

515451-2026 - Competition

Austria – Architectural, construction, engineering and inspection services – So Wohnt Burgenland GmbH – Generalplanung – Psychiatrische Langzeitpflege Neudörf
OJ S 141/2026 24/07/2026
Contract or concession notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: SOWO – So wohnt Burgenland GmbH

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: So Wohnt Burgenland GmbH – Generalplanung – Psychiatrische Langzeitpflege Neudörf

Description: Ziel des gegenständlichen Vergabeverfahrens ist, den im Zuge des Vergabeverfahrens ermittelten Bestbieter mit der Erbringung von Generalplanungsleistungen für die Errichtung einer Langzeitpsychiatrie in der Marktgemeinde Neudörf (Bezirk Mattersburg) zu beauftragen.

Procedure identifier: 76129676-23b9-420f-a051-bf8be35f2e5e

Internal identifier: 0

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, 71300000 Engineering 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-5452

Title: So Wohnt Burgenland GmbH – Generalplanung Psychiatrische Langzeitpflege Neudörfl
Description: Ziel des gegenständlichen Vergabeverfahrens ist, den im Zuge des Vergabeverfahrens ermittelten Bestbieter mit der Erbringung von Generalplanungsleistungen für die Errichtung einer Langzeitpsychiatrie in der Marktgemeinde Neudörfl (Bezirk Mattersburg) 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, 71300000 Engineering services

Options:

Description of the options: Siehe Ausschreibungsunterlagen.

5.1.2. Place of performance

Country subdivision (NUTS): Nordburgenland (AT112)

Country: Austria

5.1.3. Estimated duration

Start date: 01/12/2026

Duration end date: 31/03/2028

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 "Laufzeit des Vertrages" wir festgehalten: Die Angabe musste aus technischen Gründen erfolgen. Der Vertrag wird für die Dauer des gegenständlichen Projektes abgeschlossen.

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: 5

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: Planerisches Konzept (Studie), fachliche Qualifikation und Kompetenz des Schlüsselpersonals

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

Award criterion number: 50

Criterion:

Type: Price

Description: Gesamtbewertungssumme

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

Award criterion number: 50

5.1.11. Procurement documents

Address of the procurement documents: <https://schramm-oehler.vergabeportal.at/Detail/250846>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://schramm-oehler.vergabeportal.at/Detail/250846>

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

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of requests to participate: 24/08/2026 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

Conditions relating to the performance of the contract: Siehe Ausschreibungsunterlagen.

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 Burgenland

Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben (siehe Bgld. VergRSG; abrufbar unter ris.bka.gv.at).

Organisation providing more information on the review procedures: Landesverwaltungsgericht Burgenland

8. Organisations

8.1. ORG-2362

Official name: SOWO – So wohnt Burgenland GmbH

Registration number: 9110032494669

Postal address: Marktstraße 3

Town: Eisenstadt

Postcode: 7000

Country subdivision (NUTS): Nordburgenland (AT112)

Country: Austria

Contact point: Schramm Öhler Rechtsanwälte, Hauptstraße 22a, 7000 Eisenstadt, 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-5651

Official name: Landesverwaltungsgericht Burgenland

Registration number: 9110022341188

Postal address: Europaplatz 1

Town: Eisenstadt

Postcode: 7000

Country subdivision (NUTS): Nordburgenland (AT112)

Country: Austria

Email: verwaltungsgericht@lvwg-bgld.gv.at

Telephone: +43 2682668111100

Internet address: <http://verwaltungsgericht.bgld.gv.at>

Roles of this organisation:

Review organisation

Organisation providing more information on the review procedures

Notice information

Notice identifier/version: 62c83529-8c4d-4256-99db-e5cc22a1e689 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 22/07/2026 15:17:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: German

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