

451388-2026 - Competition

Italy – Property management services of real estate on a fee or contract basis – Gestione amministrativa, tecnica e di supporto alla valorizzazione del Patrimonio Immobiliare da reddito dell'INPS

OJ S 124/2026 01/07/2026

Contract or concession notice – standard regime - Change notice
Services

1. Buyer

1.1. Buyer

Official name: INPS

Email: dcrisorsestrumentalacentraleunicaacquisti@inps.it

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Social protection

2. Procedure

2.1. Procedure

Title: Gestione amministrativa, tecnica e di supporto alla valorizzazione del Patrimonio Immobiliare da reddito dell'INPS

Description: Lotto 1 - Nord; Lotto 2 - Roma; Lotto 3 - Lazio Sud Isole

Procedure identifier: 1b166562-4a9b-462a-8f3b-6dad156a559c

Internal identifier: DEFAULT_VALUE_CHANGE_ME

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70330000 Property management services of real estate on a fee or contract basis

Additional classification (cpv): 79100000 Legal services, 45453100 Refurbishment work, 50700000 Repair and maintenance services of building installations, 77310000 Planting and maintenance services of green areas, 90910000 Cleaning services, 98392000 Relocation services, 71000000 Architectural, construction, engineering and inspection services, 71356300 Technical support services, 90511000 Refuse collection services, 90511000 Refuse collection services

2.1.3. Value

Estimated value excluding VAT: 111 504 612,82 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

art. 71 D.lgs n. 36/2023

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: 3

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Lotto 1 Nord

Description: Nord

Internal identifier: LOT-0001

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70330000 Property management services of real estate on a fee or contract basis

Additional classification (cpv): 79100000 Legal services, 45453100 Refurbishment work, 50700000 Repair and maintenance services of building installations, 77310000 Planting and maintenance services of green areas, 90910000 Cleaning services, 98392000 Relocation services, 71000000 Architectural, construction, engineering and inspection services, 71356300 Technical support services, 90511000 Refuse collection services

Options:

Description of the options: Rinnovo contrattuale 24 mesi; Quinto d'obbligo; Proroga tecnica

5.1.3. Estimated duration

Duration: 36 Months

5.1.4. Renewal

Maximum renewals: 1

5.1.5. Value

Estimated value excluding VAT: 34 886 434,93 EUR

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

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.11. Procurement documents

Deadline for requesting additional information: 01/07/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: https://www.acquistinretepa.it/opencms/opencms/vetrina_bandi.html?filter=AB

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

Electronic submission: Required

Address for submission: https://www.acquistinretepa.it/opencms/opencms/vetrina_bandi.html?filter=AB

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 23/07/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 270 Days

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

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: TAR LAZIO

Information about review deadlines: 30 giorni

5.1. Lot: LOT-0002

Title: Lotto 2 Roma

Description: Roma

Internal identifier: LOT-0002

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70330000 Property management services of real estate on a fee or contract basis

Additional classification (cpv): 79100000 Legal services

Options:

Description of the options: Rinnovo contrattuale 24 mesi; Quinto d'obbligo; Proroga tecnica

5.1.3. Estimated duration

Duration: 36 Months

5.1.4. Renewal

Maximum renewals: 1

5.1.5. Value

Estimated value excluding VAT: 50 877 883,97 EUR

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

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.11. Procurement documents

Deadline for requesting additional information: 01/07/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: https://www.acquistinretepa.it/opencms/opencms/vetrina_bandi.html?filter=AB

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: https://www.acquistinretepa.it/opencms/opencms/vetrina_bandi.html?filter=AB

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 23/07/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 270 Days

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

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: TAR LAZIO

Information about review deadlines: 30 giorni

5.1. Lot: LOT-0003

Title: Lotto 3 Lazio - Sud - Isole

Description: Lazio - Sud - Isole

Internal identifier: LOT-0003

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70330000 Property management services of real estate on a fee or contract basis

Additional classification (cpv): 79100000 Legal services

Options:

Description of the options: Rinnovo contrattuale 24 mesi; Quinto d'obbligo; Proroga tecnica

5.1.3. Estimated duration

Duration: 36 Months

5.1.4. Renewal

Maximum renewals: 1

5.1.5. Value

Estimated value excluding VAT: 25 740 293,92 EUR

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

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.11. Procurement documents

Deadline for requesting additional information: 01/07/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: https://www.acquistinretepa.it/opencms/opencms/vetrina_bandi.html?filter=AB

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: https://www.acquistinretepa.it/opencms/opencms/vetrina_bandi.html?filter=AB

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 23/07/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 270 Days

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

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: TAR LAZIO

Information about review deadlines: 30 giorni

8. Organisations

8.1. ORG-0001

Official name: INPS

Registration number: 80078750587

Town: roma

Postcode: 00144
Country subdivision (NUTS): Roma (IT143)
Country: Italy
Email: dcrisorsestrumentalicentraleunicaacquisti@inps.it
Telephone: 06 59051
Roles of this organisation:
Buyer

8.1. ORG-0002

Official name: TAR LAZIO
Registration number: 80195990587
Town: roma
Postcode: 00196
Country subdivision (NUTS): Roma (IT143)
Country: Italy
Email: tarm-segrprotocolloamm@ga-cert.it
Telephone: 06 328721
Roles of this organisation:
Review organisation

10. Change

Version of the previous notice to be changed
:
c1385e36-d47a-4f08-a0d0-e56a3a59f021-01
Main reason for change
:
Information updated
Description
:
Inserimento CPV - Differimento termini presentazione offerta - Rettifica importo contributo ANAC

Notice information

Notice identifier/version: 625ac263-7024-4564-af44-67e69192c70b - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 30/06/2026 09:57:23 (UTC+00:00) Western European Time, GMT
Languages in which this notice is officially available: Italian
Notice publication number: 451388-2026
OJ S issue number: 124/2026
Publication date: 01/07/2026