

367715-2026 - Result

**Austria – Works for complete or part construction and civil engineering work –
Innovationspartnerschaft Standortentwicklung Goethesiedlung Salzburg**

OJ S 102/2026 29/05/2026

Contract or concession award notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: Stadt Salzburg

Email: philipp.goetzel@vergabekanzlei.at

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Innovationspartnerschaft Standortentwicklung Goethesiedlung Salzburg

Description: Die Stadt Salzburg beabsichtigt, die Goethesiedlung in Salzburg-Itzling im Einklang mit den Bemühungen zur Erreichung der Klimaneutralität als Pilotvorhaben einer klima-neutralen und zukunftsfiten Quartiersentwicklung stadtplanerisch weiterzuentwickeln und dabei strukturell zu verbessern.

Procedure identifier: 42952ca0-a4f7-48b2-bb15-d0e2820498b7

Internal identifier: GoetheStr-2025

Type of procedure: Innovation partnership

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45200000 Works for complete or part construction and civil engineering work

2.1.4. General information

Legal basis:

Directive 2014/24/EU

5. Lot

5.1. Lot: LOT-6170

Title: Los 1: Baufeld I

Description: Baufeld I 11.423 m2 Im engeren Planungsgebiet sollen neue Wohnbauten mit Wohn-Folgenutzungen und alternative KFZ-Stellplätze errichtet werden.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45200000 Works for complete or part construction and civil engineering work

5.1.2. Place of performance

Country subdivision (NUTS): Salzburg und Umgebung (AT323)

Country: Austria

5.1.3. Estimated duration

Start date: 26/05/2026

Duration: 48 Months

5.1.6. General information

Procurement Project not financed with EU Funds.

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

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Qualität von Zusammensetzung und Qualifikation des weiteren Projektteams

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

Award criterion number: 8

Criterion:

Type: Quality

Description: Qualität des Konzeptes: Städtebaulichen/planerischen Entwicklung der

Goethesiedlung und klimaneutrale Quartiersentwicklung, Einbindung Architekturwettbewerb

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

Award criterion number: 60

Criterion:

Type: Quality

Description: Fairer Umgang mit Subunternehmern

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

Award criterion number: 2

Criterion:

Type: Cost

Description: Plausibilisierung des Konzeptes hinsichtlich der Wirtschaftlichkeit, Kosten Betrieb und Reinvestition

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

Award criterion number: 30

5.1.15. Techniques

Framework agreement:

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

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Landesverwaltungsgericht Salzburg

Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben

5.1. Lot: LOT-0061

Title: Los 2: Baufeld II

Description: Baufeld II: 9.880 m² Im engeren Planungsgebiet sollen neue Wohnbauten mit Wohn-Folgenutzungen und alternative KFZ-Stellplätze errichtet werden.

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45200000 Works for complete or part construction and civil engineering work

5.1.2. Place of performance

Country subdivision (NUTS): Salzburg und Umgebung (AT323)

Country: Austria

5.1.3. Estimated duration

Start date: 26/05/2026

Duration: 48 Months

5.1.6. General information

Procurement Project not financed with EU Funds.

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

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Qualität von Zusammensetzung und Qualifikation des weiteren Projektteams

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

Award criterion number: 8

Criterion:

Type: Quality

Description: Qualität des Konzeptes: Städtebaulichen/planerischen Entwicklung der

Goethesiedlung und klimaneutrale Quartiersentwicklung, Einbindung Architekturwettbewerb

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

Award criterion number: 60

Criterion:

Type: Quality

Description: Fairer Umgang mit Subunternehmern

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

Award criterion number: 2

Criterion:

Type: Cost

Description: Plausibilisierung des Konzeptes hinsichtlich der Wirtschaftlichkeit, Kosten Betrieb und Reinvestitionen

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

Award criterion number: 30

5.1.15. Techniques

Framework agreement:

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

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Landesverwaltungsgericht Salzburg

Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben

5.1. Lot: LOT-1652

Title: Los 3: Baufeld III

Description: Baufeld III: 5.248 m² Einschließlich Hort und Kindergarten Itzling II

Internal identifier: 3

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45200000 Works for complete or part construction and civil engineering work

5.1.2. Place of performance

Country subdivision (NUTS): Salzburg und Umgebung (AT323)

Country: Austria

5.1.3. Estimated duration

Start date: 26/05/2026

Duration: 48 Months

5.1.6. General information

Procurement Project not financed with EU Funds.

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

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Qualität von Zusammensetzung und Qualifikation des weiteren Projektteams

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

Award criterion number: 8

Criterion:

Type: Quality

Description: Qualität des Konzeptes: Städtebaulichen/planerischen Entwicklung der

Goethesiedlung und klimaneutrale Quartiersentwicklung, Einbindung Architekturwettbewerb

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

Award criterion number: 60

Criterion:

Type: Quality

Description: Fairer Umgang mit Subunternehmern

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

Award criterion number: 2

Criterion:

Type: Cost

Description: Plausibilisierung des Konzeptes hinsichtlich der Wirtschaftlichkeit, Kosten Betrieb und Reinvestitionen

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

Award criterion number: 30

5.1.15. Techniques

Framework agreement:

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

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

6. Results

Maximum value of the framework agreements in this notice: 82 345 680,00 EUR

6.1. Result lot identifier: LOT-6170

Winner selection status: At least one winner was chosen.

Framework agreement:

Maximum value of the framework agreement: 28 835 460,00 EUR

6.1.2. Information about winners

Winner:

Leader of tendering party: gswb Gemeinnützige Salzburger Wohnbaugenossenschaft m.b.H.

Official name: Bausparerheim gemeinnützige Siedlungsgemeinschaft reg. GenmbH

Official name: Heimat Österreich gemeinnützige Wohnungs- und Siedlungsgesellschaft mbH

Tender:

Tender identifier: Los 1: Baufeld I

Identifier of lot or group of lots: LOT-6170

The tender was ranked: no

The tender is a variant: no

Subcontracting: No

Contract information:

Identifier of the contract: Los 1: Baufeld I

Title: Rahmenvereinbarung Los 1: Baufeld I: 11.423 m² Im engeren Planungsgebiet sollen neue Wohnbauten mit Wohn-Folgenutzungen und alternative KFZ-Stellplätze errichtet werden

Date of the conclusion of the contract: 26/05/2026

The contract is awarded within a framework agreement: no

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 2

6.1. Result lot identifier: LOT-0061

Winner selection status: At least one winner was chosen.

Framework agreement:

Maximum value of the framework agreement: 40 847 220,00 EUR

6.1.2. Information about winners

Winner:

Leader of tendering party: gswb Gemeinnützige Salzburger Wohnbaugenossenschaft m.b.H.

Official name: Bausparerheim gemeinnützige Siedlungsgemeinschaft reg. GenmbH

Official name: Heimat Österreich gemeinnützige Wohnungs- und Siedlungsgesellschaft mbH

Tender:

Tender identifier: Los 2: Baufeld II

Identifier of lot or group of lots: LOT-0061

The tender was ranked: no

The tender is a variant: no

Subcontracting: No

Contract information:

Identifier of the contract: Los 2: Baufeld II

Title: Rahmenvereinbarung Los 2: Baufeld II: 9.880 m² Im engeren Planungsgebiet sollen neue Wohnbauten mit Wohn-Folgenutzungen und alternative KFZ-Stellplätze errichtet werden

Date of the conclusion of the contract: 26/05/2026

The contract is awarded within a framework agreement: no

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 2

6.1. Result lot identifier: LOT-1652

Winner selection status: At least one winner was chosen.

Framework agreement:

Maximum value of the framework agreement: 12 663 000,00 EUR

6.1.2. Information about winners

Winner:

Leader of tendering party: gswb Gemeinnützige Salzburger Wohnbaugenossenschaft m.b.H.

Official name: Bausparerheim gemeinnützige Siedlungsgemeinschaft reg. GenmbH

Official name: Heimat Österreich gemeinnützige Wohnungs- und Siedlungsgesellschaft mbH

Tender:

Tender identifier: Los 3: Baufeld III

Identifier of lot or group of lots: LOT-1652

The tender was ranked: no

The tender is a variant: no

Subcontracting: No

Contract information:

Identifier of the contract: Los 3: Baufeld III

Title: Rahmenvereinbarung Los 3: Baufeld III: 5.248 m² Einschließlich Hort und Kindergarten Itzling II

Date of the conclusion of the contract: 26/05/2026

The contract is awarded within a framework agreement: no

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 2

8. Organisations

8.1. ORG-4184

Official name: Stadt Salzburg

Registration number: 9110007831604

Postal address: Schloss Mirabell, Mirabellplatz 4

Town: Salzburg

Postcode: 5020

Country subdivision (NUTS): Salzburg und Umgebung (AT323)

Country: Austria

Contact point: RA Dr. Philipp Götzl

Email: philipp.goetzl@vergabekanzlei.at

Telephone: +43 662829000
Internet address: <https://www.stadt-salzburg.at>

Roles of this organisation:

Buyer

8.1. ORG-7041

Official name: Landesverwaltungsgericht Salzburg
Registration number: 9110020126183
Postal address: Wasserfeldstraße 30
Town: Salzburg
Postcode: 5020
Country subdivision (NUTS): Salzburg und Umgebung (AT323)
Country: Austria
Email: post@lvwg-salzburg.gv.at
Telephone: +43 66280423918
Internet address: <https://www.salzburg.gv.at/lvwg/>

Roles of this organisation:

Review organisation

8.1. ORG-6030

Official name: gswb Gemeinnützige Salzburger Wohnbaugenossenschaft m.b.H.
Registration number: 9110015291858
Postal address: Ignaz-Harrer-Straße 84
Town: Salzburg
Postcode: 5020
Country subdivision (NUTS): Salzburg und Umgebung (AT323)
Country: Austria
Contact point: Christian Lechner
Email: christian.lechner@gswb.at
Telephone: +43 662 2010 1040

Roles of this organisation:

Tenderer

Leader of tendering party

Winner of these lots: LOT-6170, LOT-0061, LOT-1652

8.1. ORG-6683

Official name: Bausparerheim gemeinnützige Siedlungsgemeinschaft reg. GenmbH
Registration number: 9110015291858
Postal address: Bruno-Oberläuter-Platz 1
Town: Salzburg
Postcode: 5020
Country subdivision (NUTS): Salzburg und Umgebung (AT323)
Country: Austria
Contact point: DI Thomas Maierhofer
Email: t.maierhofer@salzburg-wohnbau.at
Telephone: +43 662 20660

Roles of this organisation:

Tenderer

Winner of these lots: LOT-6170, LOT-0061, LOT-1652

8.1. ORG-8308

Official name: Heimat Österreich gemeinnützige Wohnungs- und Siedlungsgesellschaft mbH
Registration number: 9110015337716
Postal address: Plainstraße 55
Town: Salzburg
Postcode: 5020
Country subdivision (NUTS): Salzburg und Umgebung (AT323)
Country: Austria
Contact point: Mag. Matthias Eberhardt
Email: m.eberhardt@hoe.at
Telephone: +43 662 437521
Roles of this organisation:
Tenderer
Winner of these lots: LOT-6170, LOT-0061, LOT-1652

Notice information

Notice identifier/version: 2209456b-91d9-47e5-92fa-3a4beee0eb15 - 01
Form type: Result
Notice type: Contract or concession award notice – standard regime
Notice subtype: 29
Notice dispatch date: 28/05/2026 06:50:00 (UTC+02:00) Eastern European Time, Central European Summer Time
Languages in which this notice is officially available: German
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OJ S issue number: 102/2026
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