

356679-2026 - Competition

Spain – Building and facilities management services – Acuerdo Marco de Servicios de Facility Management y Gestión Integral de Inmuebles Residenciales y de sus Instalaciones, titularidad de la Empresa Municipal de la Vivienda y Suelo de Madrid, S.A. (EMVS Madrid), a adjudicar por procedimiento abierto

OJ S 99/2026 26/05/2026

**Contract or concession notice – standard regime
Services**

1. Buyer

1.1. Buyer

Official name: Empresa Municipal de la Vivienda y Suelo de Madrid, S.A.

Email: contratacion@emvs.es

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

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Acuerdo Marco de Servicios de Facility Management y Gestión Integral de Inmuebles Residenciales y de sus Instalaciones, titularidad de la Empresa Municipal de la Vivienda y Suelo de Madrid, S.A. (EMVS Madrid), a adjudicar por procedimiento abierto

Description: Definir las condiciones y requerimientos técnicos a los que deberán ajustarse los contratos basados, para la prestación integral de Servicios de Facility Management en edificios de uso residencial pertenecientes a EMVS Madrid: mantenimiento preventivo, correctivo y técnico-legal, limpieza, jardinería, conserjería, control de plagas, lectura de contadores, gestión de incidencias y trazabilidad mediante GMAO.

Procedure identifier: c428608a-dc5f-45af-a8c0-be8a3b4d3a62

Internal identifier: 079/2026

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79993000 Building and facilities management services

Additional classification (cpv): 50710000 Repair and maintenance services of electrical and mechanical building installations, 50750000 Lift-maintenance services, 50800000

Miscellaneous repair and maintenance services, 77310000 Planting and maintenance services of green areas, 90911200 Building-cleaning services, 90922000 Pest-control services, 98341130 Janitorial services

2.1.2. Place of performance

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

2.1.3. Value

Estimated value excluding VAT: 26 671 379,12 EUR

Maximum value of the framework agreement: 26 671 379,12 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Notice

Insolvency: Además de la insolvencia, son aplicables todos los motivos de exclusión previstos en los pliegos del acuerdo marco y en la normativa reguladora de la contratación del sector público

5. Lot

5.1. Lot: LOT-0000

Title: Acuerdo Marco de Servicios de Facility Management y Gestión Integral de Inmuebles Residenciales y de sus Instalaciones, titularidad de la Empresa Municipal de la Vivienda y Suelo de Madrid, S.A. (EMVS Madrid), a adjudicar por procedimiento abierto

Description: Definir las condiciones y requerimientos técnicos a los que deberán ajustarse los contratos basados, para la prestación integral de Servicios de Facility Management en edificios de uso residencial pertenecientes a EMVS Madrid: mantenimiento preventivo, correctivo y técnico-legal, limpieza, jardinería, conserjería, control de plagas, lectura de contadores, gestión de incidencias y trazabilidad mediante GMAO.

Internal identifier: 079/2026

5.1.1. Purpose

Main nature of the contract: Services

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5.1.2. Place of performance

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

5.1.3. Estimated duration

Start date: 15/09/2026

Duration: 4 Years

5.1.4. Renewal

Maximum renewals: 0

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): no

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: General yearly turnover

Description of selection criterion: Cifra anual de negocio

Criterion: References on specified services

Description of selection criterion: Trabajos realizados

5.1.10. Award criteria

Criterion:

Type: Quality

Description: 4 Oferta económica.

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

Award criterion number: 75

Criterion:

Type: Quality

Description: 1 Organización y gestión integral del servicio.

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

Award criterion number: 10

Criterion:

Type: Quality

Description: 2 Integración tecnológica y sistemas.

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

Award criterion number: 8

Criterion:

Type: Quality

Description: 3 Atención al inquilino y gestión de incidencias.

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

Award criterion number: 7

5.1.11. Procurement documents

Address of the procurement documents: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=t1%2BNe0hA2Iz9pbnDwlaUIg%3D%3D

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=t1%2BNe0hA2Iz9pbnDwlaUIg%3D%3D

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 24/06/2026 23:59:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 2 Months

Information about public opening:

Opening date: 23/07/2026 09:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Place: Dirección Evento de Apertura de Ofertas

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Conditions relating to the performance of the contract: El contratista deberá someterse en todo momento a la normativa nacional y de la UE en materia de protección de datos. Constituye obligación contractual esencial (art. 211.1.f LCSP).

Electronic invoicing: Not allowed
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

5.1.16. Further information, mediation and review

Review organisation: Empresa Municipal de la Vivienda y Suelo de Madrid, S.A. - Tribunal Administrativo de Contratación Pública de la Comunidad de Madrid
Information about review deadlines: Cláusula 76 del PCAP

8. Organisations

8.1. ORG-0001

Official name: Empresa Municipal de la Vivienda y Suelo de Madrid, S.A.
Registration number: 51011220144882
Registration number: A28740314
Town: Madrid
Postcode: 28012
Country subdivision (NUTS): Madrid (ES300)
Country: Spain
Contact point: Empresa Municipal de la Vivienda y Suelo de Madrid, S.A.
Email: contratacion@emvs.es
Telephone: +34 915168770
Internet address: <http://www.emvs.es>

Buyer profile: <https://contrataciondelestado.es/wps/poc?uri=deeplink:perfilContratante&idBp=cbzYK0tXiFUQK2TEfXGy%2BA%3D%3D>

Other contact points:

Official name: Tribunal Administrativo de Contratación Pública de la Comunidad de Madrid
Town: Madrid
Postcode: 28010
Country subdivision (NUTS): Madrid (ES300)
Country: Spain
Telephone: +034 917206346
Internet address: <https://www.comunidad.madrid/tacp/>

Roles of this organisation:

Buyer
Review organisation

Notice information

Notice identifier/version: db49441a-aebc-4465-83c2-f1676823a98c - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16

Notice dispatch date: 22/05/2026 12:40:18 (UTC+02:00) Eastern European Time, Central European Summer Time
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Notice publication number: 356679-2026
OJ S issue number: 99/2026
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