

315809-2026 - Competition

Belgium – Repair and maintenance services of building installations – ZAS Raamovereenkomst voor het preventief en curatief onderhoud HVAC en sanitaire installaties

OJ S 89/2026 08/05/2026

Contract or concession notice – standard regime

Services - Works

1. Buyer

1.1. Buyer

Official name: Ziekenhuis aan de Stroom vzw (ZAS)

Email: zna.aankoop@zas.be

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Health

2. Procedure

2.1. Procedure

Title: ZAS Raamovereenkomst voor het preventief en curatief onderhoud HVAC en sanitaire installaties

Description: Raamovereenkomst (verdeeld in percelen) voor het preventief en curatief onderhoud HVAC en sanitaire installaties voor alle ZAS sites.

Procedure identifier: c8ea8faa-f593-473e-800e-6ff30eaa33fd

Internal identifier: 2026-2998

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): 50700000 Repair and maintenance services of building installations

2.1.2. Place of performance

Anywhere

2.1.3. Value

Estimated value excluding VAT: 15 045 384,66 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: 6

The tenderer must submit tenders for all lots

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 6

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Notice

Participation in a criminal organisation: Deelneming aan een criminele organisatie

Corruption: Omkoping

Fraud: Fraude

Terrorist offences or offences linked to terrorist activities: Terroristische misdrijven of strafbare feiten in verband met terroristische activiteiten, dan wel uitlokking van, medeplichtigheid aan of poging tot het plegen van een dergelijk misdrijf of strafbaar feit

Money laundering or terrorist financing: Witwassen van geld en financiering van terrorisme

Child labour and including other forms of trafficking in human beings: Kinderarbeid en andere vormen van mensenhandel

Analogous situation like bankruptcy, insolvency or arrangement with creditors under national law: Het tewerkstellen van illegaal verblijvende onderdanen van derdelanden

Grounds relating to insolvency, conflicts of interests or professional misconduct:

Uitsluitingsgrond in verband met fiscale en sociale schulden

5. Lot

5.1. Lot: LOT-0001

Title: O - Koelinstallaties

Description: Raamovereenkomst voor het preventief en curatief onderhoud van de koelinstallaties bij ZAS.

Internal identifier: 01

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50730000 Repair and maintenance services of cooler groups

5.1.2. Place of performance

Country: Belgium

Anywhere in the given country

5.1.3. Estimated duration

Start date: 31/10/2026

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 3 428 972,28 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

5.1.9. Selection criteria

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

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: 10

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: Quality

Description: Service en kwaliteit

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

Award criterion number: 40

Criterion:

Type: Price

Description: Prijs

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

Award criterion number: 60

5.1.11. Procurement documents

Address of the procurement documents: <https://publicprocurement.be>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://publicprocurement.be>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 05/06/2026 10:00:00 (UTC+02:00) Eastern

European Time, Central European Summer Time

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: no

Electronic payment will be used: no

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 3

Information about the dynamic purchasing system:

No dynamic purchase system

Electronic auction: no

5.1.16. Further information, mediation and review

Review organisation: Ondernemingsrechtbank Antwerpen - Afdeling Antwerpen

Information about review deadlines: De kwestie van de beroepstermijnen wordt geregeld door de wet van 17 juni 2013 betreffende de motivering, de informatie en de beroepsmogelijkheden inzake overheidsopdrachten, waarop moet worden teruggegrepen.

Organisation providing additional information about the procurement procedure: Ziekenhuis aan de Stroom vzw (ZAS)

5.1. Lot: LOT-0002

Title: O - Verwarming, ventilatie en sanitair

Description: Raamovereenkomst voor het preventief en curatief onderhoud van de verwarming-, ventilatie- en sanitaire installaties bij ZAS.

Internal identifier: 02

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45259000 Repair and maintenance of plant

Additional classification (cpv): 45259300 Heating-plant repair and maintenance work,
50720000 Repair and maintenance services of central heating

5.1.2. Place of performance

Country: Belgium

Anywhere in the given country

5.1.3. Estimated duration

Start date: 31/10/2026

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 7 093 405,38 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

5.1.9. Selection criteria

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

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: 10

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: Quality

Description: Service en kwaliteit

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

Award criterion number: 40

Criterion:

Type: Price

Description: Prijs

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

Award criterion number: 60

5.1.11. Procurement documents

Address of the procurement documents: <https://publicprocurement.be>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://publicprocurement.be>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 05/06/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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: no

Electronic payment will be used: no

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 3

Information about the dynamic purchasing system:

No dynamic purchase system

Electronic auction: no

5.1.16. Further information, mediation and review

Review organisation: Ondernemingsrechtbank Antwerpen - Afdeling Antwerpen

Information about review deadlines: De kwestie van de beroepstermijnen wordt geregeld door de wet van 17 juni 2013 betreffende de motivering, de informatie en de beroepsmogelijkheden inzake overheidsopdrachten, waarop moet worden teruggegrepen.

Organisation providing additional information about the procurement procedure: Ziekenhuis aan de Stroom vzw (ZAS)

5.1. Lot: LOT-0003

Title: O - Stoominstallaties

Description: Raamovereenkomst voor het preventief en curatief onderhoud van de stoominstallaties bij ZAS.

Internal identifier: 03

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45259000 Repair and maintenance of plant

Additional classification (cpv): 51131000 Installation services of steam generators

5.1.2. Place of performance

Country: Belgium

Anywhere in the given country

5.1.3. Estimated duration

Start date: 31/10/2026

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 310 299,30 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

5.1.9. Selection criteria

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

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: 10

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: Quality

Description: Service en kwaliteit

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

Award criterion number: 40

Criterion:

Type: Price

Description: Prijs

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

Award criterion number: 60

5.1.11. Procurement documents

Address of the procurement documents: <https://publicprocurement.be>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://publicprocurement.be>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 05/06/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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: no

Electronic payment will be used: no

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 3

Information about the dynamic purchasing system:

No dynamic purchase system

Electronic auction: no

5.1.16. Further information, mediation and review

Review organisation: Ondernemingsrechtbank Antwerpen - Afdeling Antwerpen

Information about review deadlines: De kwestie van de beroepstermijnen wordt geregeld door de wet van 17 juni 2013 betreffende de motivering, de informatie en de beroepsmogelijkheden inzake overheidsopdrachten, waarop moet worden teruggegrepen.

Organisation providing additional information about the procurement procedure: Ziekenhuis aan de Stroom vzw (ZAS)

5.1. Lot: LOT-0004

Title: V - Koelinstallaties

Description: Raamovereenkomst voor het aanpassen, verbeteren en/of vervangen van de koelinstallaties bij ZAS.

Internal identifier: 04

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45259900 Plant upgrade work

Additional classification (cpv): 45331220 Air-conditioning installation work, 45331221 Partial air-conditioning installation work, 45331230 Installation work of cooling equipment

5.1.2. Place of performance

Country: Belgium

Anywhere in the given country

5.1.3. Estimated duration

Start date: 31/10/2026

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 1 333 489,20 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

5.1.9. Selection criteria

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

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: 10

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: Quality

Description: Service en kwaliteit

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

Award criterion number: 40

Criterion:

Type: Price

Description: Prijs

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

Award criterion number: 60

5.1.11. Procurement documents

Address of the procurement documents: <https://publicprocurement.be>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://publicprocurement.be>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 05/06/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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: no

Electronic payment will be used: no

5.1.15. Techniques

Framework agreement:

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

Maximum number of participants: 3

Information about the dynamic purchasing system:

No dynamic purchase system

Electronic auction: no

5.1.16. Further information, mediation and review

Review organisation: Ondernemingsrechtbank Antwerpen - Afdeling Antwerpen

Information about review deadlines: De kwestie van de beroepstermijnen wordt geregeld door de wet van 17 juni 2013 betreffende de motivering, de informatie en de beroepsmogelijkheden inzake overheidsopdrachten, waarop moet worden teruggegrepen.

Organisation providing additional information about the procurement procedure: Ziekenhuis aan de Stroom vzw (ZAS)

5.1. Lot: LOT-0005

Title: V - Verwarming, ventilaties en sanitair

Description: Raamovereenkomst voor het aanpassen, verbeteren en/of vervangen van de verwarming-, ventilatie- en sanitaire installaties bij ZAS.

Internal identifier: 05

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45232460 Sanitary works

Additional classification (cpv): 45251200 Heating plant construction work, 45259300 Heating-plant repair and maintenance work, 45259900 Plant upgrade work

5.1.2. Place of performance

Country: Belgium

Anywhere in the given country

5.1.3. Estimated duration

Start date: 31/10/2026

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 2 758 546,56 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

5.1.9. Selection criteria

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

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: 10

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: Quality

Description: Service en kwaliteit

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

Award criterion number: 40

Criterion:

Type: Price

Description: Prijs

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

Award criterion number: 60

5.1.11. Procurement documents

Address of the procurement documents: <https://publicprocurement.be>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://publicprocurement.be>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 05/06/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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: no

Electronic payment will be used: no

5.1.15. Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with reopening of competition
Maximum number of participants: 3

Information about the dynamic purchasing system:

No dynamic purchase system
Electronic auction: no

5.1.16. Further information, mediation and review

Review organisation: Ondernemingsrechtbank Antwerpen - Afdeling Antwerpen
Information about review deadlines: De kwestie van de beroepstermijnen wordt geregeld door de wet van 17 juni 2013 betreffende de motivering, de informatie en de beroepsmogelijkheden inzake overheidsopdrachten, waarop moet worden teruggegrepen.
Organisation providing additional information about the procurement procedure: Ziekenhuis aan de Stroom vzw (ZAS)

5.1. Lot: LOT-0006

Title: V - Stoominstallaties

Description: Raamovereenkomst voor het aanpassen, verbeteren en/of vervangen van de stoominstallaties bij ZAS.

Internal identifier: 06

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45251230 Steam-generation plant construction work

Additional classification (cpv): 45259900 Plant upgrade work, 51131000 Installation services of steam generators

5.1.2. Place of performance

Country: Belgium

Anywhere in the given country

5.1.3. Estimated duration

Start date: 31/10/2026

Duration: 48 Months

5.1.5. Value

Estimated value excluding VAT: 120 671,94 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

5.1.9. Selection criteria

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

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: 10

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: Quality

Description: Service en kwaliteit

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

Award criterion number: 40

Criterion:

Type: Price

Description: Prijs

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

Award criterion number: 60

5.1.11. Procurement documents

Address of the procurement documents: <https://publicprocurement.be>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://publicprocurement.be>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 05/06/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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: no

Electronic payment will be used: no

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 3

Information about the dynamic purchasing system:

No dynamic purchase system

Electronic auction: no

5.1.16. Further information, mediation and review

Review organisation: Ondernemingsrechtbank Antwerpen - Afdeling Antwerpen

Information about review deadlines: De kwestie van de beroepstermijnen wordt geregeld door de wet van 17 juni 2013 betreffende de motivering, de informatie en de beroepsmogelijkheden inzake overheidsopdrachten, waarop moet worden teruggegrepen.

Organisation providing additional information about the procurement procedure: Ziekenhuis aan de Stroom vzw (ZAS)

8. Organisations

8.1. ORG-0001

Official name: Ziekenhuis aan de Stroom vzw (ZAS)
Registration number: 0862382656
Postal address: Kempenstraat 100
Town: Antwerpen
Postcode: 2030
Country subdivision (NUTS): Arr. Antwerpen (BE211)
Country: Belgium
Contact point: Bart Wouters
Email: zna.aankoop@zas.be
Telephone: +32 32344109
Internet address: <https://www.zas.be>

Roles of this organisation:

Buyer
Organisation providing additional information about the procurement procedure

8.1. ORG-0002

Official name: FOD Beleid en Ondersteuning
Registration number: BE001
Postal address: Boulevard Simon Bolivar 30 Bte1
Town: Bruxelles
Postcode: 1000
Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)
Country: Belgium
Email: e.proc@publicprocurement.be
Telephone: +32 27408000

Roles of this organisation:

TED eSender

8.1. ORG-0003

Official name: Ondernemingsrechtbank Antwerpen - Afdeling Antwerpen
Registration number: 0308357753
Postal address: Bolivarplaats 20
Town: Antwerpen
Postcode: 2000
Country subdivision (NUTS): Arr. Antwerpen (BE211)
Country: Belgium
Email: orb.antwerpen.griffie@just.fgov.be
Telephone: +32 32578011

Roles of this organisation:

Review organisation

Notice information

Notice identifier/version: 49f9cc1c-15a8-4369-9998-4cd369f551f0 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 06/05/2026 00:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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Languages in which this notice is officially available: Dutch

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