

388266-2026 - Competition

Portugal – Repair and maintenance services of electrical building installations – Prestação de Serviços de Manutenção Preventiva, Corretiva e Assistência Técnica aos Equipamentos de Aquecimento, Ventilação e Ar Condicionado (AVAC) das várias instalações

OJ S 107/2026 05/06/2026

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

1. Buyer

1.1. Buyer

Official name: Santa Casa da Misericórdia de Lisboa

Email: dicom.neei@scml.pt

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

Activity of the contracting authority: Social protection

2. Procedure

2.1. Procedure

Title: Prestação de Serviços de Manutenção Preventiva, Corretiva e Assistência Técnica aos Equipamentos de Aquecimento, Ventilação e Ar Condicionado (AVAC) das várias instalações

Description: Prestação de Serviços de Manutenção Preventiva, Corretiva e Assistência Técnica aos Equipamentos de Aquecimento, Ventilação e Ar Condicionado (AVAC) das várias instalações

Procedure identifier: 77c6ab30-d254-40f8-a4b7-96639f0cf9c2

Internal identifier: 26DC33CPI004

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: Consultar as peças do procedimento através do Link <https://www.acingov.pt/acingovprod/2/index.php>

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50711000 Repair and maintenance services of electrical building installations

2.1.2. Place of performance

Town: Grande Lisboa

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

Country: Portugal

2.1.3. Value

Estimated value excluding VAT: 791 000,00 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: 4

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 4

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: Diversos Serviços da SCML

Description: Diversos Serviços da SCML

Internal identifier: LOT-0001

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50711000 Repair and maintenance services of electrical building installations

5.1.2. Place of performance

Town: Grande Lisboa

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

Country: Portugal

5.1.3. Estimated duration

Duration: 24 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 304 000,00 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

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria**Criterion:**

Type: Price

Name: Outros

Description: Fator A - Preço dos serviços de manutenção e assistência técnica

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

Award criterion number: 16,8

Criterion:

Type: Cost

Name: Outros

Description: Fator B - Percentagem de lucro a aplicar aos preços secos

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

Award criterion number: 18

Criterion:

Type: Price

Name: Outros

Description: Fator C - Somatório da listagem de materiais

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

Award criterion number: 10

Criterion:

Type: Price

Name: Outros

Description: Fator D - Preço da Mão-de-Obra/Hora de uma equipa composta por oficial e ajudante, em dias úteis no horário compreendido entre as 9:00 e as 17:30 horas

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

Award criterion number: 11

Criterion:

Type: Price

Name: Outros

Description: Fator E - Preço da Mão-de-Obra/Hora de uma equipa composta por oficial e ajudante, em dias úteis no horário compreendido entre as 17:31 e as 8:59 horas, Fins-de-semana e Feriados

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

Award criterion number: 3

Criterion:

Type: Price

Name: Outros

Description: Fator F - Preço da Deslocação para qualquer um dos locais listados

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

Award criterion number: 1,2

Criterion:

Type: Quality

Name: Outros

Description: Fator G - Certificação técnicos a afetar à prestação de serviços

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

Award criterion number: 40

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: https://www.acingov.pt/acingovprod/2/zonaPublica/zona_publica_c/downloadProcedurePiece/MTEwNTYzMw

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.acingov.pt>

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
Deadline for receipt of tenders: 03/07/2026 17:00:59 (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: Consultar as peças do procedimento através do Link <https://www.acingov.pt/acingovprod/2/index.php>
Electronic invoicing: Required
Electronic ordering will be used: no
Electronic payment will be used: no
Financial arrangement: Consultar as peças do procedimento através do Link <https://www.acingov.pt/acingovprod/2/index.php>

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: Santa Casa da Misericórdia de Lisboa

Information about review deadlines: O prazo de interposição de recurso conta-se em dias úteis

5.1. Lot: LOT-0002

Title: Direção de Sistemas e Tecnologias de Informação (DISTI) e Departamento de Jogos (DJ)

Description: Direção de Sistemas e Tecnologias de Informação (DISTI) e Departamento de Jogos (DJ)

Internal identifier: LOT-0002

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50711000 Repair and maintenance services of electrical building installations

5.1.2. Place of performance

Town: Grande Lisboa

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

Country: Portugal

5.1.3. Estimated duration

Duration: 24 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 75 000,00 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

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Name: Outros

Description: Fator A - Preço dos serviços de manutenção e assistência técnica

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

Award criterion number: 30

Criterion:

Type: Cost

Name: Outros

Description: Fator B - Percentagem de lucro a aplicar aos preços secos

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

Award criterion number: 15

Criterion:

Type: Price

Name: Outros

Description: Fator C - Somatório da listagem de materiais

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

Award criterion number: 4,5

Criterion:

Type: Price

Name: Outros

Description: Fator D - Preço da Mão-de-Obra/Hora de uma equipa composta por oficial e ajudante, em dias úteis no horário compreendido entre as 9:00 e as 17:30 horas

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

Award criterion number: 6

Criterion:

Type: Price

Name: Outros

Description: Fator E - Preço da Mão-de-Obra/Hora de uma equipa composta por oficial e ajudante, em dias uteis no horário compreendido entre as 17:31 e as 8:59 horas, Fins-de-semana e Feriados

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

Award criterion number: 3

Criterion:

Type: Price

Name: Outros

Description: Fator F - Preço da Deslocação para qualquer um dos locais listados

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

Award criterion number: 1,5

Criterion:

Type: Quality

Name: Outros

Description: Fator G - Certificação técnicos a afetar à prestação de serviços

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

Award criterion number: 40

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: https://www.acingov.pt/acingovprod/2/zonaPublica/zona_publica_c/downloadProcedurePiece/MTEwNTYzMw

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.acingov.pt>

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

Deadline for receipt of tenders: 03/07/2026 17:00:59 (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: Consultar as peças do procedimento através do Link <https://www.acingov.pt/acingovprod/2/index.php>

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: no

Financial arrangement: Consultar as peças do procedimento através do Link <https://www.acingov.pt/acingovprod/2/index.php>

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: Santa Casa da Misericórdia de Lisboa

Information about review deadlines: O prazo de interposição de recurso conta-se em dias úteis

5.1. Lot: LOT-0003

Title: Centro de Medicina de Reabilitação de Alcoitão (CMRA), Escola Superior de Saúde de Alcoitão (ESSA), Hospital Ortopédico de SantAna (HOSA)

Description: Centro de Medicina de Reabilitação de Alcoitão (CMRA), Escola Superior de Saúde de Alcoitão (ESSA), Hospital Ortopédico de SantAna (HOSA)
Internal identifier: LOT-0003

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50711000 Repair and maintenance services of electrical building installations

5.1.2. Place of performance

Town: Grande Lisboa

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

Country: Portugal

5.1.3. Estimated duration

Duration: 24 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 190 000,00 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

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Name: Outros

Description: Fator A - Preço dos serviços de manutenção e assistência técnica

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

Award criterion number: 24

Criterion:

Type: Cost

Name: Outros

Description: Fator B - Percentagem de lucro a aplicar aos preços secos

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

Award criterion number: 13,5

Criterion:

Type: Price

Name: Outros

Description: Fator C - Preço da Mão-de-Obra/Hora de uma equipa composta por oficial e ajudante, em dias úteis no horário compreendido entre as 9:00 e as 17:30 horas

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

Award criterion number: 12

Criterion:

Type: Price

Name: Outros

Description: Fator D - composta por oficial e ajudante, em dias uteis no horário compreendido entre as 17:31 e as 8:59 horas, Fins-de-semana e Feriados

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

Award criterion number: 9

Criterion:

Type: Price

Name: Outros

Description: Fator E - Preço da Deslocação para qualquer um dos locais listados

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

Award criterion number: 1,5

Criterion:

Type: Quality

Name: Outros

Description: Fator F - Certificação técnicos a afetar à prestação de serviços

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

Award criterion number: 40

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: https://www.acingov.pt/acingovprod/2/zonaPublica/zona_publica_c/downloadProcedurePiece/MTEwNTYzMw

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.acingov.pt>

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

Deadline for receipt of tenders: 03/07/2026 17:00:59 (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: Consultar as peças do procedimento através do Link <https://www.acingov.pt/acingovprod/2/index.php>

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: no

Financial arrangement: Consultar as peças do procedimento através do Link <https://www.acingov.pt/acingovprod/2/index.php>

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: Santa Casa da Misericórdia de Lisboa

Information about review deadlines: O prazo de interposição de recurso conta-se em dias úteis

5.1. Lot: LOT-0004

Title: Unidade de Cuidados Continuados Integrados de São Roque, Unidade Cuidados Continuados Integrados Rainha D.^a Leonor, Unidade de Cuidados Continuados Integrados Maria José Nogueira Pinto e Residência Raquel Ribeiro

Description: Unidade de Cuidados Continuados Integrados de São Roque, Unidade Cuidados Continuados Integrados Rainha D.^a Leonor, Unidade de Cuidados Continuados Integrados Maria José Nogueira Pinto e Residência Raquel Ribeiro

Internal identifier: LOT-0004

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50711000 Repair and maintenance services of electrical building installations

5.1.2. Place of performance

Town: Grande Lisboa

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

Country: Portugal

5.1.3. Estimated duration

Duration: 24 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 222 000,00 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

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria**Criterion:**

Type: Price

Name: Outros

Description: Fator A - Preço dos serviços de manutenção e assistência técnica

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

Award criterion number: 21

Criterion:

Type: Cost

Name: Outros

Description: Fator B - Percentagem de lucro a aplicar aos preços secos

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

Award criterion number: 28,5

Criterion:

Type: Price

Name: Outros

Description: Fator C - Preço da Mão-de-Obra/Hora de uma equipa composta por oficial e ajudante, em dias úteis no horário compreendido entre as 9:00 e as 17:30 horas

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

Award criterion number: 6

Criterion:

Type: Price

Name: Outros

Description: Fator D - Preço da Mão-de-Obra/Hora de uma equipa composta por oficial e ajudante, em dias uteis no horário compreendido entre as 17:31 e as 8:59 horas, Fins-de-semana e Feriados

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

Award criterion number: 3

Criterion:

Type: Price

Name: Outros

Description: Fator E - Preço da Deslocação para qualquer um dos locais listados

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

Award criterion number: 1,5

Criterion:

Type: Quality

Name: Outros

Description: Fator F - Certificação técnicos a afetar à prestação de serviços

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

Award criterion number: 40

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: https://www.acingov.pt/acingovprod/2/zonaPublica/zona_publica_c/downloadProcedurePiece/MTEwNTYzMw

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.acingov.pt>

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

Deadline for receipt of tenders: 03/07/2026 17:00:59 (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: Consultar as peças do procedimento através do Link <https://www.acingov.pt/acingovprod/2/index.php>

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: no

Financial arrangement: Consultar as peças do procedimento através do Link <https://www.acingov.pt/acingovprod/2/index.php>

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: Santa Casa da Misericórdia de Lisboa

Information about review deadlines: O prazo de interposição de recurso conta-se em dias úteis

8. Organisations

8.1. ORG-0001

Official name: Santa Casa da Misericórdia de Lisboa

Registration number: 500745471

Department: Exma. Mesa

Postal address: Largo Trindade Coelho

Town: Lisboa

Postcode: 1200-470

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

Country: Portugal

Contact point: Exma. Mesa

Email: dicom.neei@scml.pt

Telephone: 213235000

Fax: 213235013

Internet address: <http://www.scml.pt/>

Information exchange endpoint (URL): <https://www.acingov.pt>

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

Notice information

Notice identifier/version: d96f3fa6-4177-4911-b9d6-be9981143c96 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 03/06/2026 12:51:50 (UTC+01:00) Central European Time, Western European Summer Time
Languages in which this notice is officially available: Portuguese
Notice publication number: 388266-2026
OJ S issue number: 107/2026
Publication date: 05/06/2026