

416468-2026 - Competition

Austria – Construction work for school buildings – Totalunternehmer für das Projekt Junior-Campus in Rehberg bei Krems - Volksschule und Kindergarten

OJ S 115/2026 17/06/2026

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

1. Buyer

1.1. Buyer

Official name: Kremser Immobiliengesellschaft mbH u. Co KG

Email: kig@krems.gv.at

Legal type of the buyer: Public undertaking, controlled by a local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Totalunternehmer für das Projekt Junior-Campus in Rehberg bei Krems - Volksschule und Kindergarten

Description: Die Kremser Immobilien GmbH & Co KG („KIG“) plant im Auftrag der Stadtgemeinde Krems die Errichtung einer Volksschule mit 6 Stammklassen sowie eines Kindergartens mit 4 Gruppen am bestehenden Standort in der Katastralgemeinde Rehberg. Im Rahmen des gegenständlichen Vergabeverfahrens soll nun ein Totalunternehmer gefunden werden der – aufbauend auf einer funktionalen Leistungsbeschreibung samt einem pädagogischen Raumfunktionsbuch – einen geeigneten Lösungsansatz entwickelt und umsetzt.

Procedure identifier: 4d183a13-511c-4370-abef-6581d27e4ce3

Internal identifier: JuCaRe

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45214200 Construction work for school buildings

Additional classification (cpv): 45210000 Building construction work, 45214100 Construction work for kindergarten buildings, 71220000 Architectural design services, 71320000

Engineering design services, 71240000 Architectural, engineering and planning services

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-2853

Title: Totalunternehmer für das Projekt Junior-Campus in Rehberg bei Krems - Volksschule und Kindergarten

Description: Die Kremser Immobilien GmbH & Co KG („KIG“) plant im Auftrag der Stadtgemeinde Krems die Errichtung einer Volksschule mit 6 Stammklassen sowie eines Kindergartens mit 4 Gruppen am bestehenden Standort in der Katastralgemeinde Rehberg. Im Rahmen des gegenständlichen Vergabeverfahrens soll nun ein Totalunternehmer gefunden werden der – aufbauend auf einer funktionalen Leistungsbeschreibung samt einem pädagogischen Raumfunktionsbuch – einen geeigneten Lösungsansatz entwickelt und umsetzt.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45214200 Construction work for school buildings

Additional classification (cpv): 45214100 Construction work for kindergarten buildings, 45210000 Building construction work, 71220000 Architectural design services, 71320000 Engineering design services, 71240000 Architectural, engineering and planning services

5.1.2. Place of performance

Postal address: Waldhofweg 1

Town: Krems an der Donau

Postcode: 3500

Country subdivision (NUTS): Waldviertel (AT124)

Country: Austria

5.1.3. Estimated duration

Start date: 01/04/2027

Duration end date: 03/09/2029

5.1.6. General information

The names and professional qualifications of the staff assigned to perform the contract must be given: Request to participate requirement

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

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 6

Maximum number of candidates to be invited for the second stage of the procedure: 8

The procedure will take place in successive stages. At each stage, some participants may be eliminated

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Alle Kriterien sind nur in den Beschaffungsunterlagen aufgeführt

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

Award criterion number: 30

Criterion:

Type: Price

Description: Alle Kriterien sind nur in den Beschaffungsunterlagen aufgeführt

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

Award criterion number: 70

5.1.11. Procurement documents

Address of the procurement documents: <https://gv.vergabeportal.at/Detail/245055>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://gv.vergabeportal.at/Detail/245055>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 25/06/2026 12:00:00 (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

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Legal form that must be taken by a group of tenderers that is awarded a contract: Bieter: innengemeinschaften müssen den Auftrag im Falle der Zuschlagserteilung in Form einer solidarisch haftenden Arbeitsgemeinschaft (ARGE = Gesellschaft bürgerlichen Rechts) durchführen.

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: Landesverwaltungsgericht Niederösterreich

Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben

Organisation receiving requests to participate: JIREK. Managementconsulting GmbH

8. Organisations

8.1. ORG-1773

Official name: Kremser Immobiliengesellschaft mbH u. Co KG

Registration number: 9110016736020

Postal address: Obere Landstraße 4

Town: Krems

Postcode: 3500

Country subdivision (NUTS): Waldviertel (AT124)

Country: Austria

Contact point: BM DI Hannes Erber

Email: kig@krems.gv.at

Telephone: +43 2732 801 280

Internet address: <https://www.krems.at/rathaus/stadtverwaltung/aemter-betriebe/kig-kremser-immobilien-gmbh-co-kg>

Roles of this organisation:

Buyer

8.1. ORG-4483

Official name: JIREK. Managementconsulting GmbH

Registration number: 9110017245408

Postal address: Invalidenstraße 3/12a

Town: Wien

Postcode: 1030

Country subdivision (NUTS): Wien (AT130)

Country: Austria

Contact point: DI Michal Jirek / Matthias Meindorfer

Email: mj@jirek.at

Telephone: +43 18774811

Internet address: <https://www.jirek.at/>

Roles of this organisation:

Organisation receiving requests to participate

8.1. ORG-3444

Official name: Landesverwaltungsgericht Niederösterreich

Registration number: 9110022398113

Postal address: Rennbahnstraße 29

Town: St. Pölten

Postcode: 3109

Country subdivision (NUTS): Sankt Pölten (AT123)

Country: Austria

Email: post@lvwg.noel.gv.at

Telephone: +43 274290590

Internet address: <https://lvwg.noel.gv.at/>

Roles of this organisation:

Review organisation

10. Change

Version of the previous notice to be changed

:

5e5c78ce-2d5c-48f3-82b9-7956ea5c827c-01

Main reason for change

:

Information updated

Description

:

Erstreckung der Teilnahmefrist aufgrund von Anfragen

Notice information

Notice identifier/version: 4821f59e-31cd-40be-b719-22847962e5a3 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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