

563569-2026 - Competition

Germany – Demolition work – Sanierung und Neubau Wirtschaftsgebäude - Abbrucharbeiten
OJ S 156/2026 14/08/2026
Contract or concession notice – standard regime
Works

1. Buyer

1.1. Buyer

Official name: Stadtwerk am See GmbH & Co.KG

Email: ausschreibungen@stadtwerk-am-see.de

Activity of the contracting entity: Airport-related activities

2. Procedure

2.1. Procedure

Title: Sanierung und Neubau Wirtschaftsgebäude - Abbrucharbeiten

Description: Abbrucharbeiten im Bestandsgebäude einschließlich Fassaden-, Dach-, Innenausbau-, TGA- und Sanitärabbruch sowie fachgerechter Schadstoffsanierung und Entsorgung belasteter Baustoffe.

Procedure identifier: d357caa1-b511-4719-8def-026ba4c78950

Internal identifier: SWSee-2026-AM-WiGe-005

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45111100 Demolition work

2.1.2. Place of performance

Postal address: Kornblumenstraße 7/1

Town: Friedrichshafen

Postcode: 88046

Country subdivision (NUTS): Bodenseekreis (DE147)

Country: Germany

2.1.4. General information

Legal basis:

Directive 2014/25/EU

sektvo -

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Notice

Analogous situation like bankruptcy, insolvency or arrangement with creditors under national law:

Corruption:

Participation in a criminal organisation:

Agreements with other economic operators aimed at distorting competition:

Breaching of obligations in the fields of environmental law:
Money laundering or terrorist financing:
Fraud:
Child labour and including other forms of trafficking in human beings:
Insolvency:
Breaching of obligations in the fields of labour law:
Assets being administered by liquidator:
Misrepresentation, withheld information, unable to provide required documents or obtained confidential information of this procedure:
Conflict of interest due to its participation in the procurement procedure:
Direct or indirect involvement in the preparation of this procurement procedure:
Grave professional misconduct:
Early termination, damages, or other comparable sanctions:
Breaching of obligations in the fields of social law:
Breaching obligation relating to payment of social security contributions:
Business activities are suspended:
Breaching obligation relating to payment of taxes:
Terrorist offences or offences linked to terrorist activities:

5. Lot

5.1. Lot: LOT-0000

Title: Sanierung und Neubau Wirtschaftsgebäude - Abbrucharbeiten

Description: Abbrucharbeiten für die Teilsanierung eines Bestandsgebäudes einschließlich Rückbau von Fassadenflächen (ca. 1.800 m²), Dachabdichtungen (ca. 1.400 m²), massiven Treppen- und Deckenkonstruktionen (ca. 170 m²), nichttragenden Innenwänden (ca. 2.000 m²), Bodenbelägen (ca. 1.700 m²), abgehängten Decken (ca. 1.600 m²), technischer Gebäudeausrüstung sowie Sanitäranlagen. Die Leistung umfasst zudem die fachgerechte Demontage, Separierung, Entsorgung und Schadstoffsanierung von asbest- und teerhaltigen Baustoffen.

Internal identifier: LOT-0000

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45111100 Demolition work

5.1.2. Place of performance

Postal address: Kornblumenstraße 7/1

Town: Friedrichshafen

Postcode: 88046

Country subdivision (NUTS): Bodenseekreis (DE147)

Country: Germany

5.1.3. Estimated duration

Start date: 01/04/2027

Duration end date: 30/04/2027

5.1.4. Renewal

Maximum renewals: 60

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

This procurement is also suitable for small and medium-sized enterprises (SMEs): no

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: energetische Sanierung des Gebäudes.

Approach to reducing environmental impacts: Climate change mitigation

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Tools, plant, or technical equipment

Description of selection criterion: • Darstellung des Maschinen- und Geräteparks. • Nachweis der Verfügbarkeit für das Projekt. • Angaben zu Spezialgeräten und Ausrüstung.

The criteria will be used to select the candidates to be invited for the second stage of the procedure

Criterion: Environmental management measures

Description of selection criterion: • Darstellung von Umwelt- und Entsorgungskonzepten. • Maßnahmen zur Emissions- und Abfallreduzierung. • Umgang mit Gefahrstoffen und Ressourcen.

The criteria will be used to select the candidates to be invited for the second stage of the procedure

Criterion: Measures for ensuring quality

Description of selection criterion: • Beschreibung des Qualitätssicherungssystems. • Darstellung von Prüfprozessen und Dokumentationsverfahren. • Nachweis systematischer Qualitätskontrollen.

The criteria will be used to select the candidates to be invited for the second stage of the procedure

Criterion: References on specified works

Description of selection criterion: • Benennung vergleichbarer Projekte (mind. 3). • Angabe von Leistungsumfang, Auftragswert, Ausführungszeitraum und Auftraggeber. • Vorlage von Referenzbescheinigungen.

The criteria will be used to select the candidates to be invited for the second stage of the procedure

Criterion: Number of managerial staff

Description of selection criterion: • Angabe der Beschäftigtenzahl. • Angabe des technischen Leitungspersonals. • Nachweis ausreichender personeller Ressourcen.

The criteria will be used to select the candidates to be invited for the second stage of the procedure

Criterion: Professional risk indemnity insurance

Description of selection criterion: Versicherungsbescheinigung.

The criteria will be used to select the candidates to be invited for the second stage of the procedure

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 2

Maximum number of candidates to be invited for the second stage of the procedure: 10

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

5.1.10. Award criteria

Criterion:

Type: Quality

Name: Qualität

Description: - Technisches Konzept / Vorgehen (z.B. Schadstoff, Entsorgung) - Arbeitsschutz & Umweltkonzept (Baustelle) - Qualitätssicherung / Dokumentation

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

Award criterion number: 20

Criterion:

Type: Quality

Name: Organisation & Termine

Description: - Bauablauf / Logistik / Schnittstellen - Terminplan & Kapazitäten (Ausführung)

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

Award criterion number: 20

Criterion:

Type: Price

Name: Preis

Description: Angebotssumme netto

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

Award criterion number: 60

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: German

Address of the procurement documents: <https://www.vergabe24.de/vergabeunterlagen/54321-Tender-19ff0d771e4-6ab17dbe804b5fb8>

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 04/11/2026

Terms of submission:

Electronic submission: Allowed

Address for submission: www.vergabe24.de

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: Allowed

Deadline for receipt of requests to participate: 09/10/2026 23:59:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Information that can be supplemented after the submission deadline:

At the discretion of the buyer, all missing tenderer-related documents may be submitted later.

Additional information: keine

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: keine
Electronic invoicing: Allowed
Electronic ordering will be used: yes
Electronic payment will be used: yes
Financial arrangement: 30 Tage netto.

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: Vergabekammer Baden-Württemberg beim Regierungspräsidium Karlsruhe

Information about review deadlines: keine

Organisation providing additional information about the procurement procedure: Stadtwerk am See GmbH & Co.KG

Organisation receiving requests to participate: Stadtwerk am See GmbH & Co.KG

8. Organisations

8.1. ORG-7001

Official name: Stadtwerk am See GmbH & Co.KG

Registration number: 0001

Postal address: Kornblumenstraße 7/1

Town: Friedrichshafen

Postcode: 88046

Country subdivision (NUTS): Bodenseekreis (DE147)

Country: Germany

Email: ausschreibungen@stadtwerk-am-see.de

Telephone: 07541 505-304

Internet address: <https://www.stadtwerk-am-see.de>

Buyer profile: <https://www.vergabe24.de>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

Organisation receiving requests to participate

8.1. ORG-7004

Official name: Vergabekammer Baden-Württemberg beim Regierungspräsidium Karlsruhe

Registration number: -

Postal address: Kapellenstraße 17

Town: Karlsruhe

Postcode: 76131

Country subdivision (NUTS): Karlsruhe, Stadtkreis (DE122)

Country: Germany

Email: poststelle@rpk.bwl.de

Roles of this organisation:

Review organisation

8.1. ORG-7005

Official name: Datenservice Öffentlicher Einkauf (in Verantwortung des Beschaffungsamts des BMI)

Registration number: 0204:994-DOEVD-83

Town: Bonn

Postcode: 53119

Country subdivision (NUTS): Bonn, Kreisfreie Stadt (DEA22)

Country: Germany

Email: noreply.esender_hub@bescha.bund.de

Telephone: +49228996100

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: c075f8e5-bc4d-4212-b8a5-5194156a21fb - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 17

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