

554855-2026 - Competition

Netherlands – Construction work – Vernieuwbouw MFA Zeemanstraat Assen

OJ S 153/2026 11/08/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: Gemeente Assen

Email: inkoop@assen.nl

Legal type of the buyer: Regional authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Vernieuwbouw MFA Zeemanstraat Assen

Description: De gemeente Assen realiseert de vernieuwbouw van MFA Zeemanstraat. Het project omvat de gedeeltelijke sloop, renovatie en nieuwbouw van circa 3.528 m² BVO ten behoeve van Kindcentrum Theo Thijssen, kinderopvang, buitenschoolse opvang en het bestuurskantoor van Plateau Assen. De opdracht is verdeeld in een bouwkundig en een installatietechnisch perceel. Circa 3.528 m² BVO

Procedure identifier: e424b91e-5030-4ce7-bb20-027ac6083c99

Internal identifier: 260245-MFA-Zeemanstraat

Type of procedure: Restricted

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

2.1.2. Place of performance

Country subdivision (NUTS): Noord-Drenthe (NL131)

Country: Netherlands

Additional information: Assen

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.5. Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 2

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: European Single Procurement Document (ESPD)

5. Lot

5.1. Lot: LOT-0001

Title: Perceel 1 - Bouwkundig

Description: Het bouwkundig en constructief realiseren van de vernieuwbouw van MFA Zeemanstraat te Assen, inclusief gedeeltelijke sloop, renovatie, nieuwbouw, terreininrichting en coördinatie en afstemming met de installateur(s). De vernieuwbouw heeft een omvang van circa 3.528 m² BVO

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45111100 Demolition work

5.1.2. Place of performance

Country subdivision (NUTS): Noord-Drenthe (NL131)

Country: Netherlands

Additional information: Assen

5.1.3. Estimated duration

Duration: 18 Months

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: Not required

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Binnen de aanbesteding wordt aandacht besteed aan de vermindering van milieueffecten door ervaring met energiezuinige utiliteitsgebouwen mee te wegen. In de selectiecriteria wordt specifiek gevraagd naar ervaring met de realisatie van (ver)nieuwbouw van maatschappelijke utiliteitsgebouwen die voldoen aan ENG-eisen (energie neutrale gebouwen) of gelijkwaardig

Aim of strategic procurement: Fulfilment of social objectives

Description: Binnen deze opdracht wordt Social Return toegepast. De opdrachtnemer dient 2% van de aanneemsom exclusief btw in te zetten voor Social Return. Hiermee wordt een bijdrage geleverd aan arbeidsparticipatie door het creëren van arbeidsplaatsen, leer-werkplekken en/of stageplaatsen voor mensen met een afstand tot de arbeidsmarkt.

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

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

5.1.10. Award criteria

Criterion:

Type: Price

Name: Laagste prijs

Description: Laagste prijs

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

Award criterion number: 0

5.1.11. Procurement documents

Deadline for requesting additional information: 24/08/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/435903>

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 30/09/2026

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/435903>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 11/09/2026 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: Required

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: Gemeente Assen - Rechtbank Noord-Nederland locatie Assen

Organisation providing additional information about the procurement procedure: Gemeente Assen - Vragen kunnen gesteld worden via TenderNed

Organisation providing more information on the review procedures: Gemeente Assen - Rechtbank Noord Nederland, locatie Assen

Organisation receiving requests to participate: Gemeente Assen - Inschrijvingen digitaal indienen via TenderNed

5.1. Lot: LOT-0002

Title: Perceel 2 – Installatietechnisch

Description: Het installatietechnisch en werktuigbouwkundig realiseren van de vernieuwbouw van MFA Zeemanstraat, gelegen aan de Zeemanstraat 1 te Assen Een omvang van circa 3.528 m² BVO.

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45300000 Building installation work

Additional classification (cpv): 45310000 Electrical installation work, 45330000 Plumbing and sanitary works

5.1.2. Place of performance

Country subdivision (NUTS): Noord-Drenthe (NL131)

Country: Netherlands

Additional information: Assen

5.1.3. Estimated duration

Duration: 18 Months

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: Not required

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Binnen de aanbesteding wordt aandacht besteed aan de vermindering van milieueffecten door ervaring met energiezuinige utiliteitsgebouwen mee te wegen. In de selectiecriteria wordt specifiek gevraagd naar ervaring met de realisatie van (ver)nieuwbouw van maatschappelijke utiliteitsgebouwen die voldoen aan ENG-eisen (energie neutrale gebouwen) of gelijkwaardig.

Aim of strategic procurement: Fulfilment of social objectives

Description: Binnen deze opdracht wordt Social Return toegepast. De opdrachtnemer dient 2% van de aanneemsom exclusief btw in te zetten voor Social Return. Hiermee wordt een bijdrage geleverd aan arbeidsparticipatie door het creëren van arbeidsplaatsen, leerwerkplekken en/of stageplaatsen voor mensen met een afstand tot de arbeidsmarkt.

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

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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

5.1.10. Award criteria

Criterion:

Type: Price

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Award criterion number: 0

5.1.11. Procurement documents

Deadline for requesting additional information: 24/08/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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5.1.12. Terms of procurement

Terms of the procedure:

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Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/435903>

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Variants: Not allowed

Deadline for receipt of requests to participate: 11/09/2026 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: Required

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: Gemeente Assen - Rechtbank Noord-Nederland locatie Assen

Organisation providing additional information about the procurement procedure: Gemeente Assen - Vragen kunnen gesteld worden via TenderNed

Organisation providing more information on the review procedures: Gemeente Assen - Rechtbank Noord Nederland, locatie Assen

Organisation receiving requests to participate: Gemeente Assen - Inschrijvingen digitaal indienen via TenderNed

8. Organisations

8.1. ORG-0001

Official name: Gemeente Assen

Registration number: 341893957

Postal address: Noordersingel 33

Town: Assen

Postcode: 9401 JW

Country subdivision (NUTS): Noord-Drenthe (NL131)

Country: Netherlands

Contact point: Lody Aerts

Email: inkoop@assen.nl

Telephone: +31 0881230911

Internet address: <http://www.assen.nl>

Buyer profile: <https://www.assen.nl/ondernemen/inkoop>

Other contact points:

Official name: Inschrijvingen digitaal indienen via TenderNed

Town: Assen

Postcode: 9401 JW

Country subdivision (NUTS): Noord-Drenthe (NL131)

Country: Netherlands

Email: inkoop@assen.nl

Internet address: <http://www.assen.nl>

Other contact points:

Official name: Rechtbank Noord-Nederland locatie Assen

Postal address: Brinkstraat 4

Town: Assen

Postcode: 9401 HZ

Country subdivision (NUTS): Noord-Drenthe (NL131)

Country: Netherlands

Email: info.rechtbanknoordnederland@rechtspraak.nl

Telephone: +31 592339222

Internet address: <http://www.rechtspraak.nl>

Other contact points:

Official name: Rechtbank Noord Nederland, locatie Assen

Postal address: Brinkstraat 4

Town: Assen

Postcode: 9401 HZ

Country subdivision (NUTS): Noord-Drenthe (NL131)

Country: Netherlands

Email: info.rechtbanknoordnederland@rechtspraak.nl

Telephone: +31 592339222

Internet address: <http://www.rechtspraak.nl>

Other contact points:

Official name: Vragen kunnen gesteld worden via TenderNed

Town: Assen

Postcode: 9401 JW

Country subdivision (NUTS): Noord-Drenthe (NL131)

Country: Netherlands

Email: inkoop@assen.nl

Internet address: <http://www.assen.nl>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

Organisation receiving requests to participate

Review organisation

Organisation providing more information on the review procedures

Notice information

Notice identifier/version: 511b4164-d6c1-4907-9503-b1579a7e7099 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 10/08/2026 10:46:12 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: Dutch

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