

## 395536-2026 - Competition

Poland – Real estate services – Sukcesywne wykonywanie operatów szacunkowych nieruchomości położonych na terenie m.st. Warszawy (woj. mazowieckie)

OJ S 110/2026 10/06/2026

Contract or concession notice – standard regime

Services

### 1. Buyer

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#### 1.1. Buyer

Official name: Miasto Stołeczne Warszawa

Email: [zamowieniabzp@um.warszawa.pl](mailto:zamowieniabzp@um.warszawa.pl)

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

### 2. Procedure

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#### 2.1. Procedure

Title: Sukcesywne wykonywanie operatów szacunkowych nieruchomości położonych na terenie m.st. Warszawy (woj. mazowieckie)

Description: Przedmiotem zamówienia jest sukcesywne wykonywanie operatów szacunkowych nieruchomości położonych na terenie m.st. Warszawy (woj. mazowieckie)

Procedure identifier: 58810023-cdb0-405f-8d4f-aea5f480c2cc

Internal identifier: ZP/EM/271/III-95/26

Type of procedure: Open

The procedure is accelerated: no

##### 2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 70000000 Real estate services

##### 2.1.2. Place of performance

Country subdivision (NUTS): Miasto Warszawa (PL911)

Country: Poland

##### 2.1.4. General information

Additional information: Zamawiający przewiduje możliwość udzielenia zamówień, o których mowa w art. 214 ust. 1 pkt 7 ustawy, do wysokości: część nr 1: 378 800,31 zł. brutto, część nr 2: 246 625,20 zł. brutto, część nr 3: 105 000,00 zł. brutto, część nr 4: 105 000,00 zł. brutto.

##### Legal basis:

Directive 2014/24/EU

European Legislation Identifier -

##### 2.1.5. Terms of procurement

###### Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 4

##### 2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

## 5. Lot

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### 5.1. Lot: LOT-0001

Title: część nr 1 – Sukcesywne wykonywanie operatów szacunkowych nieruchomości położonych na terenie m.st. Warszawy i poza jego granicami (woj. mazowieckie) - zadanie I

Description: Przedmiotem zamówienia jest sukcesywne wykonywanie operatów szacunkowych nieruchomości położonych na terenie m.st. Warszawy i poza jego granicami (woj. mazowieckie) - zadanie I

Internal identifier: ZP/EM/271/III-95/26 część 1

#### 5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

##### Options:

Description of the options: NIE DOTYCZY

#### 5.1.2. Place of performance

Country subdivision (NUTS): Miasto Warszawa (PL911)

Country: Poland

#### 5.1.3. Estimated duration

Start date: 10/08/2026

Duration end date: 31/10/2027

#### 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): yes

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

Description: cena brutto; waga kryterium: 60%

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

Award criterion number: 60

##### Criterion:

Type: Quality

Description: Potwierdzenie aktualności operatu szacunkowego; waga kryterium: 40%

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

Award criterion number: 40

#### 5.1.11. Procurement documents

Address of the procurement documents: <https://zamowienia.um.warszawa.pl/pn/umw/demand/295823/notice/public/details>

#### 5.1.12. Terms of procurement

##### Terms of submission:

Electronic submission: Required

Address for submission: <https://zamowienia.um.warszawa.pl>

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

Electronic catalogue: Not 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: 10/07/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 90 Days

**Information about public opening:**

Opening date: 10/07/2026 12:15:00 (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

Conditions relating to the performance of the contract: Zgodnie z SWZ

Electronic invoicing: Not allowed

Electronic ordering will be used: yes

Electronic payment will be used: yes

**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: Krajowa Izba Odwoławcza

Information about review deadlines: dział IX ustawy Pzp

Organisation providing additional information about the procurement procedure: Miasto Stołeczne Warszawa

Organisation providing offline access to the procurement documents: Miasto Stołeczne Warszawa

Organisation receiving requests to participate: Miasto Stołeczne Warszawa

Organisation processing tenders: Miasto Stołeczne Warszawa

**5.1. Lot: LOT-0002**

Title: część nr 2 – Sukcesywne wykonywanie operatów szacunkowych nieruchomości położonych na terenie m.st. Warszawy - zadanie II

Description: Przedmiotem zamówienia jest sukcesywne wykonywanie operatów szacunkowych nieruchomości położonych na terenie m.st. Warszawy - zadanie II

Internal identifier: ZP/EM/271/III-95/26 cz 2

**5.1.1. Purpose**

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

**Options:**

Description of the options: NIE DOTYCZY

**5.1.2. Place of performance**

Country subdivision (NUTS): Miasto Warszawa (PL911)

Country: Poland

**5.1.3. Estimated duration**

Start date: 10/08/2026

Duration end date: 31/10/2027

**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): yes

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

Description: cena brutto; waga kryterium: 60%

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

Award criterion number: 60

**Criterion:**

Type: Quality

Description: Potwierdzenie aktualności operatu szacunkowego; waga kryterium: 40%

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

Award criterion number: 40

**5.1.11. Procurement documents**

Address of the procurement documents: <https://zamowienia.um.warszawa.pl/pn/umw/demand/295823/notice/public/details>

**5.1.12. Terms of procurement**

**Terms of submission:**

Electronic submission: Required

Address for submission: <https://zamowienia.um.warszawa.pl>

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

Electronic catalogue: Not 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: 10/07/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 90 Days

**Information about public opening:**

Opening date: 10/07/2026 12:15:00 (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

Conditions relating to the performance of the contract: Zgodnie z SWZ

Electronic invoicing: Not allowed

Electronic ordering will be used: yes  
Electronic payment will be used: yes

#### 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: Krajowa Izba Odwoławcza

Information about review deadlines: dział IX ustawy Pzp

Organisation providing additional information about the procurement procedure: Miasto Stołeczne Warszawa

Organisation providing offline access to the procurement documents: Miasto Stołeczne Warszawa

Organisation receiving requests to participate: Miasto Stołeczne Warszawa

Organisation processing tenders: Miasto Stołeczne Warszawa

#### 5.1. Lot: LOT-0003

Title: część nr 3 – Sukcesywne wykonywanie operatów szacunkowych nieruchomości położonych na terenie dzielnicy Białołęka i Wawer m.st. Warszawy, w celu naliczenia opłaty adiacenckiej

Description: Przedmiotem zamówienia jest sukcesywne wykonywanie operatów szacunkowych nieruchomości położonych na terenie dzielnicy Białołęka i Wawer m.st. Warszawy, w celu naliczenia opłaty adiacenckiej

Internal identifier: ZP/EM/271/III-95/26 część 3

##### 5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

##### **Options:**

Description of the options: NIE DOTYCZY

##### 5.1.2. Place of performance

Country subdivision (NUTS): Miasto Warszawa (PL911)

Country: Poland

##### 5.1.3. Estimated duration

Start date: 10/08/2026

Duration end date: 31/10/2027

##### 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): yes

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

Description: cena brutto; waga kryterium: 60%

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

Award criterion number: 60

**Criterion:**

Type: Quality

Description: Potwierdzenie aktualności operatu szacunkowego; waga kryterium: 40%

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

Award criterion number: 40

**5.1.11. Procurement documents**

Address of the procurement documents: <https://zamowienia.um.warszawa.pl/pn/umw/demand/295823/notice/public/details>

**5.1.12. Terms of procurement****Terms of submission:**

Electronic submission: Required

Address for submission: <https://zamowienia.um.warszawa.pl>

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

Electronic catalogue: Not 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: 10/07/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 90 Days

**Information about public opening:**

Opening date: 10/07/2026 12:15:00 (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

Conditions relating to the performance of the contract: Zgodnie z SWZ

Electronic invoicing: Not allowed

Electronic ordering will be used: yes

Electronic payment will be used: yes

**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: Krajowa Izba Odwoławcza

Information about review deadlines: dział IX ustawy Pzp

Organisation providing additional information about the procurement procedure: Miasto Stołeczne Warszawa

Organisation providing offline access to the procurement documents: Miasto Stołeczne Warszawa

Organisation receiving requests to participate: Miasto Stołeczne Warszawa

Organisation processing tenders: Miasto Stołeczne Warszawa

#### **5.1. Lot: LOT-0004**

Title: część nr 4 - Sukcesywne wykonywanie operatów szacunkowych nieruchomości położonych na terenie Miasta Stołecznego Warszawy z wyłączeniem dzielnicy Białołęka i Wawer.

Description: Przedmiotem zamówienia jest sukcesywne wykonywanie operatów szacunkowych nieruchomości położonych na terenie Miasta Stołecznego Warszawy z wyłączeniem dzielnicy Białołęka i Wawer.

Internal identifier: ZP/EM/271/III-95/26 część 4

##### **5.1.1. Purpose**

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

##### **Options:**

Description of the options: NIE DOTYCZY

##### **5.1.2. Place of performance**

Country subdivision (NUTS): Miasto Warszawa (PL911)

Country: Poland

##### **5.1.3. Estimated duration**

Start date: 10/08/2026

Duration end date: 31/10/2027

##### **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): yes

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

Description: cena brutto; waga kryterium: 60%

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

Award criterion number: 60

##### **Criterion:**

Type: Quality

Description: Potwierdzenie aktualności operatu szacunkowego; waga kryterium: 40%

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

Award criterion number: 40

##### **5.1.11. Procurement documents**

Address of the procurement documents: <https://zamowienia.um.warszawa.pl/pn/umw/demand/295823/notice/public/details>

##### **5.1.12. Terms of procurement**

**Terms of submission:**

Electronic submission: Required

Address for submission: <https://zamowienia.um.warszawa.pl>

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

Electronic catalogue: Not 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: 10/07/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 90 Days

**Information about public opening:**

Opening date: 10/07/2026 12:15:00 (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

Conditions relating to the performance of the contract: Zgodnie z SWZ

Electronic invoicing: Not allowed

Electronic ordering will be used: yes

Electronic payment will be used: yes

**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: Krajowa Izba Odwoławcza

Information about review deadlines: dział IX ustawy Pzp

Organisation providing additional information about the procurement procedure: Miasto Stołeczne Warszawa

Organisation providing offline access to the procurement documents: Miasto Stołeczne Warszawa

Organisation receiving requests to participate: Miasto Stołeczne Warszawa

Organisation processing tenders: Miasto Stołeczne Warszawa

## 8. Organisations

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**8.1. ORG-0001**

Official name: Miasto Stołeczne Warszawa

Registration number: 5252296818

Department: Urząd m.st. Warszawy

Postal address: Plac Bankowy 3/5

Town: Warszawa

Postcode: 00-950

Country subdivision (NUTS): Miasto Warszawa (PL911)

Country: Poland

Contact point: Biuro Zamówień Publicznych

Email: [zamowieniabzp@um.warszawa.pl](mailto:zamowieniabzp@um.warszawa.pl)

Telephone: +4822 443-14-00

Fax: +4822 443-14-00

Internet address: <https://um.warszawa.pl>

Information exchange endpoint (URL): <https://zamowienia.um.warszawa.pl>

**Roles of this organisation:**

Buyer

Procurement service provider

Organisation providing additional information about the procurement procedure

Organisation providing offline access to the procurement documents

Organisation receiving requests to participate

Organisation processing tenders

**8.1. ORG-0003**

Official name: Krajowa Izba Odwoławcza

Registration number: 5262239325

Town: Warszawa

Postcode: 02-676

Country subdivision (NUTS): Miasto Warszawa (PL911)

Country: Poland

Email: [odwolania@uzp.gov.pl](mailto:odwolania@uzp.gov.pl)

Telephone: +48 224587801

**Roles of this organisation:**

Review organisation

**8.1. ORG-0000**

Official name: Publications Office of the European Union

Registration number: PUBL

Town: Luxembourg

Postcode: 2417

Country subdivision (NUTS): Luxembourg (LU000)

Country: Luxembourg

Email: [ted@publications.europa.eu](mailto:ted@publications.europa.eu)

Telephone: +352 29291

Internet address: <https://op.europa.eu>

**Roles of this organisation:**

TED eSender

## Notice information

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Notice identifier/version: e0c8dabf-a636-4c18-86d5-6b732fc795d3 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

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