

438196-2026 - Competition

Finland – Real estate services – Kiinteistöhuollon ulkoaluetyöt, Mikalo Oy
OJ S 120/2026 25/06/2026
Contract or concession notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: Sansia Oy

Email: heini.pasanen@sansia.fi

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: General public services

1.1. Buyer

Official name: Mikalo Oy

Email: juhamatti.hakkinen@mikalo.fi

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

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Kiinteistöhuollon ulkoaluetyöt, Mikalo Oy

Description: Sansia kilpailuttaa Mikalo Oy:n omistamien ja/tai hallinnoimien kiinteistöjen ulkoaluetyöt. Hankinta koskee säännöllisiä, kausiluonteisia sekä tarvittaessa suoritettavia ulkoaluetöitä. Tehtäväkohtainen sisältö ja palvelutasovaatimukset määritellään tarjouspyynnön Palvelukuvaus -liitteessä. Kilpailutus on jaettu osa-alueisiin, joiden osoitteet löytyvät tarjouspyynnön Kohdeluettelo -liitteestä. Tarjoaja voi jättää tarjouksen yhteen tai useampaan osa-alueeseen. Kuhunkin osa-alueeseen valitaan yksi (1) sopimustoimittaja. Sama tarjoaja voi tulla valituksi enintään kolmeen osa-alueeseen. Mikäli tarjoaja jättää tarjouksen useampaan kuin kolmeen osa-alueeseen, tarjoajan tulee ilmoittaa tarjouksessaan, mitkä kolme osa-aluetta se valitsee ensisijaisiksi siinä tilanteessa, että se sijoittuu vertailussa ensimmäiseksi useammassa kuin kolmessa osa-alueessa. Rajoitusehdon soveltamista koskeva poikkeus ja sen tarkempi kuvaus on esitetty kohdassa Päätöksenteon perusteet.

Procedure identifier: 68f127b2-b744-454a-a7bc-83a4c1d32eb5

Internal identifier: 595103

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): Etelä-Savo (FI1DA)

Country: Finland

2.1.4. General information

Additional information: Jos kohde puretaan tai myydään, sopimus päättyy kyseisen kohteen osalta. Myyntitilanteessa sopimus päättyy Mikalon kanssa. Tilaaaja ilmoittaa urakoitsijalle sopimuksen päättymisestä vähintään kaksi (2) kuukautta ennen toimenpidettä. Mikäli Mikalon kiinteistökantaan lisätään uusia kohteita, tilaajalla on oikeus liittää ne sopimukseen hyödyntämällä maantieteellisesti lähimmän osa-alueen urakoitsijaa. Tällöin hinnoittelu määräytyy vastaavien kohteiden mukaisesti. Mikäli jonkin osa-alueen kohteessa toteutetaan peruskorjaus tai merkittävä parannustyö, keskeytyy kiinteistönhuoltosopimus kyseisen kohteen osalta rakennustöiden ajaksi.

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: 11

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 3

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: European Single Procurement Document (ESPD)

5. Lot

5.1. Lot: LOT-0001

Title: Osa-alue 1

Description: Osa-alueen tarkemmat tiedot ja kohteet löytyvät liitteestä "Kohdeluettelo". Osa-alueeseen 1 kuuluva kohde Peitsarinkuja 5 on peruskorjauksessa ajalla 1.7.2026–31.7.2027, eikä kohde ole kyseisenä aikana palvelun piirissä. Tarjoajan tulee huomioida tämä tarjottavassa osa-alueen kokonaishinnassa.

Internal identifier: 1.-0

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): Etelä-Savo (FI1DA)

Country: Finland

5.1.3. Estimated duration

Start date: 01/10/2026

Duration end date: 30/09/2030

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): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Tarjoajan kahden viimeisimmän 12 kk:n mittaisen vahvistetun tilikauden liikevaihtovaatimus on 150 000 €. Mikäli tilikausi on muu kuin 12 kk, hankintayksikkö muuttaa tilinpäätöstiedot vastaamaan 12 kuukautta. Tarjoukselle tulee ladata vähimmäisvaatimuksen osoittavat todisteet. Lataa liitteet tarjouspyynnön Muut ehdot -kohtaan.

5.1.7. Strategic procurement

Social objective promoted: Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Kokonaistaloudellinen edullisuus vertailuperusteena, jossa hinta painoarvolla 100 %.

Category of award fixed criterion: Fixed value (total)

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 03/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

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

Electronic catalogue: Required

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 16/08/2026 20:59:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 17/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

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: 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: Markkinaoikeus

Organisation providing more information on the review procedures: Markkinaoikeus

5.1. Lot: LOT-0002

Title: Osa-alue 2

Description: Osa-alueen tarkemmat tiedot ja kohteet löytyvät liitteestä "Kohdeluettelo".

Internal identifier: 2.-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): Etelä-Savo (FI1DA)

Country: Finland

5.1.3. Estimated duration

Start date: 01/10/2026

Duration end date: 30/09/2030

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): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Tarjoajan kahden viimeisimmän 12 kk:n mittaisen vahvistetun tilikauden liikevaihtovaatimus on 250 000 €. Mikäli tilikausi on muu kuin 12 kk, hankintayksikkö muuttaa tilinpäätöstiedot vastaaamaan 12 kuukautta. Tarjoukselle tulee ladata vähimmäisvaatimuksen osoittavat todisteet. Lataa liitteet tarjouspyynnön Muut ehdot -kohtaan.

5.1.7. Strategic procurement

Social objective promoted: Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Kokonaistaloudellinen edullisuus vertailuperusteena, jossa hinta painoarvolla 100 %.

Category of award fixed criterion: Fixed value (total)

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 03/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

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

Electronic catalogue: Required

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 16/08/2026 20:59:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 17/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

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: 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: Markkinaoikeus

Organisation providing more information on the review procedures: Markkinaoikeus

Organisation receiving requests to participate: Sansia Oy

Organisation processing tenders: Sansia Oy

5.1. Lot: LOT-0003

Title: Osa-alue 3

Description: Osa-alueen tarkemmat tiedot ja kohteet löytyvät liitteestä "Kohdeluettelo".

Internal identifier: 3.-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): Etelä-Savo (FI1DA)

Country: Finland

5.1.3. Estimated duration

Start date: 01/10/2026

Duration end date: 30/09/2030

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): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Tarjoajan kahden viimeisimmän 12 kk:n mittaisen vahvistetun tilikauden liikevaihtovaatimus on 250 000 €. Mikäli tilikausi on muu kuin 12 kk, hankintayksikkö muuttaa tilinpäätöstiedot vastaaamaan 12 kuukautta. Tarjoukselle tulee ladata vähimmäisvaatimuksen osoittavat todisteet. Lataa liitteet tarjouspyynnön Muut ehdot -kohtaan.

5.1.7. Strategic procurement

Social objective promoted: Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Kokonaistaloudellinen edullisuus vertailuperusteena, jossa hinta painoarvolla 100 %.

Category of award fixed criterion: Fixed value (total)

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 03/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

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

Electronic catalogue: Required

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 16/08/2026 20:59:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 17/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

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: 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

Mediation organisation: Markkinaoikeus

Review organisation: Markkinaoikeus

Organisation providing more information on the review procedures: Markkinaoikeus

Organisation receiving requests to participate: Sansia Oy

5.1. Lot: LOT-0004

Title: Osa-alue 4

Description: Osa-alueen tarkemmat tiedot ja kohteet löytyvät liitteestä "Kohdeluettelo".

Internal identifier: 4.-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): Etelä-Savo (FI1DA)

Country: Finland

5.1.3. Estimated duration

Start date: 01/10/2026

Duration end date: 30/09/2030

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): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Tarjoajan kahden viimeisimmän 12 kk:n mittaisen vahvistetun tilikauden liikevaihtovaatimus on 250 000 €. Mikäli tilikausi on muu kuin 12 kk, hankintayksikkö muuttaa tilinpäätöstiedot vastaaamaan 12 kuukautta. Tarjoukselle tulee ladata vähimmäisvaatimuksen osoittavat todisteet. Lataa liitteet tarjouspyynnön Muut ehdot -kohtaan.

5.1.7. Strategic procurement

Social objective promoted: Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Kokonaistaloudellinen edullisuus vertailuperusteena, jossa hinta painoarvolla 100 %.

Category of award fixed criterion: Fixed value (total)

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 03/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

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

Electronic catalogue: Required

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 16/08/2026 20:59:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 17/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

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: 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: Markkinaoikeus

Organisation providing more information on the review procedures: Markkinaoikeus

5.1. Lot: LOT-0005

Title: Osa-alue 5

Description: Osa-alueen tarkemmat tiedot ja kohteet löytyvät liitteestä "Kohdeluettelo".

Internal identifier: 5.-4

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): Etelä-Savo (FI1DA)

Country: Finland

5.1.3. Estimated duration

Start date: 01/10/2026

Duration end date: 30/09/2030

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): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Tarjoajan kahden viimeisimmän 12 kk:n mittaisen vahvistetun tilikauden liikevaihtovaatimus on 150 000 €. Mikäli tilikausi on muu kuin 12 kk, hankintayksikkö muuttaa

tilinpäätöstiedot vastaaamaan 12 kuukautta. Tarjoukselle tulee ladata vähimmäisvaatimuksen osoittavat todisteet. Lataa liitteet tarjouspyynnön Muut ehdot -kohtaan.

5.1.7. Strategic procurement

Social objective promoted: Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Kokonaistaloudellinen edullisuus vertailuperusteena, jossa hinta painoarvolla 100 %.

Category of award fixed criterion: Fixed value (total)

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 03/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

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

Electronic catalogue: Required

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 16/08/2026 20:59:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 17/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

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: 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

Mediation organisation: Markkinaoikeus

Review organisation: Markkinaoikeus

5.1. Lot: LOT-0006

Title: Osa-alue 6

Description: Osa-alueen tarkemmat tiedot ja kohteet löytyvät liitteestä "Kohdeluettelo".

Tarjoustä laadittaessa tulee huomioida, että Sokkalantie 32:n piha-alue on osittain yhteinen As Oy Rantakertun ja Leppätie 3:n kanssa. Tämän hankinnan sopimukseen sisältyvät ulkoaluetyöt koskevat Mikalo Oy:n hallinnoimia alueita, ja kaikki palvelukuvauksen mukaiset tehtävät, mukaan lukien lumenauraus ja liukkaudentorjunta, kuuluvat sopimukseen näiden alueiden osalta. As Oy:n hallinnoimien alueiden osalta palveluntarjoaja voi halutessaan tehdä erillisen sopimuksen suoraan asunto-osakeyhtiön kanssa. Tilaaja välittää valitun palveluntarjoajan yhteystiedot As Oy:lle tätä varten. Tarjoajan tulee huomioida, että As Oy:n hallinnoimien alueiden mahdollinen sopimus ei kuulu tähän hankintaan eikä sitä tule huomioida tarjottavassa hinnassa.

Internal identifier: 6.-5

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): Etelä-Savo (FI1DA)

Country: Finland

5.1.3. Estimated duration

Start date: 01/10/2026

Duration end date: 30/09/2030

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): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Tarjoajan kahden viimeisimmän 12 kk:n mittaisen vahvistetun tilikauden liikevaihtovaatimus on 150 000 €. Mikäli tilikausi on muu kuin 12 kk, hankintayksikkö muuttaa tilinpäätöstiedot vastaamaan 12 kuukautta. Tarjoukselle tulee ladata vähimmäisvaatimuksen osoittavat todisteet. Lataa liitteet tarjouspyynnön Muut ehdot -kohtaan.

5.1.7. Strategic procurement

Social objective promoted: Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Kokonaistaloudellinen edullisuus vertailuperusteena, jossa hinta painoarvolla 100 %.

Category of award fixed criterion: Fixed value (total)

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 03/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

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

Electronic catalogue: Required

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 16/08/2026 20:59:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 17/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

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: 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

Mediation organisation: Markkinaoikeus

Review organisation: Markkinaoikeus

Organisation providing more information on the review procedures: Markkinaoikeus

Organisation receiving requests to participate: Sansia Oy

Organisation processing tenders: Sansia Oy

5.1. Lot: LOT-0007

Title: Osa-alue 7

Description: Osa-alueen tarkemmat tiedot ja kohteet löytyvät liitteestä "Kohdeluettelo".

Internal identifier: 7.-6

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): Etelä-Savo (FI1DA)

Country: Finland

5.1.3. Estimated duration

Start date: 01/10/2026

Duration end date: 30/09/2030

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): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Tarjoajan kahden viimeisimmän 12 kk:n mittaisen vahvistetun tilikauden liikevaihtovaatimus on 20 000 €. Mikäli tilikausi on muu kuin 12 kk, hankintayksikkö muuttaa tilinpäätöstiedot vastaamaan 12 kuukautta. Tarjoukselle tulee ladata vähimmäisvaatimuksen osoittavat todisteet. Lataa liitteet tarjouspyynnön Muut ehdot -kohtaan.

5.1.7. Strategic procurement

Social objective promoted: Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Kokonaistaloudellinen edullisuus vertailuperusteena, jossa hinta painoarvolla 100 %.

Category of award fixed criterion: Fixed value (total)

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 03/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

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

Electronic catalogue: Required

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 16/08/2026 20:59:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 17/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

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: 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: Markkinaoikeus

Organisation providing more information on the review procedures: Markkinaoikeus

5.1. Lot: LOT-0008

Title: Osa-alue 8

Description: Osa-alueen tarkemmat tiedot ja kohteet löytyvät liitteestä "Kohdeluettelo".

Internal identifier: 8.-7

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): Etelä-Savo (FI1DA)

Country: Finland

5.1.3. Estimated duration

Start date: 01/10/2026

Duration end date: 30/09/2030

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): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Tarjoajan kahden viimeisimmän 12 kk:n mittaisen vahvistetun tilikauden liikevaihtovaatimus on 150 000 €. Mikäli tilikausi on muu kuin 12 kk, hankintayksikkö muuttaa tilinpäätöstiedot vastaaamaan 12 kuukautta. Tarjoukselle tulee ladata vähimmäisvaatimuksen osoittavat todisteet. Lataa liitteet tarjouspyynnön Muut ehdot -kohtaan.

5.1.7. Strategic procurement

Social objective promoted: Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Kokonaistaloudellinen edullisuus vertailuperusteena, jossa hinta painoarvolla 100 %.

Category of award fixed criterion: Fixed value (total)

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 03/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

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

Electronic catalogue: Required

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 16/08/2026 20:59:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 17/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

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: 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: Markkinaoikeus

Organisation providing more information on the review procedures: Markkinaoikeus

Organisation receiving requests to participate: Sansia Oy

Organisation processing tenders: Sansia Oy

5.1. Lot: LOT-0009

Title: Osa-alue 9

Description: Osa-alueen tarkemmat tiedot ja kohteet löytyvät liitteestä "Kohdeluettelo".

Internal identifier: 9.-8

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): Etelä-Savo (FI1DA)

Country: Finland

5.1.3. Estimated duration

Start date: 01/10/2026

Duration end date: 30/09/2030

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): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Tarjoajan kahden viimeisimmän 12 kk:n mittaisen vahvistetun tilikauden liikevaihtovaatimus on 20 000 €. Mikäli tilikausi on muu kuin 12 kk, hankintayksikkö muuttaa tilinpäätöstiedot vastaaamaan 12 kuukautta. Tarjoukselle tulee ladata vähimmäisvaatimuksen osoittavat todisteet. Lataa liitteet tarjouspyynnön Muut ehdot -kohtaan.

5.1.7. Strategic procurement

Social objective promoted: Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Kokonaistaloudellinen edullisuus vertailuperusteena, jossa hinta painoarvolla 100 %.

Category of award fixed criterion: Fixed value (total)

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 03/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

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

Electronic catalogue: Required

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 16/08/2026 20:59:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 17/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

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: 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: Markkinaoikeus

Organisation providing more information on the review procedures: Markkinaoikeus

5.1. Lot: LOT-0010

Title: Osa-alue 10

Description: Osa-alueen tarkemmat tiedot ja kohteet löytyvät liitteestä "Kohdeluettelo".

Internal identifier: 10.-9

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): Etelä-Savo (FI1DA)

Country: Finland

5.1.3. Estimated duration

Start date: 01/10/2026

Duration end date: 30/09/2030

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): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Tarjoajan kahden viimeisimmän 12 kk:n mittaisen vahvistetun tilikauden liikevaihtovaatimus on 20 000 €. Mikäli tilikausi on muu kuin 12 kk, hankintayksikkö muuttaa tilinpäätöstiedot vastaamaan 12 kuukautta. Tarjoukselle tulee ladata vähimmäisvaatimuksen osoittavat todisteet. Lataa liitteet tarjouspyynnön Muut ehdot -kohtaan.

5.1.7. Strategic procurement

Social objective promoted: Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Kokonaistaloudellinen edullisuus vertailuperusteena, jossa hinta painoarvolla 100 %.

Category of award fixed criterion: Fixed value (total)

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 03/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

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

Electronic catalogue: Required

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 16/08/2026 20:59:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 17/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

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: 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: Markkinaoikeus

Organisation providing more information on the review procedures: Markkinaoikeus

5.1. Lot: LOT-0011

Title: Osa-alue 11

Description: Osa-alueen tarkemmat tiedot ja kohteet löytyvät liitteestä "Kohdeluettelo".

Internal identifier: 11.-10

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): Etelä-Savo (FI1DA)

Country: Finland

5.1.3. Estimated duration

Start date: 01/10/2026

Duration end date: 30/09/2030

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): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Tarjoajan kahden viimeisimmän 12 kk:n mittaisen vahvistetun tilikauden liikevaihtovaatimus on 20 000 €. Mikäli tilikausi on muu kuin 12 kk, hankintayksikkö muuttaa tilinpäätöstiedot vastaaamaan 12 kuukautta. Tarjoukselle tulee ladata vähimmäisvaatimuksen osoittavat todisteet. Lataa liitteet tarjouspyynnön Muut ehdot -kohtaan.

5.1.7. Strategic procurement

Social objective promoted: Fair working conditions

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

5.1.10. Award criteria

Criterion:

Type: Price

Description: Kokonaistaloudellinen edullisuus vertailuperusteena, jossa hinta painoarvolla 100 %.

Category of award fixed criterion: Fixed value (total)

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 03/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tarjouspalvelu.fi/sansia?id=595103&tpk=92597d6a-cd08-4394-be8f-9f7985e0dfc8>

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

Electronic catalogue: Required

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 16/08/2026 20:59:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 17/08/2026 07:00:00 (UTC+00:00) Western European Time, GMT

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: 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: Markkinaoikeus

Organisation providing more information on the review procedures: Markkinaoikeus

8. Organisations

8.1. ORG-0001

Official name: Sansia Oy

Registration number: 2364760-8

Postal address: Puutarhakatu 6

Town: Kuopio

Postcode: 70300

Country subdivision (NUTS): Pohjois-Savo (FI1DB)

Country: Finland

Contact point: Sansia Oy

Email: heini.pasanen@sansia.fi

Telephone: +358 17218900

Internet address: <https://www.sansia.fi>

Roles of this organisation:

Buyer

Group leader

Central purchasing body awarding public contracts or concluding framework agreements for works, supplies or services intended for other buyers

Organisation receiving requests to participate

Organisation processing tenders

8.1. ORG-0002

Official name: Mikalo Oy

Registration number: 0165298-3

Town: Mikkeli

Postcode: 50100

Country subdivision (NUTS): Etelä-Savo (FI1DA)

Country: Finland

Contact point: Juha-Matti Häkkinen

Email: juhamatti.hakkinen@mikalo.fi

Telephone: +358 153213594

Internet address: <https://mikalo.fi/>

Roles of this organisation:

Buyer

8.1. ORG-0003

Official name: Markkinaoikeus

Registration number: 3006157-6

Postal address: Radanrakentajantie 5

Town: Helsinki

Postcode: 00520
Country subdivision (NUTS): Helsinki-Uusimaa (FI1B1)
Country: Finland
Email: markkinaoikeus@oikeus.fi
Telephone: +358 295643300
Internet address: <https://www.markkinaoikeus.fi>

Roles of this organisation:

Review organisation
Organisation providing more information on the review procedures
Mediation organisation

8.1. ORG-0004

Official name: Hansel Oy (Hilma)
Registration number: FI09880841
Postal address: Mannerheiminaukio 1a
Town: Helsinki
Postcode: 00100
Country subdivision (NUTS): Helsinki-Uusimaa (FI1B1)
Country: Finland
Contact point: eSender
Email: tekninen@hankintailmoitukset.fi
Telephone: 029 55 636 30
Internet address: <http://hankintailmoitukset.fi>

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: d5dab126-ee0c-4658-ba27-0827525e466f - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 24/06/2026 12:17:32 (UTC+00:00) Western European Time, GMT
Notice dispatch date (eSender): 24/06/2026 12:17:33 (UTC+00:00) Western European Time, GMT
Languages in which this notice is officially available: Finnish
Notice publication number: 438196-2026
OJ S issue number: 120/2026
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