

510568-2026 - Competition

Germany – Architectural, engineering and planning services – Schützenhaus "Zur Louisenlust" - energetische Ertüchtigung des Saalgebäudes

OJ S 140/2026 23/07/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Stadtrodaer Wohnungsbaugesellschaft mbH

Email: info@stadtrodaer-wohnungsbaugesellschaft.de

Legal type of the buyer: Organisation awarding a contract subsidised by a contracting authority

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Schützenhaus "Zur Louisenlust" - energetische Ertüchtigung des Saalgebäudes

Description: Gegenstand der Ausschreibung ist die Erbringung der Architektur- bzw. Ingenieurleistungen für die Sanierung eines bestehenden Saalgebäudes.

Procedure identifier: 249a0826-7e36-4d0b-8faf-ff643d361895

Internal identifier: 2026-01

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: Services

Main classification (cpv): 71240000 Architectural, engineering and planning services

2.1.2. Place of performance

Postal address: August-Bebel-Straße 1

Town: Stadtroda

Postcode: 07646

Country subdivision (NUTS): Saale-Holzland-Kreis (DEG0J)

Country: Germany

2.1.3. Value

Estimated value excluding VAT: 250 000,00 EUR

2.1.4. General information

Additional information: #Bekanntmachungs-ID: CXP4DJ9MSP2#

Legal basis:

Directive 2014/24/EU

vgv -

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Notice

Breaching of obligations set under purely national exclusion grounds: § 21 Arbeitnehmer-Entsendegesetzes, § 98c Aufenthaltsgesetzes, § 19 Mindestlohngesetzes, § 21 Schwarzarbeitsbekämpfungsgesetzes und § 22 Lieferkettensorgfaltspflichtengesetzes §124 Abs. 1 Nr. 9 GWB

Participation in a criminal organisation: § 123 Abs. 1 Nr. 1 GWB

Terrorist offences or offences linked to terrorist activities: § 123 Abs. 1 Nr. 1 GWB

Money laundering or terrorist financing: §§ 123 Abs. 1 Nr. 2, 3 GWB

Fraud: §§ 123 Abs. 1 Nr. 4, 5 GWB

Corruption: §§ 123 Abs. 1 Nr. 6, 7, 8, 9 GWB

Child labour and including other forms of trafficking in human beings: § 123 Abs. 1 Nr. 10 GWB

Breaching obligation relating to payment of taxes: § 123 Abs. 4 GWB

Breaching obligation relating to payment of social security contributions: § 123 Abs. 4 GWB

Breaching of obligations in the fields of environmental law: § 124 Abs. 1 Nr. 1 GWB

Breaching of obligations in the fields of social law: § 124 Abs. 1 Nr. 1 GWB

Breaching of obligations in the fields of labour law: § 124 Abs. 1 Nr. 1 GWB

Insolvency: § 124 Abs. 1 Nr. 2 GWB

Assets being administered by liquidator: § 124 Abs. 1 Nr. 2 GWB

Business activities are suspended: § 124 Abs. 1 Nr. 2 GWB

Analogous situation like bankruptcy, insolvency or arrangement with creditors under national law: § 124 Abs. 1 Nr. 2 GWB

Grave professional misconduct: § 124 Abs. 1 Nr. 3 GWB

Agreements with other economic operators aimed at distorting competition: § 124 Abs. 1 Nr. 4 GWB

Early termination, damages, or other comparable sanctions: § 124 Abs. 1 Nr. 7 GWB

Misrepresentation, withheld information, unable to provide required documents or obtained confidential information of this procedure: § 124 Abs. 1 Nr. 8 GWB

5. Lot

5.1. Lot: LOT-0001

Title: Schützenhaus "Zur Louisenlust" - energetische Ertüchtigung des Saalgebäudes

Description: Ziel der Maßnahme sind die Modernisierung und nachhaltige Instandsetzung der baulichen und technischen Anlagen. Die Leistungen sind nach der HOAI in den LPH 5-8 zu erbringen. Der Leistungsumfang umfasst die vollständige Planungsbegleitung von der Genehmigungsplanung bis zur Überwachung der Bauphase.

Internal identifier: 2026-01

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71240000 Architectural, engineering and planning services

5.1.2. Place of performance

Postal address: August-Bebel-Straße 1

Town: Stadtroda

Postcode: 07646

Country subdivision (NUTS): Saale-Holzland-Kreis (DEG0J)

Country: Germany

5.1.3. Estimated duration

Other duration: Unknown

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Tender requirement

Procurement Project fully or partially 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

Additional information: #Besonders auch geeignet für:other-sme#

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Enrolment in a relevant professional register

Description of selection criterion: Eintragung Architektenkammer/Ingenieurkammer Nachweis der Kammerurkunde

Criterion: Professional risk indemnity insurance

Description of selection criterion: Mindestdeckung Personenschäden/Sachschäden
Versicherungsnachweis

Criterion: General yearly turnover

Description of selection criterion: Nachweis Umsatzerklärung der letzten 3 Geschäftsjahre
The criteria will be used to select the candidates to be invited for the second stage of the procedure

Weight (points, exact): 25,00

Criterion: References on specified services

Description of selection criterion: mindestens 1 vergleichbares Projekt in den letzten 10 Jahren, davon 1 abgeschlossen

The criteria will be used to select the candidates to be invited for the second stage of the procedure

Weight (points, exact): 45,00

Criterion: Average yearly manpower

Description of selection criterion: Anzahl der Mitarbeiter der letzten 3 Jahre (einschl. Büroinhaber)

The criteria will be used to select the candidates to be invited for the second stage of the procedure

Weight (points, exact): 30,00

Criterion: Tools, plant, or technical equipment

Description of selection criterion: Nutzung von 3D-CAD-Software mit den gängigen Schnittstellen dxf-, dwg-Format

Criterion: Tools, plant, or technical equipment

Description of selection criterion: Nutzung von AVA-Software mit Schnittstelle der gängigen GAEB-Formate

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

Name: 1. Analyse der Aufgabenstellung und Projektanforderungen

Description: Analyse der Aufgabenstellung u. Projektanforderungen

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

Award criterion number: 25

Criterion:

Type: Quality

Name: 2. Projektabwicklung

Description: Projektabwicklung

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

Award criterion number: 20

Criterion:

Type: Quality

Name: 3. Organisation, Qualifikation, Erfahrung des Personals

Description: Organisation, Qualifikation, Erfahrung des Personals

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

Award criterion number: 18

Criterion:

Type: Quality

Name: 4. Konzept zur Sicherstellung der Präsenz bei kritischen Bauphasen

Description: Konzept zur Sicherstellung der Präsenz bei kritischen Bauphasen

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

Award criterion number: 12

Criterion:

Type: Cost

Name: 5. Honorarkalkulation

Description: Honorarkalkulation

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

Award criterion number: 25

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: German

Address of the procurement documents: <https://www.dtv.de/Satellite/notice/CXP4DJ9MSP2/documents>

Ad hoc communication channel:

URL: <https://www.dtv.de/Satellite/notice/CXP4DJ9MSP2>

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

Electronic submission: Required

Address for submission: <https://www.dtv.de/Satellite/notice/CXP4DJ9MSP2>

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
Description of the financial guarantee: Bankbürgschaft
Deadline for receipt of requests to participate: 21/08/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Information that can be supplemented after the submission deadline:

No documents can be submitted later.

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: Vergabekammer Freistaat Thüringen
Information about review deadlines: Verstöße gegen Vergabevorschriften, die aufgrund der Bekanntmachung oder in den Vergabeunterlagen erkennbar sind, sind spätestens bis zum Ablauf der Frist zur Bewerbung oder zur Angebotsabgabe gegenüber dem Auftraggeber zu rügen. Im Übrigen sind Verstöße gegen Vergabevorschriften innerhalb einer Frist von zehn Kalendertagen nach Kenntnis gegenüber dem Auftraggeber zu rügen. Ein Nachprüfungsantrag ist innerhalb von 15 Kalendertagen nach Eingang der Mitteilung des Auftraggebers, einer Rüge nicht abhelfen zu wollen, bei der zuständigen Vergabekammer zu stellen (§ 160 Gesetz gegen Wettbewerbsbeschränkungen (GWB)).
Organisation providing additional information about the procurement procedure: Stadtrodaer Wohnungsbaugesellschaft mbH
Organisation receiving requests to participate: Stadtrodaer Wohnungsbaugesellschaft mbH

8. Organisations

8.1. ORG-0001

Official name: Stadtrodaer Wohnungsbaugesellschaft mbH
Registration number: HRB200691
Postal address: Breiter Weg 58
Town: Stadtroda
Postcode: 07646
Country subdivision (NUTS): Saale-Holzland-Kreis (DEG0J)
Country: Germany
Email: info@stadtrodaer-wohnungsbaugesellschaft.de
Telephone: 0364284430
Fax: 03642844318
Internet address: <https://www.wohnung-stadtroda.de/>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

Organisation receiving requests to participate

8.1. ORG-0002

Official name: Vergabekammer Freistaat Thüringen

Registration number: 1600334-0001-29

Postal address: Jorge-Semprún-Platz 4

Town: Weimar

Postcode: 99423

Country subdivision (NUTS): Weimar, Kreisfreie Stadt (DEG05)

Country: Germany

Email: nachpruefungsstelle@tlvwa.thueringen.de

Telephone: 0361 57332 1254

Internet address: <https://landesverwaltungsamt.thueringen.de/wirtschaft/vergabekammer>

Roles of this organisation:

Review organisation

8.1. ORG-0003

Official name: Datenservice Öffentlicher Einkauf (in Verantwortung des Beschaffungsamts des BMI)

Registration number: 0204:994-DOEVD-83

Town: Bonn

Postcode: 53119

Country subdivision (NUTS): Bonn, Kreisfreie Stadt (DEA22)

Country: Germany

Email: noreply.esender_hub@bescha.bund.de

Telephone: +49228996100

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: d67900ac-31b0-4488-8427-58ad882056ce - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

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