

525248-2026 - Competition

Austria – Construction work – BVW - HBLA Ursprung - GU+

OJ S 144/2026 29/07/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: Landwirtschaftliche Bundesversuchswirtschaften GmbH

Email: office@heid-partner.at

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

Activity of the contracting authority: Economic affairs

2. Procedure

2.1. Procedure

Title: BVW - HBLA Ursprung - GU+

Description: Ziel der Ausschreibung ist die Findung eines Generalunternehmer plus (GU+) für das Projekt "HBLA Ursprung" (Sanierung des denkmalgeschützten Schlosses Ursprung sowie der angrenzenden Höheren Bundeslehranstalt für Landwirtschaft). Das Projekt soll mit einem Early Contractor Involvement-Modell („ECI“) umgesetzt werden, welches durch eine kooperative Projektabwicklung eine umfassende Einbindung aller Beteiligten ermöglicht und damit eine Optimierung des Projekts sicherstellt.

Procedure identifier: 439cddfe-df6c-4bbb-bc00-33cf1a7812f5

Internal identifier: BVW-4/25

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 Teilnahmeunterlagen

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 71240000 Architectural, engineering and planning services, 71000000 Architectural, construction, engineering and inspection services

2.1.3. Value

Maximum value of the framework agreement: 70 000 000,00 EUR

2.1.4. General information

Additional information: Auf das Erfordernis einer behördlichen Entscheidung für die Zulässigkeit der Ausübung einer Tätigkeit in Österreich sowie auf die Verpflichtung gemäß § 21 Abs 1 BVergG 2018 wird hingewiesen.

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

5. Lot

5.1. Lot: LOT-8738

Title: BVW - HBLA Ursprung - GU+

Description: Ziel der Ausschreibung ist die Findung eines Generalunternehmer plus (GU+) für das Projekt "HBLA Ursprung" (Sanierung des denkmalgeschützten Schlosses Ursprung sowie der angrenzenden Höheren Bundeslehranstalt für Landwirtschaft). Das Projekt soll mit einem Early Contractor Involvement-Modell („ECI“) umgesetzt werden, welches durch eine kooperative Projektabwicklung eine umfassende Einbindung aller Beteiligten ermöglicht und damit eine Optimierung des Projekts sicherstellt.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 71240000 Architectural, engineering and planning services, 71000000 Architectural, construction, engineering and inspection services

Options:

Description of the options: Optional zu vergebende Leistungen: Einrichtungen und Betriebsausstattungen / Restaurierungsleistungen am Schloss / Wartungsleistungen.

5.1.2. Place of performance

Town: Elixhausen-Ursprung

Country subdivision (NUTS): Salzburg und Umgebung (AT323)

Country: Austria

5.1.3. Estimated duration

Start date: 01/02/2027

Duration: 48 Months

5.1.5. Value

Maximum value of the framework agreement: 70 000 000,00 EUR

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

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: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.10. Award criteria

Criterion:

Type: Price

Description: Angebotspreis für die Leistungen des GU+ (Maximalpreis)

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

Award criterion number: 70

5.1.11. Procurement documents

Address of the procurement documents: <https://heid.vergabeportal.at/Detail/251808>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://heid.vergabeportal.at/Detail/251808>

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: 27/08/2026 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

Legal form that must be taken by a group of tenderers that is awarded a contract: solidarisch haftende Arbeitsgemeinschaft (ARGE = Gesellschaft bürgerlichen Rechts)

5.1.15. Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with reopening of competition

Maximum number of participants: 2

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Bundesverwaltungsgericht

Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben

Organisation providing offline access to the procurement documents: Heid und Partner

Rechtsanwälte GmbH

8. Organisations

8.1. ORG-6534

Official name: Landwirtschaftliche Bundesversuchswirtschaften GmbH

Registration number: 9110015931761

Postal address: Rottenhauserstraße 32

Town: Wieselburg

Postcode: 3250

Country subdivision (NUTS): Mostviertel-Eisenwurzen (AT121)

Country: Austria

Email: office@heid-partner.at

Telephone: +43 1 9669 786
Internet address: <https://www.bvw.at/>

Roles of this organisation:

Buyer

8.1. ORG-1156

Official name: Bundesverwaltungsgericht
Registration number: 9110008059823
Postal address: Erdbergstraße 192-196
Town: Wien
Postcode: 1030
Country subdivision (NUTS): Wien (AT130)
Country: Austria
Email: einlaufstelle@bvwg.gv.at
Telephone: +43 160149
Internet address: <https://www.bvwg.gv.at/>

Roles of this organisation:

Review organisation

8.1. ORG-5541

Official name: Heid und Partner Rechtsanwälte GmbH
Registration number: 9110026507337
Postal address: Kundmanngasse 21
Town: Wien
Postcode: 1030
Country subdivision (NUTS): Wien (AT130)
Country: Austria
Email: ausschreibungen@heid-partner.at
Telephone: +43 19669786
Internet address: <https://www.heid-partner.at>

Roles of this organisation:

Organisation providing offline access to the procurement documents

Notice information

Notice identifier/version: 673b29e9-ac5a-45e6-b260-0caa671133de - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
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