

## 472420-2026 - Competition

**Austria – Architectural, construction, engineering and inspection services – 1210 Wien, Gerasdorferstraße 55 – Thermische Wohnhaussanierung – Architekt**  
**OJ S 130/2026 09/07/2026**  
**Contract or concession notice – standard regime**  
**Services**

### 1. Buyer

---

#### 1.1. Buyer

Official name: Stadt Wien - Wiener Wohnen, vertreten durch GESIBA Gemeinnützige Siedlungs- und Bauaktiengesellschaft  
Email: [kanzlei@schramm-oehler.at](mailto: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: 1210 Wien, Gerasdorferstraße 55 – Thermische Wohnhaussanierung – Architekt  
Description: Ziel des gegenständlichen Vergabeverfahrens ist, den im Zuge des Vergabeverfahrens ermittelten Bestbieter mit der Erbringung von Architekturleistungen im Zusammenhang mit der Thermischen Wohnhaussanierung der Wohnhausanlage Gerasdorferstraße 55, 1 210 Wien zu beauftragen.  
Procedure identifier: 8a0345b9-a856-43a0-a273-e0d34987cfa5  
Internal identifier: 1  
Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation  
The procedure is accelerated: no  
Main features of the procedure: Siehe Ausschreibungsunterlagen.

##### 2.1.1. Purpose

Main nature of the contract: Services  
Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services  
Additional classification (cpv): 71200000 Architectural and related services, 71210000 Advisory architectural services, 71300000 Engineering services, 71221000 Architectural services for buildings, 71240000 Architectural, engineering and planning services

##### 2.1.4. General information

Additional information: Zu Abschnitt I wird festgehalten, dass der öffentliche Auftraggeber Stadt Wien - Wiener Wohnen durch die GESIBA - Gemeinnützige Siedlungs- und Bauaktiengesellschaft vertreten wird.  
**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-6824

Title: 1210 Wien, Gerasdorferstraße 55 – Thermische Wohnhaussanierung – Architekt

Description: Ziel des gegenständlichen Vergabeverfahrens ist, den im Zuge des Vergabeverfahrens ermittelten Bestbieter mit der Erbringung von Architekturleistungen im Zusammenhang mit der Thermischen Wohnhaussanierung der Wohnhausanlage Gerasdorferstraße 55, 1 210 Wien zu beauftragen.

Internal identifier: 1

#### 5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services

Additional classification (cpv): 71200000 Architectural and related services, 71210000

Advisory architectural services, 71300000 Engineering services, 71221000 Architectural services for buildings, 71240000 Architectural, engineering and planning services

#### 5.1.2. Place of performance

Country subdivision (NUTS): Wien (AT130)

Country: Austria

#### 5.1.3. Estimated duration

Start date: 01/10/2026

Duration: 72 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: Zum Beginn: siehe Ausschreibungsunterlagen. Zur Laufzeit des Vertrages wird festgehalten, dass der Leistungsvertrag für die Dauer des gegenständlichen Projektes abgeschlossen wird. Zu Abschnitt IV.2, Mindestanzahl der zuzulassenden Bewerber wird festgehalten: Die AG wird fünf Unternehmer, die die Eignungskriterien (Pkt. 6.3) erfüllen, zur Teilnahme an der zweiten Stufe des Vergabeverfahrens (Angebots- und Verhandlungsphase) zulassen und zur Legung von Angeboten auffordern. Im Detail siehe Ausschreibungsunterlagen.

#### **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: Abwicklungskonzept

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

Award criterion number: 40

##### **Criterion:**

Type: Price

Description: Gesamtbewertungssumme

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

Award criterion number: 60

#### **5.1.11. Procurement documents**

Address of the procurement documents: <https://schramm-oehler.vergabeportal.at/Detail/250011>

#### **5.1.12. Terms of procurement**

##### **Terms of submission:**

Electronic submission: Required

Address for submission: <https://schramm-oehler.vergabeportal.at/Detail/250011>

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: 07/08/2026 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:**

No framework agreement

**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](http://www.ris.bka.gv.at)), insbesondere auf § 19 WVRG 2020 verwiesen.

## 8. Organisations

---

**8.1. ORG-7501**

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](mailto:kanzlei@schramm-oehler.at)

Telephone: +43 14097609

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

**Roles of this organisation:**

Buyer

**8.1. ORG-3005**

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](mailto: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

## Notice information

---

Notice identifier/version: 78c1ae3f-f503-4c1e-91c8-8db4e74263d1 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 07/07/2026 15:47:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: German

Notice publication number: 472420-2026

OJ S issue number: 130/2026

Publication date: 09/07/2026