

373722-2026 - Competition

Portugal – Building-cleaning services – Prestação de serviços de limpeza, com inclusão de consumíveis, contentores asséticos e respetiva manutenção, para as Instalações Municipais, Instalações de Saúde e Instalações do Loures Innovation Hub

OJ S 103/2026 01/06/2026

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

1. Buyer

1.1. Buyer

Official name: Município de Loures

Email: geral@cm-loures.pt

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Prestação de serviços de limpeza, com inclusão de consumíveis, contentores asséticos e respetiva manutenção, para as Instalações Municipais, Instalações de Saúde e Instalações do Loures Innovation Hub

Description: Prestação de serviços de limpeza, com inclusão de consumíveis, contentores asséticos e respetiva manutenção, para as Instalações Municipais, Instalações de Saúde e Instalações do Loures Innovation Hub

Procedure identifier: a4e323ab-6d0b-4845-9e45-4b55ace33424

Internal identifier: 541/DCP/2026-SH

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: De acordo com as peças do procedimento

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

2.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

2.1.3. Value

Estimated value excluding VAT: 9 547 981,53 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: 5

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 5

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document, European Single Procurement Document (ESPD)

5. Lot

5.1. Lot: LOT-0001

Title: Lote 1 - conjunto das instalações identificadas no anexo X do caderno de encargos

Description: Lote 1 - conjunto das instalações identificadas no anexo X do caderno de encargos

Internal identifier: LOT-0001

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

5.1.3. Estimated duration

Duration: 3 Years

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 2 834 737,78 EUR

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): yes

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Aim of strategic procurement: Fulfilment of social objectives

Description: Conforme as peças do procedimento

Approach to reducing environmental impacts: The transition to a circular economy, Climate change adaptation, Pollution prevention and control

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Accessibility for all, Ethnic equality, Gender equality, Fair working conditions

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Name: Preço

Description: Preço

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: <https://community.vortal.biz/Public/public-tender-documents/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVkJNcFF3ZWZ1RTdXQ3MzdkxiY>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://community.vortal.biz/public/>

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

Electronic catalogue: Allowed

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Variants: Not allowed

Description of the financial guarantee: De acordo com o mencionado no Programa do Concurso

Deadline for receipt of tenders: 30/06/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 120 Days

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: De acordo com as peças do procedimento

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: De acordo com as peças do procedimento

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: Município de Loures

Information about review deadlines: De acordo com as peças do procedimento

5.1. Lot: LOT-0002

Title: Lote 2 - conjunto das Instalações identificadas no anexo XI do caderno de encargos

Description: Lote 2 - conjunto das Instalações identificadas no anexo XI do caderno de encargos

Internal identifier: LOT-0002

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

5.1.3. Estimated duration

Duration: 3 Years

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 219 521,78 EUR

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): yes

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Aim of strategic procurement: Fulfilment of social objectives

Description: Conforme as peças do procedimento

Approach to reducing environmental impacts: The transition to a circular economy, Climate change adaptation, Pollution prevention and control

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Accessibility for all, Ethnic equality, Gender equality, Fair working conditions

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Name: Preço

Description: Preço

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: <https://community.vortal.biz/Public/public-tender-documents/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVKNncFF3ZWZ1RTdXQ3MzdkxiY>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://community.vortal.biz/public/>

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

Electronic catalogue: Allowed

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Variants: Not allowed

Description of the financial guarantee: De acordo com o mencionado no Programa do Concurso

Deadline for receipt of tenders: 30/06/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 120 Days

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: De acordo com as peças do procedimento

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: De acordo com as peças do procedimento

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: Município de Loures

Information about review deadlines: De acordo com as peças do procedimento

5.1. Lot: LOT-0003

Title: Lote 3 - conjunto das Instalações identificadas no anexo XII do caderno de encargos

Description: Lote 3 - conjunto das Instalações identificadas no anexo XII do caderno de encargos

Internal identifier: LOT-0003

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

5.1.3. Estimated duration

Duration: 3 Years

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 2 142 206,55 EUR

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): yes

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Aim of strategic procurement: Fulfilment of social objectives

Description: Conforme as peças do procedimento

Approach to reducing environmental impacts: The transition to a circular economy, Climate change adaptation, Pollution prevention and control

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Accessibility for all, Ethnic equality, Gender equality, Fair working conditions

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Name: Preço

Description: Preço

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: <https://community.vortal.biz/Public/public-tender-documents>

[/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVkJNcFF3ZWZ1RTdXQ3MzdkxiY](https://community.vortal.biz/Public/public-tender-documents/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVkJNcFF3ZWZ1RTdXQ3MzdkxiY)

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://community.vortal.biz/public/>

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

Electronic catalogue: Allowed

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Variants: Not allowed

Description of the financial guarantee: De acordo com o mencionado no Programa do Concurso

Deadline for receipt of tenders: 30/06/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 120 Days

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: De acordo com as peças do procedimento

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: De acordo com as peças do procedimento

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: Município de Loures

Information about review deadlines: De acordo com as peças do procedimento

5.1. Lot: LOT-0004

Title: Lote 4 - conjunto das Instalações identificadas no anexo XIII do caderno de encargos;

Description: Lote 4 - conjunto das Instalações identificadas no anexo XIII do caderno de encargos;

Internal identifier: LOT-0004

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

5.1.3. Estimated duration

Duration: 3 Years

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 4 208 715,42 EUR

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): yes

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Aim of strategic procurement: Fulfilment of social objectives

Description: Conforme as peças do procedimento

Approach to reducing environmental impacts: The transition to a circular economy, Climate change adaptation, Pollution prevention and control

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Accessibility for all, Ethnic equality, Gender equality, Fair working conditions

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Name: Preço

Description: Preço

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: <https://community.vortal.biz/Public/public-tender-documents>

[/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVkJNcFF3ZWZ1RTdXQ3MzdkxiY](https://community.vortal.biz/Public/public-tender-documents/OVdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVkJNcFF3ZWZ1RTdXQ3MzdkxiY)

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://community.vortal.biz/public/>

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

Electronic catalogue: Allowed

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Variants: Not allowed

Description of the financial guarantee: De acordo com o mencionado no Programa do Concurso

Deadline for receipt of tenders: 30/06/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 120 Days

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: De acordo com as peças do procedimento

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: De acordo com as peças do procedimento

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: Município de Loures

Information about review deadlines: De acordo com as peças do procedimento

5.1. Lot: LOT-0005

Title: Lote 5 - conjunto das Instalações identificadas no anexo XIV do caderno de encargos

Description: Lote 5 - conjunto das Instalações identificadas no anexo XIV do caderno de encargos

Internal identifier: LOT-0005

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

5.1.3. Estimated duration

Duration: 32 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 142 800,00 EUR

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): yes

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Conforme as peças do procedimento

Aim of strategic procurement: Fulfilment of social objectives

Description: Conforme as peças do procedimento

Approach to reducing environmental impacts: The transition to a circular economy, Climate change adaptation, Pollution prevention and control

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Accessibility for all, Ethnic equality, Gender equality, Fair working conditions

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Name: Preço

Description: Preço

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: <https://community.vortal.biz/Public/public-tender-documents>

[/0VdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVkJNcFF3ZWZ1RTdXQ3MzdkxiY](https://community.vortal.biz/Public/public-tender-documents/0VdsSWY5T0pLOVpLcTdiSWtFTXJFS1drWXVUWXJrSjRITnBFVkJNcFF3ZWZ1RTdXQ3MzdkxiY)

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://community.vortal.biz/public/>

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

Electronic catalogue: Allowed

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Variants: Not allowed

Description of the financial guarantee: De acordo com o mencionado no Programa do Concurso

Deadline for receipt of tenders: 30/06/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 120 Days

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: De acordo com as peças do procedimento

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: De acordo com as peças do procedimento

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: Município de Loures

Information about review deadlines: De acordo com as peças do procedimento

8. Organisations

8.1. ORG-0001

Official name: Município de Loures

Registration number: 501294996

Department: Divisão Compras Públicas

Postal address: Praça da Liberdade

Town: Lisboa

Postcode: 2674-501

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

Contact point: Divisão Compras Públicas

Email: geral@cm-loures.pt

Telephone: 211150100

Fax: 211151704

Internet address: <https://www.cm-loures.pt>

Information exchange endpoint (URL): <https://community.vortal.biz/public/>

Roles of this organisation:

Buyer

Review organisation

8.1. ORG-0002

Official name: Imprensa Nacional-Casa da Moeda, S. A. (INCM)

Registration number: 500792887

Department: Unidade do Diário da República

Postal address: Avenida António José de Almeida

Town: Lisboa

Postcode: 1000-042

Country subdivision (NUTS): Área Metropolitana de Lisboa (PT170)

Country: Portugal

Contact point: Ponto de contacto

Email: 2serie@diariodarepublica.pt

Telephone: +351 217810870

Fax: +351 213945716

Internet address: <https://diariodarepublica.pt>

Roles of this organisation:

TED eSender

10. Change

Version of the previous notice to be changed

:

d1999589-a622-4ae6-95b5-ddbc38aad76d-01

Main reason for change

:

Publisher correction

Notice information

Notice identifier/version: 801b4990-0d7d-4f38-8430-efbeb29fbb79 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 28/05/2026 10:14:52 (UTC+01:00) Central European Time, Western European Summer Time

Languages in which this notice is officially available: Portuguese

Notice publication number: 373722-2026

OJ S issue number: 103/2026

Publication date: 01/06/2026