

451947-2026 - Competition

Austria – Construction work – Rahmenvereinbarung Brauchbarmachung von Wohnungen – HKLS

OJ S 124/2026 01/07/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: Stadt Wien - Wiener Wohnen, vertreten durch GESIBA Gemeinnützige Siedlungs- und Bauaktiengesellschaft

Email: kanzlei@schramm-oehler.at

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Rahmenvereinbarung Brauchbarmachung von Wohnungen – HKLS

Description: Ziel des gegenständlichen Vergabeverfahrens ist der Abschluss einer Rahmenvereinbarung mit 6 Unternehmen zur Erbringung von Leistungen der Heizungs-, Klima-, Lüftungs-, und Sanitärtechnik (HKLS) für die Brauchbarmachungen von Wohnungen in bewohnten Wohnhausanlagen.

Procedure identifier: 13b49dd1-59aa-40d9-91de-b2761e0ff6f2

Internal identifier: 0

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): 45000000 Construction work

Additional classification (cpv): 45300000 Building installation work, 45331000 Heating, ventilation and air-conditioning installation work, 45332400 Sanitary fixture installation work, 50000000 Repair and maintenance services

2.1.4. General information

Additional information: Siehe Ausschreibungsunterlagen.

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document, Notice

Corruption: {0}

Fraud: {0}

Money laundering or terrorist financing: {0}

Participation in a criminal organisation: {0}

Terrorist offences or offences linked to terrorist activities: {0}

Child labour and including other forms of trafficking in human beings: {0}
Breaching of obligations in the fields of environmental law: {0}
Breaching of obligations in the fields of labour law: {0}
Breaching of obligations in the fields of social law: {0}
Agreements with other economic operators aimed at distorting competition: {0}
Grave professional misconduct: {0}
Misrepresentation, withheld information, unable to provide required documents or obtained confidential information of this procedure: {0}
Offence concerning its professional conduct in the domain of defence procurement: {0}
Conflict of interest due to its participation in the procurement procedure: {0}
Direct or indirect involvement in the preparation of this procurement procedure: {0}
Early termination, damages, or other comparable sanctions: {0}
Lack of reliability to exclude risks to the security of the country: {0}
Breaching of obligations set under purely national exclusion grounds: {0}
Breaching obligation relating to payment of social security contributions: {0}
Breaching obligation relating to payment of taxes: {0}
Business activities are suspended: {0}
Bankruptcy: {0}
Insolvency: {0}
Assets being administered by liquidator: {0}
Analogous situation like bankruptcy, insolvency or arrangement with creditors under national law: {0}

5. Lot

5.1. Lot: LOT-4368

Title: Rahmenvereinbarung Brauchbarmachung von Wohnungen – HKLS

Description: Ziel des gegenständlichen Vergabeverfahrens ist der Abschluss einer Rahmenvereinbarung mit 6 Unternehmen zur Erbringung von Leistungen der Heizungs-, Klima-, Lüftungs-, und Sanitärtechnik (HKLS) für die Brauchbarmachungen von Wohnungen in bewohnten Wohnhausanlagen.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45300000 Building installation work, 45331000 Heating, ventilation and air-conditioning installation work, 45332400 Sanitary fixture installation work, 50000000 Repair and maintenance services

5.1.2. Place of performance

Country subdivision (NUTS): Wien (AT130)

Country: Austria

5.1.3. Estimated duration

Start date: 01/01/2027

Duration: 48 Months

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

Additional information: Zu Punkt II wird festgehalten: Die geschätzte jährliche Abrufmenge (Auftragsvolumen) ist in Teil A der Ausschreibungsunterlagen - Pkt 2.1 "Aufgabenstellung des Auftragnehmers" festgelegt. Mengenmäßig sind vom Leistungsgegenstand dieser Rahmenvereinbarung Mengenanpassungen von bis zu 100% über der in Pkt. 2.1.2 angeführten Schätzmenge an Wohnungen umfasst.

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: 3

Maximum number of candidates to be invited for the second stage of the procedure: 10

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: Verlängerung der Gewährleistungsfrist

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

Award criterion number: 5

Criterion:

Type: Price

Description: Gesamtpreis

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

Award criterion number: 95

5.1.11. Procurement documents

Address of the procurement documents: <https://schramm-oehler.vergabeportal.at/Detail/249330>

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 17/08/2026

Terms of submission:

Electronic submission: Required

Address for submission: <https://schramm-oehler.vergabeportal.at/Detail/249330>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of requests to participate: 05/08/2026 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: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with reopening of competition

Maximum number of participants: 6

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Verwaltungsgericht Wien

Information about review deadlines: Im Einzelnen wird auf die Bestimmungen des WVRG 2020 (abrufbar unter www.ris.bka.gv.at), insbesondere auf § 19 WVRG 2020 verwiesen.

Organisation providing more information on the review procedures: Verwaltungsgericht Wien

8. Organisations

8.1. ORG-8673

Official name: Stadt Wien - Wiener Wohnen, vertreten durch GESIBA Gemeinnützige Siedlungs- und Bauaktiengesellschaft

Registration number: 9110006184442

Postal address: Eßlinggasse 8-10

Town: Wien

Postcode: 1010

Country subdivision (NUTS): Wien (AT130)

Country: Austria

Contact point: Schramm Öhler Rechtsanwälte GmbH, Bartensteingasse 2, 1010 Wien z.H. RA Mag. Hannes Pesendorfer / RA Mag. Jacqueline Guger

Email: kanzlei@schramm-oehler.at

Telephone: +43 14097609

Internet address: <https://www.schramm-oehler.at/>

Roles of this organisation:

Buyer

8.1. ORG-2214

Official name: Verwaltungsgericht Wien

Registration number: 9110019835300

Postal address: Muthgasse 62

Town: Wien

Postcode: 1190

Country subdivision (NUTS): Wien (AT130)

Country: Austria

Email: post@vgw.wien.gv.at

Telephone: +43 1400038500

Fax: +43 140009938529

Internet address: <http://www.verwaltungsgericht.wien.gv.at>

Roles of this organisation:

Review organisation

Organisation providing more information on the review procedures

Notice information

Notice identifier/version: 0de8d3da-60a1-4a84-a7be-234e014cd403 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 29/06/2026 18:16:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: German

Notice publication number: 451947-2026

OJ S issue number: 124/2026

Publication date: 01/07/2026