

456383-2026 - Competition

Austria – Construction work – Kurpark Bad Erlach

OJ S 125/2026 02/07/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: Marktgemeinde Bad Erlach

Email: gemeinde@baderlach.gv.at

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

1.1. Buyer

Official name: GEMREAL Erlach GmbH

Email: gemeinde@baderlach.gv.at

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: Kurpark Bad Erlach

Description: Vergabe eines Bauauftrages für das Projekt Kurpark Bad Erlach

Procedure identifier: bfc9125a-b8b5-4b5d-9754-b804d54466ae

Internal identifier: CM/ERL-VER

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): 45200000 Works for complete or part construction and civil engineering work, 45211341 Flats construction work, 45211300 Houses construction work, 45211350 Multi-functional buildings construction work, 45211360 Urban development construction work, 71320000 Engineering design services

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0132

Title: Kurpark Bad Erlach

Description: Vergabe eines Bauauftrages für das Projekt Kurpark Bad Erlach

Internal identifier: 249421

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work, 45211341 Flats construction work, 45211300 Houses construction work, 45211350 Multi-functional buildings construction work, 45211360 Urban development construction work, 71320000 Engineering design services

5.1.2. Place of performance

Country subdivision (NUTS): Niederösterreich-Süd (AT122)

Country: Austria

5.1.3. Estimated duration

Start date: 01/01/2027

Duration: 36 Months

5.1.6. General information

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

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: 5

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: Schriftliches Projektkonzept und Präsentation

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

Award criterion number: 70

Criterion:

Type: Price

Description: Grundstückswert

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

Award criterion number: 30

5.1.11. Procurement documents

Deadline for requesting additional information: 20/07/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://gv.vergabeportal.at/Detail/249421>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://gv.vergabeportal.at/Detail/249421>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 31/07/2026 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:**

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Landesverwaltungsgericht Niederösterreich

Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben. Die Höhe der zu entrichtenden Gebühr richtet sich nach § 1 Abs 1 Z 11 NÖ Vergabe-PauschGebV betreffend Bauaufträge im Oberschwellenbereich.

8. Organisations

8.1. ORG-6780

Official name: Marktgemeinde Bad Erlach

Registration number: 9110007402972

Postal address: Fabriksgasse 1

Town: Bad Erlach

Postcode: 2822

Country subdivision (NUTS): Niederösterreich-Süd (AT122)

Country: Austria

Email: gemeinde@baderlach.gv.at

Telephone: +43 262748214

Internet address: <http://www.baderlach.gv.at/>

Roles of this organisation:

Buyer

Group leader

8.1. ORG-8425

Official name: GEMREAL Erlach GmbH

Registration number: 9110016804545

Postal address: Fabriksgasse 1

Town: Bad Erlach

Postcode: 2822

Country subdivision (NUTS): Niederösterreich-Süd (AT122)

Country: Austria
Email: gemeinde@baderlach.gv.at
Telephone: +43 2627 48214
Internet address: https://www.baderlach.gv.at/GEMREAL_Erlach_GmbH
Roles of this organisation:
Buyer

8.1. **ORG-5427**

Official name: Landesverwaltungsgericht Niederösterreich
Registration number: 9110022398113
Postal address: Rennbahnstraße 29
Town: St. Pölten
Postcode: 3109
Country subdivision (NUTS): Sankt Pölten (AT123)
Country: Austria
Email: post@lvwg.noel.gv.at
Telephone: +43 274290590
Internet address: <https://lvwg.noel.gv.at/>
Roles of this organisation:
Review organisation

Notice information

Notice identifier/version: bf451246-1f0e-4bfd-9523-129e2400d551 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
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