

428059-2026 - Competition

Portugal – Building-cleaning services – Aquisição de Serviços para " Limpeza de Fachadas e Envolventes de 11 Empreendimentos de Habitação Social"

OJ S 118/2026 22/06/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: GAIURB - Urbanismo e Habitação, EEM

Email: gaiurb@gaiurb.pt

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Aquisição de Serviços para " Limpeza de Fachadas e Envolventes de 11 Empreendimentos de Habitação Social"

Description: Aquisição de Serviços para " Limpeza de Fachadas e Envolventes de 11 Empreendimentos de Habitação Social"

Procedure identifier: 4b57a882-9be0-4696-9898-fa64af33479b

Internal identifier: CPI/1/2026

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: Aquisição de serviços Limpeza de Fachadas e Envolventes de 11 Empreendimentos de Habitação Social dividida por 3 lotes.

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90911200 Building-cleaning services

2.1.2. Place of performance

Town: Gaia

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

2.1.3. Value

Estimated value excluding VAT: 290 000,00 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: 3

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 1

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: Limpeza de Fachadas e Envolventes de 3 Empreendimentos de Habitação Social Dr Mota Amaral, Coronel Pinto Simões, Cova da Loba.

Description: Limpeza de Fachadas e Envolventes de 3 Empreendimentos de Habitação Social Dr Mota Amaral, Coronel Pinto Simões, Cova da Loba.

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: Freguesia de Arcozelo - Vila Nova de Gaia

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

5.1.2. Place of performance

Town: Freguesia de Canidelo - Vila Nova de Gaia

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

5.1.3. Estimated duration

Duration: 60 Days

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 81 500,00 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): no

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://www.acingov.pt/acingovprod/2/zonaPublica/zona_publica_c/downloadProcedurePiece/MTEwMDA0OA

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: 18/07/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 66 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: Os serviços de limpeza incidem sobre as fachadas dos empreendimentos identificados na cláusula 15.º do caderno de encargos. A intervenção compreende ainda a limpeza dos elementos existentes no interior do bairro, designadamente pavimentos, patamares de acesso às habitações, escadas, muros e outros elementos que integrem o empreendimento.

Electronic invoicing: Not allowed

Electronic ordering will be used: no

Electronic payment will be used: no

Financial arrangement: cláusula 6.ª do caderno de encargos.

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: GAIURB - Urbanismo e Habitação, EEM

Information about review deadlines: n/a

5.1. Lot: LOT-0002

Title: LOTE B - LIMPEZA DE FACHADAS E ENVOLVENTES DE 4 (QUATRO) EMPREENDIMENTOS DE HABITAÇÃO SOCIAL

Description: LOTE B - LIMPEZA DE FACHADAS E ENVOLVENTES DE 4 (QUATRO) EMPREENDIMENTOS DE HABITAÇÃO SOCIAL

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: Freguesia de Canelas - Vila Nova de Gaia

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

5.1.2. Place of performance

Town: União das Freguesias de Grijó e Sermonde

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

5.1.2. Place of performance

Town: União das Freguesias de Serzedo e Perosinho

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

5.1.3. Estimated duration

Duration: 70 Days

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 79 000,00 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): no

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://www.acingov.pt/acingovprod/2/zonaPublica/zona_publica_c/downloadProcedurePiece/MTEwMDA0OA

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: 18/07/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 66 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: Os serviços de limpeza incidem sobre as fachadas dos empreendimentos identificados na cláusula 15.º do caderno de encargos. A intervenção compreende ainda a limpeza dos elementos existentes no interior do bairro, designadamente pavimentos, patamares de acesso às habitações, escadas, muros e outros elementos que integrem o empreendimento.

Electronic invoicing: Not allowed

Electronic ordering will be used: no

Electronic payment will be used: no

Financial arrangement: cláusula 6.^a do caderno de encargos.

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: GAIURB - Urbanismo e Habitação, EEM

Information about review deadlines: n/a

5.1. Lot: LOT-0003

Title: LIMPEZA DE FACHADAS E ENVOLVENTES DE 4 (QUATRO) EMPREENDIMENTOS DE HABITAÇÃO SOCIAL

Description: LIMPEZA DE FACHADAS E ENVOLVENTES DE 4 (QUATRO) EMPREENDIMENTOS DE HABITAÇÃO SOCIAL

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: Freguesia de Avintes

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

5.1.2. Place of performance

Town: Freguesia de Vilar de Andorinho

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

5.1.2. Place of performance

Town: União das Freguesias de Sandim, Olival, Lever e Crestuma

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

5.1.3. Estimated duration

Duration: 90 Days

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 129 500,00 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): no

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://www.acingov.pt/acingovprod/2/zonaPublica/zona_publica_c/downloadProcedurePiece/MTEwMDA0OA

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: 18/07/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 66 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: Os serviços de limpeza incidem sobre as fachadas dos empreendimentos identificados na cláusula 15.º do caderno de encargos. A intervenção compreende ainda a limpeza dos elementos existentes no interior do bairro,

designadamente pavimentos, patamares de acesso às habitações, escadas, muros e outros elementos que integrem o empreendimento.

Electronic invoicing: Not allowed

Electronic ordering will be used: no

Electronic payment will be used: no

Financial arrangement: cláusula 6.^a do caderno de encargos.

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: GAIURB - Urbanismo e Habitação, EEM

Information about review deadlines: n/a

8. Organisations

8.1. ORG-0001

Official name: GAIURB - Urbanismo e Habitação, EEM

Registration number: 506064433

Department: Ricardo Ferreira

Postal address: Largo de Aljubarrota, 13

Town: Vila Nova de Gaia

Postcode: 4400-012

Country subdivision (NUTS): Área Metropolitana do Porto (PT11A)

Country: Portugal

Contact point: Ricardo Ferreira

Email: gaiurb@gaiurb.pt

Telephone: 223743000

Internet address: <https://www.gaiurb.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

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