

462549-2026 - Competition

Italy – Repair and maintenance services of building installations – GARA 48/2026/ACQ -
PROCEDURA APERTA PER L’AFFIDAMENTO DEL SERVIZIO DI GESTIONE INTEGRATA DELLE
MANUTENZIONI ORDINARIE DELLE OPERE EDILI, ELETTRICHE E IDRAULICHE DEL
PATRIMONIO DI EDILIZIA RESIDENZIALE PUBBLICA DEL COMUNE DI MILANO, SUDDIVISA IN
TRE LOTTI NON CUMULABILI. AVVISO DI PROROGA DEL TERMINE DI SCADENZA DELLE
OFFERTE

OJ S 127/2026 06/07/2026

Contract or concession notice – standard regime

Services - Works

1. Buyer

1.1. Buyer

Official name: MM S.p.A.

Email: info@pec.mmspa.eu

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: GARA 48/2026/ACQ - PROCEDURA APERTA PER L’AFFIDAMENTO DEL SERVIZIO
DI GESTIONE INTEGRATA DELLE MANUTENZIONI ORDINARIE DELLE OPERE EDILI,
ELETTRICHE E IDRAULICHE DEL PATRIMONIO DI EDILIZIA RESIDENZIALE PUBBLICA
DEL COMUNE DI MILANO, SUDDIVISA IN TRE LOTTI NON CUMULABILI. AVVISO DI
PROROGA DEL TERMINE DI SCADENZA DELLE OFFERTE

Description: SERVIZIO DI GESTIONE INTEGRATA DELLE MANUTENZIONI ORDINARIE
DELLE OPERE EDILI, ELETTRICHE E IDRAULICHE DEL PATRIMONIO DI EDILIZIA
RESIDENZIALE PUBBLICA DEL COMUNE DI MILANO, SUDDIVISA IN TRE LOTTI NON
CUMULABILI

Procedure identifier: 550a99f8-13b7-4d1a-bb96-6ca618fb84b1

Internal identifier: 48/2026/ACQ

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Additional nature of the contract: Works

Main classification (cpv): 50700000 Repair and maintenance services of building installations

2.1.2. Place of performance

Country subdivision (NUTS): Milano (ITC4C)

Country: Italy

2.1.3. Value

Estimated value excluding VAT: 28 162 121,28 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

5. Lot

5.1. Lot: LOT-0001

Title: LOTTO 1 - Comparto Nord-Ovest

Description: LOTTO 1 - Comparto Nord -Ovest

5.1.1. Purpose

Main nature of the contract: Services

Additional nature of the contract: Works

Main classification (cpv): 50000000 Repair and maintenance services

Options:

Description of the options: eventuale opzione di rinnovo x 24 mesi e applicazione del quinto d'obbligo ai sensi dell'art. 120, comma 9 del D.Lgs 36_2023

5.1.2. Place of performance

Country subdivision (NUTS): Milano (ITC4C)

Country: Italy

5.1.3. Estimated duration

Duration: 24 Months

5.1.5. Value

Estimated value excluding VAT: 9 948 389,76 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

5.1.10. Award criteria**Criterion:**

Type: Quality

Description: si rimanda al disciplinare di gara

Criterion:

Type: Price

Description: si rimanda al disciplinare di gara

5.1.11. Procurement documents

Address of the procurement documents: <https://mm.pro-q.it/gare/dettaglio/308b8edb-7997-4b00-a03b-25966acb5ce7>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://mm.pro-q.it/>

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

Electronic catalogue: Not allowed

Description of the financial guarantee: come indicato nei documenti di gara

Deadline for receipt of tenders: 20/07/2026 14:00:00 (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: 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: TAR Lombardia

Information about review deadlines: 30 giorni

Organisation receiving requests to participate: MM S.p.A.

Organisation processing tenders: MM S.p.A.

5.1. Lot: LOT-0002

Title: LOTTO 2- Comparto Sud-Ovest

Description: LOTTO 2- Comparto Sud-Ovest

5.1.1. Purpose

Main nature of the contract: Services

Additional nature of the contract: Works

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Options:

Description of the options: eventuale opzione di rinnovo x 24 mesi ed eventuale quinto d'obbligo ex art. 120 comma 9 dlgs 36_2023

5.1.2. Place of performance

Country subdivision (NUTS): Milano (ITC4C)

Country: Italy

5.1.3. Estimated duration

Duration: 24 Months

5.1.5. Value

Estimated value excluding VAT: 9 063 573,07 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

5.1.10. Award criteria

Criterion:

Type: Quality

Description: come nei documenti di gara

Criterion:

Type: Price

Description: come nei documenti di gara

5.1.11. Procurement documents

Address of the procurement documents: <https://mm.pro-q.it/gare/dettaglio/308b8edb-7997-4b00-a03b-25966acb5ce7>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://mm.pro-q.it/>

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

Electronic catalogue: Not allowed

Description of the financial guarantee: come indicato nei documenti di gara

Deadline for receipt of tenders: 20/07/2026 14:00:00 (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: 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: TAR Lombardia

Information about review deadlines: 30 giorni

5.1. Lot: LOT-0003

Title: LOTTO 3 - Comparto Nord-Est Sud-Est

Description: LOTTO 3 - Comparto Nord-Est Sud-Est

5.1.1. Purpose

Main nature of the contract: Services

Additional nature of the contract: Works

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Options:

Description of the options: eventuale opzione di rinnovo x 24 mesi e opzione del quinto d'obbligo ai sensi dell'art. 120, comma 9 del D.lgs 36/2023

5.1.2. Place of performance

Country subdivision (NUTS): Milano (ITC4C)

Country: Italy

5.1.3. Estimated duration

Duration: 24 Months

5.1.5. Value

Estimated value excluding VAT: 9 150 158,45 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

5.1.10. Award criteria

Criterion:

Type: Quality

Description: come nei documenti di gara

Criterion:

Type: Price

Description: come nei documenti di gara

5.1.11. Procurement documents

Address of the procurement documents: <https://mm.pro-q.it/gare/dettaglio/308b8edb-7997-4b00-a03b-25966acb5ce7>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://mm.pro-q.it/>

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

Electronic catalogue: Not allowed

Description of the financial guarantee: come indicato nei documenti di gara

Deadline for receipt of tenders: 20/07/2026 14:00:00 (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: 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: TAR Lombardia

Information about review deadlines: 30 giorni

8. Organisations

8.1. ORG-0001

Official name: MM S.p.A.

Registration number: 01742310152

Department: Direzione Legale e Appalti

Postal address: Via del Vecchio Politecnico, 8

Town: Milano

Postcode: 20121

Country subdivision (NUTS): Milano (ITC4C)

Country: Italy

Email: info@pec.mmspa.eu

Telephone: +39 0277471

Internet address: www.mmspa.eu

Information exchange endpoint (URL): <http://mmspa.eu>

Buyer profile: www.mmspa.eu

Roles of this organisation:

Buyer

Organisation receiving requests to participate

Organisation processing tenders

8.1. ORG-0002

Official name: TAR Lombardia

Registration number: 97024970150

Postal address: Via Filippo Corridoni 39

Town: Milano

Postcode: 20122

Country subdivision (NUTS): Milano (ITC4C)

Country: Italy

Email: tarmi-segrprotocolloamm@ga-cert.it

Telephone: +39 0276053248

Internet address: www.giustizia-amministrativa.it

Roles of this organisation:

Review organisation

Notice information

Notice identifier/version: efa3c574-96b7-4726-a1f8-a70a85d39b8c - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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