

518806-2026 - Competition

Spain – Repair and maintenance services of building installations – Mantenimiento integral de inmuebles residenciales y de sus instalaciones generales, titularidad de la Empresa Municipal de la Vivienda y Suelo de Madrid, S.A. (2 LOTES)

OJ S 142/2026 27/07/2026

**Contract or concession notice – standard regime - Change notice
Services**

1. Buyer

1.1. Buyer

Official name: Empresa Municipal de la Vivienda y Suelo de Madrid, S.A.

Email: contratacion@emvs.es

Legal type of the buyer: Body governed by public law, controlled by a local authority

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Mantenimiento integral de inmuebles residenciales y de sus instalaciones generales, titularidad de la Empresa Municipal de la Vivienda y Suelo de Madrid, S.A. (2 LOTES)

Description: Mantenimiento integral de inmuebles residenciales y de sus instalaciones generales, titularidad de la Empresa Municipal de la Vivienda y Suelo de Madrid, S.A.

Procedure identifier: 59d72da3-708f-4316-9240-0adfa6c1c111

Internal identifier: 103/2026

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

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

Additional classification (cpv): 50330000 Maintenance services of telecommunications equipment, 50411100 Repair and maintenance services of water meters, 50411200 Repair and maintenance services of gas meters, 50411300 Repair and maintenance services of electricity meters, 50413200 Repair and maintenance services of firefighting equipment, 50510000 Repair and maintenance services of pumps, valves, taps and metal containers, 50711000 Repair and maintenance services of electrical building installations, 50720000 Repair and maintenance services of central heating, 90920000 Facility related sanitation services

2.1.2. Place of performance

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

2.1.3. Value

Estimated value excluding VAT: 35 530 000,00 EUR

2.1.4. General information

Legal basis:

2.1.5. Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 1

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: Notice

Corruption: Además de corrupción, aplican los motivos de exclusión establecidos en los pliegos y en la legislación correspondiente

5. Lot

5.1. Lot: LOT-0001

Title: Lote 1

Description: Lote número 1: Residencial

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

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

Additional classification (cpv): 50510000 Repair and maintenance services of pumps, valves, taps and metal containers, 50711000 Repair and maintenance services of electrical building installations, 90920000 Facility related sanitation services

5.1.2. Place of performance

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

5.1.3. Estimated duration

Duration: 24 Months

5.1.5. Value

Estimated value excluding VAT: 25 960 000,00 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: Notice

Criterion: General yearly turnover

Description of selection criterion: Cifra anual de negocio

Criterion: References on specified services

Description of selection criterion: Trabajos realizados

Criterion: Average yearly manpower

Description of selection criterion: Plantilla media anual

5.1.10. Award criteria

Criterion:

Type: Price

Description: Baja sobre la parte fija .

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

Award criterion number: 5

Criterion:

Type: Price

Description: Baja sobre la parte variable .

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

Award criterion number: 25

Criterion:

Type: Quality

Description: Incremento de medios personales adscritos al contrato para atención presencial en promociones.

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

Award criterion number: 30

Criterion:

Type: Quality

Description: Incremento voluntario de la franquicia en materiales.

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

Award criterion number: 15

Criterion:

Type: Quality

Description: Capacidad y experiencia del equipo.

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

Award criterion number: 10

Criterion:

Type: Quality

Description: Propuesta Técnica y de Gestión de incidencias .

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

Award criterion number: 15

5.1.11. Procurement documents

Address of the procurement documents: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=NGIRcbNNXbbXOjazN1Dw9Q%3D%3D

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=NGIRcbNNXbbXOjazN1Dw9Q%3D%3D

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 04/09/2026 23:59:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 2 Months

Information about public opening:

Opening date: 22/09/2026 08:30:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Place: Dirección Evento de Apertura de Ofertas

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: De conformidad con lo indicado en el Anexo I del PCAP(lote/s: 1,2).

Electronic invoicing: Not allowed

Electronic ordering will be used: no

Electronic payment will be used: no

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: Empresa Municipal de la Vivienda y Suelo de Madrid, S.A. - Tribunal Administrativo de Contratación Pública

Information about review deadlines: De conformidad con lo indicado en el PCAP

5.1. Lot: LOT-0002

Title: Lote 2

Description: Lote número 2: Instalaciones generales

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services

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

Additional classification (cpv): 50330000 Maintenance services of telecommunications

equipment, 50411100 Repair and maintenance services of water meters, 50411200 Repair

and maintenance services of gas meters, 50411300 Repair and maintenance services of

electricity meters, 50413200 Repair and maintenance services of firefighting equipment,

50510000 Repair and maintenance services of pumps, valves, taps and metal containers,

50711000 Repair and maintenance services of electrical building installations, 50720000

Repair and maintenance services of central heating

5.1.2. Place of performance

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

5.1.3. Estimated duration

Duration: 24 Months

5.1.5. Value

Estimated value excluding VAT: 9 570 000,00 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: Notice

Criterion: General yearly turnover

Description of selection criterion: Cifra anual de negocio

Criterion: References on specified services

Description of selection criterion: Trabajos realizados

Criterion: Average yearly manpower

Description of selection criterion: Plantilla media anual

5.1.10. Award criteria

Criterion:

Type: Price

Description: Baja sobre la parte fija .

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

Award criterion number: 5

Criterion:

Type: Price

Description: Baja sobre la parte variable .

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

Award criterion number: 25

Criterion:

Type: Quality

Description: Implantación de módulos de facturación en el BMS cuando exista contabilización de energía y/o ACS a través de sistema de contadores IoT integrados.

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

Award criterion number: 5

Criterion:

Type: Quality

Description: Incremento voluntario de la franquicia en materiales.

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

Award criterion number: 20

Criterion:

Type: Quality

Description: Instalación de contadores de energía y/o ACS IoT integrados.

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

Award criterion number: 20

Criterion:

Type: Quality

Description: Capacidad y experiencia del equipo.

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

Award criterion number: 10

Criterion:

Type: Quality

Description: Propuesta Técnica y de Gestión de incidencias .

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

Award criterion number: 15

5.1.11. Procurement documents

Address of the procurement documents: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=NGIRcbNNXbbXOjazN1Dw9Q%3D%3D

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=NGIRcbNNXbbXOjazN1Dw9Q%3D%3D

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 04/09/2026 23:59:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 2 Months

Information about public opening:

Opening date: 22/09/2026 08:30:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Place: Dirección Evento de Apertura de Ofertas

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: De conformidad con lo indicado en el Anexo I del PCAP(lote/s: 1,2).

Electronic invoicing: Not allowed

Electronic ordering will be used: no

Electronic payment will be used: no

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: Empresa Municipal de la Vivienda y Suelo de Madrid, S.A. - Tribunal Administrativo de Contratación Pública

Information about review deadlines: De conformidad con lo indicado en el PCAP

8. Organisations

8.1. ORG-0001

Official name: Empresa Municipal de la Vivienda y Suelo de Madrid, S.A.

Registration number: 51011220144882

Registration number: A28740314

Town: Madrid

Postcode: 28012

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

Contact point: Empresa Municipal de la Vivienda y Suelo de Madrid, S.A.

Email: contratacion@emvs.es

Telephone: +34 915168770

Internet address: <http://www.emvs.es>

Buyer profile: <https://contrataciondelestado.es/wps/poc?uri=deeplink:perfilContratante&idBp=cbzYK0tXiFUQK2TEfXGy%2BA%3D%3D>

Other contact points:

Official name: Tribunal Administrativo de Contratación Pública

Town: Madrid

Postcode: 28010

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

Roles of this organisation:

Buyer

Review organisation

10. Change

Version of the previous notice to be changed

:

b6ad2082-597a-492f-a9cd-6ec1d5db6f4d-01

Main reason for change

:

Information updated

10.1. Change

Section identifier: PROCEDURE

Notice information

Notice identifier/version: 8f4b22cd-318a-4464-a473-638aeb01acd8 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 24/07/2026 09:26:25 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: Spanish

Notice publication number: 518806-2026

OJ S issue number: 142/2026

Publication date: 27/07/2026