

426914-2026 - Competition

Netherlands – Real estate services – Taxatiediensten “Landelijk gebied” in de provincie Utrecht
OJ S 118/2026 22/06/2026
Contract or concession notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: Provincie Utrecht

Email: inkoop@provincie-utrecht.nl

Legal type of the buyer: Regional authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Taxatiediensten “Landelijk gebied” in de provincie Utrecht

Description: Uitvoeren van taxaties i.h.k.v. voorgenomen grondtransacties en financiële regelingen welke voortvloeien uit de grondstrategie van de provincie Utrecht (t.a.v. “Landelijk gebied”) zodat er marktconform onroerend goed gekocht en/of verkocht kan worden. Ook worden de contractanten ingezet om, in het kader van de inzet van instrumenten en/of financiële regelingen, het desbetreffende subsidiebedrag te bepalen. Aantallen geraamde /verwachte taxaties verschilt per Perceel. ca. 160 taxaties voor Perceel 1 (Utrecht Zuid); ca. 95 taxaties voor Perceel 2 (Utrecht Oost); ca. 145 taxaties voor Perceel 3 (Utrecht West).

Procedure identifier: 47c10594-6e5a-48a5-a218-f92ebd408b82

Internal identifier: 23402

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

2.1.2. Place of performance

Country subdivision (NUTS): Utrecht (NL350)

Country: Netherlands

Additional information: Provincie Utrecht

2.1.4. General information

Additional information: Zie Aanbestedingsleidraad.

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: 3

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 2

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Taxaties Perceel 1 - Utrecht-Zuid

Description: Uitvoeren van taxaties zoals beschreven in de Aanbestedingsleidraad. Ca. 160 taxaties.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

5.1.2. Place of performance

Country subdivision (NUTS): Utrecht (NL350)

Country: Netherlands

Additional information: Provincie Utrecht

5.1.3. Estimated duration

Duration: 50 Months

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: Tender requirement

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

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: Quality

Name: Kwaliteit taxaties voor verwerving grondbank (G1.1 subonderdeel A)

Description: We vragen om in een uiteenzetting/beschrijving van de door inschrijver gehanteerde werkwijze t.a.v. de in de leidraad genoemde aspecten. Zie verder onder paragraaf 5.3.1 van de leidraad.

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

Award criterion number: 25

Criterion:

Type: Quality

Name: Kwaliteit van taxatierapport (G1.1 subonderdeel B)

Description: Overleggen van een opgesteld taxatierapport van een uitgevoerde taxatie in het landelijk gebied in het kader van een (nationale of regionale) grondbank in de afgelopen 3 jaar gerekend vanaf moment uiterste inschrijving. Zie verder onder paragraaf 5.3.1 van de leidraad.
Category of award weight criterion: Weight (points, exact)
Award criterion number: 10

Criterion:

Type: Quality

Name: Programma van Wensen (PvW) (G1.2)

Description: Zie Bijlage K en paragraaf 5..3.2 van de Aanbestedingsleidraad. Voor het PvW kunnen maximaal 301 punten worden gescoord.

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

Award criterion number: 30

Criterion:

Type: Price

Name: Totaalprijs/Inschrijfsom taxaties Perceel 1 (G2)

Description: Totaalprijs/Inschrijfsom taxaties Perceel 1 (G2).

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

Award criterion number: 35

Criterion:

Type: Quality

Name: Programma van Eisen (PvE)

Description: Programma van Eisen (bevestiging dat aan gestelde eisen zal worden voldaan gedurende uitvoering inclusief, waar gevraagd, een toelichting op betreffende eisen).

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

Award criterion number: 0

5.1.11. Procurement documents

Deadline for requesting additional information: 02/07/2026 17:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/429791>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/429791>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Description of the financial guarantee: Opgave prioritering van Percelen bij (voorlopige) gunning van meer dan 2 Percelen

Deadline for receipt of tenders: 15/09/2026 09:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 2 Months

Information about public opening:

Opening date: 15/09/2026 09:30:00 (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: Required
Electronic ordering will be used: no
Electronic payment will be used: no

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

Mediation organisation: Provincie Utrecht - Klachtenmeldpunt provincie Utrecht

Review organisation: Provincie Utrecht - Rechtbank Midden Nederland

Information about review deadlines: 20 kalenderdagen na datum publicatie gunningsbeslissing

Organisation providing additional information about the procurement procedure: Provincie Utrecht

Organisation providing more information on the review procedures: Provincie Utrecht

Organisation receiving requests to participate: Provincie Utrecht

5.1. Lot: LOT-0002

Title: Taxaties Perceel 2 - Utrecht-Oost

Description: Uitvoeren van taxaties zoals beschreven in de Aanbestedingsleidraad. Ca. 95 taxaties.

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

5.1.2. Place of performance

Country subdivision (NUTS): Utrecht (NL350)

Country: Netherlands

Additional information: Provincie Utrecht

5.1.3. Estimated duration

Duration: 50 Months

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: Tender requirement

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

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: Quality

Name: Kwaliteit taxaties voor verwerving grondbank (G1.1 subonderdeel A)

Description: We vragen om in een uiteenzetting/beschrijving van de door inschrijver gehanteerde werkwijze t.a.v. de in de leidraad genoemde aspecten. Zie verder onder paragraaf 5.3.1 van de leidraad.

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

Award criterion number: 25

Criterion:

Type: Quality

Name: Kwaliteit van taxatierapport (G1.1 subonderdeel B)

Description: Overleggen van een opgesteld taxatierapport van een uitgevoerde taxatie in het landelijk gebied in het kader van een (nationale of regionale) grondbank in de afgelopen 3 jaar gerekend vanaf moment uiterste inschrijving. Zie verder onder paragraaf 5.3.1 van de leidraad.

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

Award criterion number: 10

Criterion:

Type: Quality

Name: Programma van Wensen (PvW) (G1.2)

Description: Zie Bijlage K en paragraaf 5.3.2 van de Aanbestedingsleidraad. Voor het PvW kunnen maximaal 301 punten worden gescoord.

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

Award criterion number: 30

Criterion:

Type: Price

Name: Totaalprijs/Inschrijfsom taxaties Perceel 2 (G2)

Description: Totaalprijs/Inschrijfsom taxaties Perceel 2 (G2).

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

Award criterion number: 35

Criterion:

Type: Quality

Name: Programma van Eisen (PvE)

Description: Programma van Eisen (bevestiging dat aan gestelde eisen zal worden voldaan gedurende uitvoering inclusief, waar gevraagd, een toelichting op betreffende eisen).

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

Award criterion number: 0

5.1.11. Procurement documents

Deadline for requesting additional information: 02/07/2026 17:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/429791>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/429791>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Description of the financial guarantee: Opgave prioritering van Percelen bij (voorlopige) gunning van meer dan 2 Percelen

Deadline for receipt of tenders: 15/09/2026 09:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 2 Months

Information about public opening:

Opening date: 15/09/2026 09:30:00 (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: Required

Electronic ordering will be used: no

Electronic payment will be used: no

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

Mediation organisation: Provincie Utrecht - Klachtenmeldpunt provincie Utrecht

Review organisation: Provincie Utrecht - Rechtbank Midden Nederland

Information about review deadlines: 20 kalenderdagen na datum publicatie gunningsbeslissing

Organisation providing additional information about the procurement procedure: Provincie Utrecht

Organisation providing more information on the review procedures: Provincie Utrecht

Organisation receiving requests to participate: Provincie Utrecht

5.1. Lot: LOT-0003

Title: Taxaties Perceel 3 - Utrecht-West

Description: Uitvoeren van taxaties zoals beschreven in de Aanbestedingsleidraad. Ca. 145 taxaties.

Internal identifier: 3

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

5.1.2. Place of performance

Country subdivision (NUTS): Utrecht (NL350)

Country: Netherlands

Additional information: Provincie Utrecht

5.1.3. Estimated duration

Duration: 50 Months

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: Tender requirement

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

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: Quality

Name: Kwaliteit taxaties voor verwerving grondbank (G1.1 subonderdeel A)

Description: We vragen om in een uiteenzetting/beschrijving van de door inschrijver gehanteerde werkwijze t.a.v. de in de leidraad genoemde aspecten. Zie verder onder paragraaf 5.3.1 van de leidraad.

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

Award criterion number: 25

Criterion:

Type: Quality

Name: Kwaliteit van taxatierapport (G1.1 subonderdeel B)

Description: Overleggen van een opgesteld taxatierapport van een uitgevoerde taxatie in het landelijk gebied in het kader van een (nationale of regionale) grondbank in de afgelopen 3 jaar gerekend vanaf moment uiterste inschrijving. Zie verder onder paragraaf 5.3.1 van de leidraad.

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

Award criterion number: 10

Criterion:

Type: Quality

Name: Programma van Wensen (PvW) (G1.2)

Description: Zie Bijlage K en paragraaf 5.3.2 van de Aanbestedingsleidraad. Voor het PvW kunnen maximaal 301 punten worden gescoord.

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

Award criterion number: 30

Criterion:

Type: Price

Name: Totaalprijs/Inschrijfsom taxaties Perceel 3 (G2)

Description: Totaalprijs/Inschrijfsom taxaties Perceel 3 (G2).

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

Award criterion number: 35

Criterion:

Type: Quality

Name: Programma van Eisen (PvE)

Description: Programma van Eisen (bevestiging dat aan gestelde eisen zal worden voldaan gedurende uitvoering inclusief, waar gevraagd, een toelichting op betreffende eisen).

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

Award criterion number: 0

5.1.11. Procurement documents

Deadline for requesting additional information: 02/07/2026 17:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/429791>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/429791>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Description of the financial guarantee: Opgave prioritering van Percelen bij (voorlopige) gunning van meer dan 2 Percelen

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Duration during which the tender must remain valid: 2 Months

Information about public opening:

Opening date: 15/09/2026 09:30:00 (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: Required

Electronic ordering will be used: no

Electronic payment will be used: no

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

Mediation organisation: Provincie Utrecht - Klachtenmeldpunt provincie Utrecht

Review organisation: Provincie Utrecht - Rechtbank Midden Nederland

Information about review deadlines: 20 kalenderdagen na datum publicatie gunningsbeslissing

Organisation providing additional information about the procurement procedure: Provincie Utrecht

Organisation providing more information on the review procedures: Provincie Utrecht

Organisation receiving requests to participate: Provincie Utrecht

8. Organisations

8.1. ORG-0001

Official name: Provincie Utrecht

Registration number: 59402109

Postal address: Archimedeslaan 6

Town: Utrecht

Postcode: 3584 BA
Country subdivision (NUTS): Utrecht (NL350)
Country: Netherlands
Contact point: T. van der Stelt
Email: inkoop@provincie-utrecht.nl
Telephone: +31 302589111
Internet address: <http://www.provincie-utrecht.nl>

Other contact points:

Official name: Klachtenmeldpunt provincie Utrecht
Postal address: Archimedeslaan 6
Town: Utrecht
Postcode: 3584 BA
Country subdivision (NUTS): Utrecht (NL350)
Country: Netherlands
Email: klachtenmeldpunt@provincie-utrecht.nl
Internet address: <https://www.provincie-utrecht.nl/sites/default/files/2021-01/Klachtenregeling%20aanbesteden%20Flevoland%2C%20Noord-Holland%2C%20Zuid-Holland%2C%20Utrecht.pdf>

Other contact points:

Official name: Rechtbank Midden Nederland
Postal address: Archimedeslaan 6
Town: Utrecht
Postcode: 3584 BA
Country subdivision (NUTS): Utrecht (NL350)
Country: Netherlands
Contact point: Provincie Utrecht
Email: inkoop@provincie-utrecht.nl
Telephone: +31 302583333
Internet address: <http://www.provincie-utrecht.nl>

Roles of this organisation:

Buyer
Organisation providing additional information about the procurement procedure
Organisation receiving requests to participate
Review organisation
Organisation providing more information on the review procedures
Mediation organisation

Notice information

Notice identifier/version: b8b5cce1-2dac-4b8d-9b8e-c3fbbf011031 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 18/06/2026 15:26:28 (UTC+02:00) Eastern European Time, Central European Summer Time
Languages in which this notice is officially available: Dutch
Notice publication number: 426914-2026
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