

540338-2026 - Competition

Portugal – Building construction work – Empreitada de Remodelação e Ampliação do Hotel Sete Cidades

OJ S 148/2026 04/08/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: Gaivota - Empreendimentos Turísticos, Lda.

Email: rcg@ladvogados.com

Legal type of the buyer: Entity with special or exclusive rights

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Empreitada de Remodelação e Ampliação do Hotel Sete Cidades

Description: Empreitada de Remodelação e Ampliação do Hotel Sete Cidades

Procedure identifier: 4befd2bd-14d8-4ac4-926e-39fad0027568

Internal identifier: 1/2026

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: Concurso Público Internacional

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

2.1.2. Place of performance

Town: Ponta Delgada

Country subdivision (NUTS): Região Autónoma dos Açores (PT200)

Country: Portugal

2.1.3. Value

Estimated value excluding VAT: 8 550 000,00 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document, European Single Procurement Document Request

5. Lot

5.1. Lot: LOT-0000

Title: Empreitada de Remodelação e Ampliação do Hotel Sete Cidades

Description: Empreitada de Remodelação e Ampliação do Hotel Sete Cidades
Internal identifier: 1/2026

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

5.1.2. Place of performance

Town: Ponta Delgada

Country subdivision (NUTS): Região Autónoma dos Açores (PT200)

Country: Portugal

5.1.3. Estimated duration

Duration: 540 Days

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 8 550 000,00 EUR

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

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Name: Preço

Description: Preço

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

Award criterion number: 45

Criterion:

Type: Quality

Name: Outros

Description: Início da Execução da Empreitada

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

Award criterion number: 10

Criterion:

Type: Quality

Name: Qualidade

Description: Qualidade

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

Award criterion number: 45

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: <https://www.anogov.com/op-gaivota/faces/app/pap/detalhePap.jsp>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.anogov.com/op-gaivota/faces/>

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

Electronic catalogue: Required

Variants: Not allowed

Description of the financial guarantee: De acordo com o artigo 16.º do Programa de Concurso

Deadline for receipt of tenders: 03/09/2026 22:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 180 Days

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: Conforme cláusula 3.ª do Caderno de Encargos

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: Conforme Caderno de Encargos

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: Gaivota - Empreendimentos Turísticos, Lda.

Information about review deadlines: Dez dias para recurso do presente procedimento por Concurso Público Internacional

8. Organisations

8.1. ORG-0001

Official name: Gaivota - Empreendimentos Turísticos, Lda.

Registration number: 512021821

Department: Bruno Filipe Rocha Pereira

Postal address: Avenida Infante D. Henrique, n.º 103

Town: Ponta Delgada

Postcode: 9500-764

Country subdivision (NUTS): Região Autónoma dos Açores (PT200)

Country: Portugal

Contact point: Bruno Filipe Rocha Pereira

Email: rcg@ladvogados.com

Telephone: 296287339

Internet address: <https://www.hotelgaivota.com/>

Roles of this organisation:

Buyer

Review organisation

8.1. ORG-0002

Official name: Imprensa Nacional-Casa da Moeda, S. A. (INCM)

Registration number: 500792887

Department: Unidade do Diário da República

Postal address: Avenida António José de Almeida

Town: Lisboa

Postcode: 1000-042

Country subdivision (NUTS): Grande Lisboa (PT1A0)

Country: Portugal

Contact point: Ponto de contacto

Email: 2serie@diariodarepublica.pt

Telephone: +351 217810870

Fax: +351 213945716

Internet address: <https://diariodarepublica.pt>

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: 9d0e8221-db6d-4c9d-9cda-37eaa1a98ab5 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 01/08/2026 13:45:53 (UTC+01:00) Central European Time, Western European Summer Time

Languages in which this notice is officially available: Portuguese

Notice publication number: 540338-2026

OJ S issue number: 148/2026

Publication date: 04/08/2026