

608657-2026 - Competition

Belgium – Architectural, construction, engineering and inspection services – Redevelopment of the TIR Centre located within the Port area

OJ S 170/2026 03/09/2026

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

1. Buyer

1.1. Buyer

Official name: Port de Bruxelles

Email: info@port.brussels

Legal type of the buyer: Central government authority

Activity of the contracting authority: General public services

Activity of the contracting entity: Port-related activities

2. Procedure

2.1. Procedure

Title: Redevelopment of the TIR Centre located within the Port area

Description: The purpose of the Public Contract is the redevelopment of the TIR Centre, an exceptional logistics site composed of land and buildings located less than 3 km from the heart of Brussels. The Port of Brussels, as owner and managing authority of the site, is responsible for the development and operation of this infrastructure. The TIR Centre comprises a complex of 5 buildings (4 of which have 4 storeys) with a total usable area of 115,014 m² of storage space and 11,767 m² of office space.

Procedure identifier: fef07965-e418-4104-b1bd-d7679de0efb8

Internal identifier: 1644

Type of procedure: Competitive dialogue

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Additional nature of the contract: Works

Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services

Additional classification (cpv): 45000000 Construction work

2.1.2. Place of performance

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

2.1.4. General information

Legal basis:

Directive 2014/25/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: 1644 - 1

Description: The purpose of the Public Contract is the redevelopment of the TIR Centre, an exceptional logistics site composed of land and buildings located less than 3 km from the heart of Brussels. The Port of Brussels, as owner and managing authority of the site, is responsible for the development and operation of this infrastructure. The TIR Centre comprises a complex of 5 buildings (4 of which have 4 storeys) with a total usable area of 115,014 m² of storage space and 11,767 m² of office space.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71000000 Architectural, construction, engineering and inspection services

5.1.2. Place of performance

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

5.1.3. Estimated duration

Other duration: Unknown

5.1.4. Renewal

Maximum renewals: 0

5.1.6. General information

Reserved participation:

Participation is not reserved.

The procurement is covered by the Government Procurement Agreement (GPA): no

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.11. Procurement documents

Address of the procurement documents: <https://www.publicprocurement.be/publication-workspaces/22273d94-d7ca-470d-9657-d3da45a7752c/documents>

Ad hoc communication channel:

URL: <https://www.publicprocurement.be/publication-workspaces/22273d94-d7ca-470d-9657-d3da45a7752c/forum>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be/supplier/enterprises/0/tendering-workspaces/publication-workspace-detail/22273d94-d7ca-470d-9657-d3da45a7752c/general>

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

Electronic catalogue: Not allowed

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Deadline for receipt of requests to participate: 15/10/2026 16:00:00 (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

Conditions relating to the performance of the contract: Refer to Documents

Financial arrangement: Refer to Documents

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: Council of State

Information about review deadlines: See the law of 17 June 2013 on the reasoning, information and legal remedies regarding public contracts, certain contracts for works, supplies and services, and concessions.

Organisation providing additional information about the procurement procedure: Port de Bruxelles

8. Organisations

8.1. ORG-0001

Official name: Port de Bruxelles

Registration number: 0249268719_704

Postal address: Place des Armateurs 6

Town: Bruxelles

Postcode: 1000

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

Email: info@port.brussels

Telephone: +32 24206700

Buyer profile: <https://www.publicprocurement.be/bda?organisationIds=704&includeOrganisationChildren=true>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

8.1. ORG-0002

Official name: FPS Policy and Support

Registration number: BE001

Postal address: Simon Bolivarlaan 30, bus 1

Town: Brussel

Postcode: 1000

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

Email: revise@publicprocurement.be

Telephone: +32 2 740 80 00

Internet address: <https://bosa.belgium.be>

Roles of this organisation:

TED eSender

8.1. ORG-0003

Official name: Council of State

Registration number: 0931.814.266

Town: Bruxelles

Postcode: 1040

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

Roles of this organisation:

Review organisation

10. Change

Version of the previous notice to be changed: 8ebca3a0-2494-47dc-9dd6-1d0e21e512a1-01

Main reason for change: Information updated

Description: The Port of Brussels has clarified the framework for the competitive dialogue regarding the redevelopment of the TIR Centre. The preferred model for the project is now a works concession: the private partner will be responsible for the renovation and operation of the site, assuming the risk associated with this operation. The selection criteria have also been adjusted to allow a broader range of economic operators to participate in the procedure. In particular, developers or investors who do not hold the required accreditation themselves may rely on the capacity of a partner who does. The compensation mechanism for candidates participating in the dialogue has also been modified to better reflect the stage at which they exit the procedure. The updated selection guide includes all modifications and terms of the procedure. The English version will be available as soon as possible.

10.1. Change

Section identifier: LOT-0001

The procurement documents were changed on: 02/09/2026

Notice information

Notice identifier/version: 38f3f59e-598b-4c26-82f8-0aedd69ea743 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 17

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