. ORG-0003

Official name: Regierungspräsidium Karlsruhe

Registration number: 08-A9866-40

Town: karlsruhe

Postcode: 76137

Country subdivision (NUTS): Karlsruhe, Stadtkreis (DE122)

Country: Germany

Roles of this organisation:

Review organisation

8.1. ORG-0004

Official name: Datenservice Öffentlicher Einkauf (in Verantwortung des Beschaffungsamts des BMI)

Registration number: 0204:994-DOEVD-83

Town: Bonn

Postcode: 53119

Country subdivision (NUTS): Bonn, Kreisfreie Stadt (DEA22)

Country: Germany

Email: noreply.esender_hub@bescha.bund.de

Telephone: +49228996100

Roles of this organisation:

TED eSender

10. Change

Version of the previous notice to be changed

:

c53aa6d5-212c-46a4-84ad-68e4af13afa3-01

Main reason for change

:

Publisher correction

Description

:

ALT: Öffnungstermin 11.05.26 - 08.00 Uhr NEU: Öffnungstermin 26.05.26 - 23.45 Uhr ALT: Angebotsabgabetermin 08.05.26 - 23.45 Uhr NEU: Angebotsabgabetermin 26.05.26 - 23.45 Uhr ALT: Bindefrist 17.08.26 NEU: Bindefrist 03.09.26

Notice information

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Notice type: Contract or concession notice – standard regime

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