

## 318751-2026 - Competition

Netherlands – Repair and maintenance services of building installations – Bouwkundig onderhoud Vastgoedportefeuille gemeente Nijmegen

OJ S 89/2026 08/05/2026

Contract or concession notice – standard regime - Change notice  
Services - Works

### 1. Buyer

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#### 1.1. Buyer

Official name: HEYDAY Facility Management B.V.

Email: [ruud.sassen@heydayfm.nl](mailto:ruud.sassen@heydayfm.nl)

Legal type of the buyer: Organisation awarding a contract subsidised by a contracting authority

Activity of the contracting authority: Housing and community amenities

### 2. Procedure

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#### 2.1. Procedure

Title: Bouwkundig onderhoud Vastgoedportefeuille gemeente Nijmegen

Description: De opdracht betreft het bouwkundig en monumentaal onderhoud en beheer aan de gebouwen en bouwkundige elementen van de vastgoedportefeuille van gemeente Nijmegen. in totaliteit betreft de omvang 472 locaties met een totale geraamde opdrachtwaarde van ongeveer € 9 mln. per jaar (excl. btw).

Procedure identifier: bbb688e9-a5b9-4f1c-94b9-54b8e337aeb5

Type of procedure: Open

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

Additional classification (cpv): 45000000 Construction work, 50800000 Miscellaneous repair and maintenance services, 92522200 Preservation services of historical buildings

##### 2.1.2. Place of performance

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)

Country: Netherlands

Additional information: Nijmegen

##### 2.1.4. General information

Additional information: Opdrachtgever wenst zoveel mogelijk verschillende marktpartijen te contracteren. De gunning van percelen is nader beschreven in paragraaf 4.1 van de inschrijvingsleidraad.

**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: 1

#### 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: BO - Perceel 1 Ambtelijk en overig vastgoed

Description: Preventieve en correctieve onderhoudswerkzaamheden en Project-deelopdrachten tot € 50.000 excl. Btw Betreft 127 locaties Gemiddelde geraamde opdrachtwaarde: € 436.000 /jaar

Internal identifier: 1

#### 5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Additional classification (cpv): 50800000 Miscellaneous repair and maintenance services

##### Options:

Description of the options: Verlengingsoptie

#### 5.1.2. Place of performance

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)

Country: Netherlands

Additional information: Nijmegen

#### 5.1.3. Estimated duration

Duration: 18 Months

#### 5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De overeenkomst voor deze opdracht wordt aangegaan voor de duur van 1 jaar en 5 maanden (periode 01-08-2026 t/m 31-12-2027). Optioneel kan opdrachtgever besluiten de overeenkomst met twee (2) keer met twee (2) jaar te verlengen. De beoogde ingangsdatum is 1 augustus 2026.

#### 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): yes

#### 5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

#### 5.1.9. Selection criteria

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

#### 5.1.10. Award criteria

##### Criterion:

Type: Price

Name: Beste prijs/kwaliteitsverhouding

Description: Totaalscore = score Prijs + score Kwaliteit Percelen 1-2-3: Prijs 60% en Kwaliteit 40% Percelen 4-5: Prijs 40% en Kwaliteit 60% Zie inschrijvingsleidraad hoofdstuk 4.

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

Award criterion number: 100

#### 5.1.11. Procurement documents

Deadline for requesting additional information: 21/05/2026 23:59:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/424201>

#### 5.1.12. Terms of procurement

##### Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/424201>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 15/06/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

##### Information about public opening:

Opening date: 15/06/2026 10:01:00 (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: 1

##### Information about the dynamic purchasing system:

No dynamic purchase system

Electronic auction: no

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

Review organisation: HEYDAY Facility Management B.V. - Rechtbank Oost Brabant

Organisation providing additional information about the procurement procedure: HEYDAY Facility Management B.V.

Organisation providing more information on the review procedures: HEYDAY Facility Management B.V.

Organisation receiving requests to participate: HEYDAY Facility Management B.V.

#### 5.1. Lot: LOT-0002

Title: BO - Perceel 2 Ambtelijk en overig vastgoed

Description: Preventieve en correctieve onderhoudswerkzaamheden en Project-deelopdrachten tot € 50.000 excl. Btw Betreft 124 locaties Gemiddelde geraamde opdrachtwaarde: € 1.005.000 /jaar  
Internal identifier: 2

#### 5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Additional classification (cpv): 50800000 Miscellaneous repair and maintenance services

##### Options:

Description of the options: Verlengingsoptie

#### 5.1.2. Place of performance

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)

Country: Netherlands

Additional information: Nijmegen

#### 5.1.3. Estimated duration

Duration: 18 Months

#### 5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De overeenkomst voor deze opdracht wordt aangegaan voor de duur van 1 jaar en 5 maanden (periode 01-08-2026 t/m 31-12-2027). Optioneel kan opdrachtgever besluiten de overeenkomst met twee (2) keer met twee (2) jaar te verlengen. De beoogde ingangsdatum is 1 augustus 2026.

#### 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): yes

#### 5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

#### 5.1.9. Selection criteria

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

#### 5.1.10. Award criteria

##### Criterion:

Type: Price

Name: Beste prijs/kwaliteitsverhouding

Description: Totalscore = score Prijs + score Kwaliteit Percelen 1-2-3: Prijs 60% en Kwaliteit 40% Percelen 4-5: Prijs 40% en Kwaliteit 60% Zie inschrijvingsleidraad hoofdstuk 4.

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

Award criterion number: 100

#### 5.1.11. Procurement documents

Deadline for requesting additional information: 21/05/2026 23:59:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/424201>

#### 5.1.12. Terms of procurement

##### Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/424201>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 15/06/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

##### Information about public opening:

Opening date: 15/06/2026 10:01:00 (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: 1

##### Information about the dynamic purchasing system:

No dynamic purchase system

Electronic auction: no

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

Review organisation: HEYDAY Facility Management B.V. - Rechtbank Oost Brabant

Organisation providing additional information about the procurement procedure: HEYDAY Facility Management B.V.

Organisation providing more information on the review procedures: HEYDAY Facility Management B.V.

Organisation receiving requests to participate: HEYDAY Facility Management B.V.

#### 5.1. Lot: LOT-0003

Title: BO - Perceel 3 Ambtelijk en overig vastgoed (mini-competitie)

Description: Bouwkundige project-deelopdrachten vanaf € 50.000 excl. Btw. Betreft 251 locaties Gemiddelde geraamde opdrachtwaarde: € 3.527.000 /jaar

Internal identifier: 3

##### 5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

##### Options:

Description of the options: Verlengingsoptie

##### 5.1.2. Place of performance

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)

Country: Netherlands

Additional information: Nijmegen

### 5.1.3. Estimated duration

Duration: 18 Months

### 5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De overeenkomst voor deze opdracht wordt aangegaan voor de duur van 1 jaar en 5 maanden (periode 01-08-2026 t/m 31-12-2027). Optioneel kan opdrachtgever besluiten de overeenkomst met twee (2) keer met twee (2) jaar te verlengen. De beoogde ingangsdatum is 1 augustus 2026.

### 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): yes

### 5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

### 5.1.9. Selection criteria

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

### 5.1.10. Award criteria

#### Criterion:

Type: Price

Name: Beste prijs/kwaliteitsverhouding

Description: Totaalscore = score Prijs + score Kwaliteit Percelen 1-2-3: Prijs 60% en Kwaliteit 40% Percelen 4-5: Prijs 40% en Kwaliteit 60% Zie inschrijvingsleidraad hoofdstuk 4.

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

Award criterion number: 100

### 5.1.11. Procurement documents

Deadline for requesting additional information: 21/05/2026 23:59:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/424201>

### 5.1.12. Terms of procurement

#### Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/424201>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 15/06/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

**Information about public opening:**

Opening date: 15/06/2026 10:01:00 (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: 1

**Information about the dynamic purchasing system:**

No dynamic purchase system  
Electronic auction: no

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

Review organisation: HEYDAY Facility Management B.V. - Rechtbank Oost Brabant  
Organisation providing additional information about the procurement procedure: HEYDAY Facility Management B.V.  
Organisation providing more information on the review procedures: HEYDAY Facility Management B.V.  
Organisation receiving requests to participate: HEYDAY Facility Management B.V.

**5.1. Lot: LOT-0004**

Title: BO - Perceel 4 Strategisch en monumentaal vastgoed  
Description: Preventieve en correctieve onderhoudswerkzaamheden en Project-deelopdrachten tot € 50.000 excl. Btw Betreft 286 locaties Gemiddelde geraamde opdrachtwaarde: € 1.510.000 /jaar  
Internal identifier: 4

**5.1.1. Purpose**

Main nature of the contract: Services  
Main classification (cpv): 50700000 Repair and maintenance services of building installations  
Additional classification (cpv): 45212314 Historical monument or memorial construction work, 50800000 Miscellaneous repair and maintenance services

**Options:**

Description of the options: Verlengingsoptie

**5.1.2. Place of performance**

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)  
Country: Netherlands  
Additional information: Nijmegen

**5.1.3. Estimated duration**

Duration: 18 Months

**5.1.4. Renewal**

Maximum renewals: 2

Other information about renewals: De overeenkomst voor deze opdracht wordt aangegaan voor de duur van 1 jaar en 5 maanden (periode 01-08-2026 t/m 31-12-2027). Optioneel kan opdrachtgever besluiten de overeenkomst met twee (2) keer met twee (2) jaar te verlengen. De beoogde ingangsdatum is 1 augustus 2026.

#### 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): yes

#### 5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

#### 5.1.9. Selection criteria

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

#### 5.1.10. Award criteria

**Criterion:**

Type: Price

Name: Beste prijs/kwaliteitsverhouding

Description: Totaalscore = score Prijs + score Kwaliteit Percelen 1-2-3: Prijs 60% en Kwaliteit 40% Percelen 4-5: Prijs 40% en Kwaliteit 60% Zie inschrijvingsleidraad hoofdstuk 4.

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

Award criterion number: 100

#### 5.1.11. Procurement documents

Deadline for requesting additional information: 21/05/2026 23:59:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/424201>

#### 5.1.12. Terms of procurement

**Terms of submission:**

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/424201>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 15/06/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

**Information about public opening:**

Opening date: 15/06/2026 10:01:00 (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: 1

##### **Information about the dynamic purchasing system:**

No dynamic purchase system

Electronic auction: no

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

Review organisation: HEYDAY Facility Management B.V. - Rechtbank Oost Brabant

Organisation providing additional information about the procurement procedure: HEYDAY Facility Management B.V.

Organisation providing more information on the review procedures: HEYDAY Facility Management B.V.

Organisation receiving requests to participate: HEYDAY Facility Management B.V.

#### 5.1. Lot: LOT-0005

Title: BO - Perceel 5 Strategisch en monumentaal vastgoed (mini-competitie)

Description: Bouwkundige project-deelopdrachten vanaf € 50.000 excl. Btw. Betreft 286 locaties Gemiddelde geraamde opdrachtwaarde: € 2.631.000 /jaar

Internal identifier: 5

##### 5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 50800000 Miscellaneous repair and maintenance services

##### **Options:**

Description of the options: Verlengingsoptie

##### 5.1.2. Place of performance

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)

Country: Netherlands

Additional information: Nijmegen

##### 5.1.3. Estimated duration

Duration: 18 Months

##### 5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: De overeenkomst voor deze opdracht wordt aangegaan voor de duur van 1 jaar en 5 maanden (periode 01-08-2026 t/m 31-12-2027). Optioneel kan opdrachtgever besluiten de overeenkomst met twee (2) keer met twee (2) jaar te verlengen. De beoogde ingangsdatum is 1 augustus 2026.

##### 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): yes

### 5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

### 5.1.9. Selection criteria

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

### 5.1.10. Award criteria

#### Criterion:

Type: Price

Name: Beste prijs/kwaliteitsverhouding

Description: Totaalscore = score Prijs + score Kwaliteit Percelen 1-2-3: Prijs 60% en Kwaliteit 40% Percelen 4-5: Prijs 40% en Kwaliteit 60% Zie inschrijvingsleidraad hoofdstuk 4.

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

Award criterion number: 100

### 5.1.11. Procurement documents

Deadline for requesting additional information: 21/05/2026 23:59:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/424201>

### 5.1.12. Terms of procurement

#### Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/424201>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 15/06/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 3 Months

#### Information about public opening:

Opening date: 15/06/2026 10:01:00 (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: 1

#### Information about the dynamic purchasing system:

No dynamic purchase system

Electronic auction: no

### 5.1.16. Further information, mediation and review

Review organisation: HEYDAY Facility Management B.V. - Rechtbank Oost Brabant

Organisation providing additional information about the procurement procedure: HEYDAY Facility Management B.V.

Organisation providing more information on the review procedures: HEYDAY Facility Management B.V.

Organisation receiving requests to participate: HEYDAY Facility Management B.V.

## 8. Organisations

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### 8.1. ORG-0001

Official name: HEYDAY Facility Management B.V.

Registration number: 876641101

Postal address: Het Zuiderkruis 51

Town: 's-Hertogenbosch

Postcode: 5215MV

Country subdivision (NUTS): Arnhem/Nijmegen (NL226)

Country: Netherlands

Contact point: Ruud Sassen

Email: [ruud.sassen@heydayfm.nl](mailto:ruud.sassen@heydayfm.nl)

Telephone: +31 616045866

Internet address: <http://www.heydayfm.nl>

Buyer profile: <http://www.heydayfm.nl>

#### **Other contact points:**

Official name: Rechtbank Oost Brabant

Postal address: Leeghwaterlaan 8

Town: 's Hertogenbosch

Postcode: 5223 BA

Country subdivision (NUTS): Midden-Noord-Brabant (NL415)

Country: Netherlands

#### **Roles of this organisation:**

Buyer

Organisation providing additional information about the procurement procedure

Organisation receiving requests to participate

Review organisation

Organisation providing more information on the review procedures

## 10. Change

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Version of the previous notice to be changed

:

5e45ac00-39c3-425e-889b-d2115b7ad97a-01

Main reason for change

:

Information updated

Description

:

De planning is aangepast. Er is een extra vragenronde ingelast, waardoor de indieningsdatum is doorgeschoven. Zie de aangepaste termijnen.

## Notice information

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Notice identifier/version: 6286abfc-2fd5-47f1-a39c-59b638031e2d - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 07/05/2026 10:36:38 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: Dutch

Notice publication number: 318751-2026

OJ S issue number: 89/2026

Publication date: 08/05/2026