

617383-2026 - Competition

Austria – Construction supervision services – Bauplatz 8 – Örtliche Bauaufsicht – Neubau Wohnhausanlage „Stadtblume“, 20., Rebhanngasse 8, Nordwestbahnhof

OJ S 173/2026 08/09/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Stadt Wien - Wiener Wohnen

Email: vergabeverfahren@fsm.law

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Bauplatz 8 – Örtliche Bauaufsicht – Neubau Wohnhausanlage „Stadtblume“, 20., Rebhanngasse 8, Nordwestbahnhof

Description: Erbringung der Leistungen der Örtlichen Bauaufsicht für die Neuerrichtung der Wohnhausanlage am Bauplatz 8 des Stadtentwicklungsgebiets Nordwestbahnhof

Procedure identifier: 1529516b-83f1-4b55-8778-9b32219d55a7

Internal identifier: 1

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: Services

Main classification (cpv): 71520000 Construction supervision services

Additional classification (cpv): 71521000 Construction-site supervision services, 71247000

Supervision of building work, 71248000 Supervision of project and documentation

2.1.3. Value

Estimated value excluding VAT: 1 000 000,00 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

5. Lot

5.1. Lot: LOT-6027

Title: Bauplatz 8 – Örtliche Bauaufsicht – Neubau Wohnhausanlage „Stadtblume“, 20., Rebhanngasse 8, Nordwestbahnhof

Description: Erbringung der Leistungen der Örtlichen Bauaufsicht für die Neuerrichtung der Wohnhausanlage am Bauplatz 8 des Stadtentwicklungsgebiets Nordwestbahnhof
Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71520000 Construction supervision services

Additional classification (cpv): 71521000 Construction-site supervision services, 71247000

Supervision of building work, 71248000 Supervision of project and documentation

5.1.2. Place of performance

Country subdivision (NUTS): Wien (AT130)

Country: Austria

5.1.3. Estimated duration

Start date: 15/12/2026

Duration: 28 Months

5.1.6. General information

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: 5

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

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Qualität

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

Award criterion number: 40

Criterion:

Type: Price

Description: Preis

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

Award criterion number: 60

5.1.11. Procurement documents

Deadline for requesting additional information: 25/09/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.wien.gv.at/Vergabeportal/Detail/254828>

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 13/10/2026

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.wien.gv.at/Vergabeportal/Detail/254828>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 06/10/2026 10:00:00 (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

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: Verwaltungsgericht Wien

Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben

8. Organisations**8.1. ORG-1018**

Official name: Stadt Wien - Wiener Wohnen

Registration number: 9110006184442

Postal address: Rosa-Fischer-Gasse 2

Town: Wien

Postcode: 1030

Country subdivision (NUTS): Wien (AT130)

Country: Austria

Contact point: FSM Rechtsanwälte GmbH

Email: vergabeverfahren@fsm.law

Telephone: +43 18906036

Internet address: <https://www.wienerwohnen.at/>

Roles of this organisation:

Buyer

8.1. ORG-5874

Official name: Verwaltungsgericht Wien

Registration number: 9110019835300

Postal address: Muthgasse 62

Town: Wien

Postcode: 1190

Country subdivision (NUTS): Wien (AT130)

Country: Austria

Email: post@vgw.wien.gv.at

Telephone: +43 1400038500

Fax: +43 140009938529

Internet address: <http://www.verwaltungsgericht.wien.gv.at>

Roles of this organisation:

Review organisation

Notice information

Notice identifier/version: 2b02af32-c442-4479-8599-d818994f18fa - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

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