

628483-2026 - Competition

Spain – Architectural and related services – Servicios de consultoría y redacción del proyecto edificatorio y la dirección e inspección de las obras de las promociones: • LOTE 1: A-053: 276 VPOa en la parcela RD-1, sector 5 de Zabalgana, Vitoria-Gasteiz. • LOTE 2: B-139: 52 VPOa en la parcela 18, UE 21.2, Bermeo.

OJ S 176/2026 11/09/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: VISESA - Vivienda y Suelo de Euskadi, S.A. - Departamento Técnico

Email: concursos@visesa.eus

Legal type of the buyer: Regional authority

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Servicios de consultoría y redacción del proyecto edificatorio y la dirección e inspección de las obras de las promociones: • LOTE 1: A-053: 276 VPOa en la parcela RD-1, sector 5 de Zabalgana, Vitoria-Gasteiz. • LOTE 2: B-139: 52 VPOa en la parcela 18, UE 21.2, Bermeo.

Description: Servicios de consultoría y redacción del proyecto edificatorio y la dirección e inspección de las obras de las promociones: • LOTE 1: A-053: 276 VPOa en la parcela RD-1, sector 5 de Zabalgana, Vitoria-Gasteiz. • LOTE 2: B-139: 52 VPOa en la parcela 18, UE 21.2, Bermeo.

Procedure identifier: 502e6afa-1978-4dbf-a664-f4d637770393

Internal identifier: CON-260419

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: Abierto

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71200000 Architectural and related services

2.1.2. Place of performance

Country subdivision (NUTS): Bizkaia (ES213)

Country: Spain

2.1.2. Place of performance

Country subdivision (NUTS): Araba/Álava (ES211)

Country: Spain

2.1.3. Value

Estimated value excluding VAT: 2 600 000,00 EUR

2.1.4. General information

Additional information: Plazo total: 52 meses, ampliables en 24 meses adicionales en la oferta, en relación con la fase de garantía y atención postventa.

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: Notice

Analogous situation like bankruptcy, insolvency or arrangement with creditors under national law: Situación análoga a la quiebra con arreglo al Derecho nacional

Bankruptcy: Quiebra

Corruption: Corrupción

Arrangement with creditors: Convenio con los acreedores

Participation in a criminal organisation: Participación en una organización delictiva

Agreements with other economic operators aimed at distorting competition: Acuerdos con otros operadores económicos destinados a falsear la competencia

Breaching of obligations in the fields of environmental law: Incumplimiento de obligaciones en materia de Derecho medioambiental

Money laundering or terrorist financing: Blanqueo de capitales o financiación del terrorismo

Fraud: Fraude

Child labour and including other forms of trafficking in human beings: Trabajo infantil y otras formas de trata de seres humanos

Insolvency: Insolvencia

Breaching of obligations in the fields of labour law: Incumplimiento de obligaciones en materia de Derecho laboral

Assets being administered by liquidator: Activos que están siendo administrados por un liquidador

Misrepresentation, withheld information, unable to provide required documents or obtained confidential information of this procedure: Que haya incurrido en falsas declaraciones, le haya ocultado información, no esté en condiciones de facilitar los documentos necesarios y haya obtenido información confidencial sobre este procedimiento

Breaching of obligations set under purely national exclusion grounds: Incumplimiento de las obligaciones establecidas en los motivos de exclusión puramente nacionales

Conflict of interest due to its participation in the procurement procedure: Conflicto de intereses debido a su participación en el procedimiento de contratación

Direct or indirect involvement in the preparation of this procurement procedure: Participación, directa o indirecta, en la preparación del presente procedimiento de contratación

Grave professional misconduct: Mala conducta profesional grave

Early termination, damages, or other comparable sanctions: Rescisión anticipada, imposición de daños y perjuicios u otras sanciones comparables

Breaching of obligations in the fields of social law: Incumplimiento de obligaciones en materia de Derecho social

Breaching obligation relating to payment of social security contributions: Incumplimiento de la obligación relacionada con el pago de las contribuciones a la seguridad social

Business activities are suspended: Las actividades empresariales han sido suspendidas

Breaching obligation relating to payment of taxes: Incumplimiento de la obligación relacionada con el pago de impuestos
Terrorist offences or offences linked to terrorist activities: Delitos de terrorismo o delitos ligados a las actividades terroristas
Offence concerning its professional conduct in the domain of defence procurement: Delito relacionado con su conducta profesional en el ámbito de la contratación de defensa
Lack of reliability to exclude risks to the security of the country: Falta de fiabilidad para excluir riesgos para la seguridad del país

5. Lot

5.1. Lot: LOT-0001

Title: LOTE 1: A-053: 276 VPOa en la parcela RD-1, sector 5 de Zabalgana, Vitoria-Gasteiz.

Description: Servicios de consultoría y redacción del proyecto edificatorio y la dirección e inspección de las obras de las promociones: • LOTE 1: A-053: 276 VPOa en la parcela RD-1, sector 5 de Zabalgana, Vitoria-Gasteiz.

Internal identifier: 64914

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71200000 Architectural and related services

5.1.2. Place of performance

Country subdivision (NUTS): Araba/Álava (ES211)

Country: Spain

5.1.3. Estimated duration

Duration: 52 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 1 950 000,00 EUR

5.1.6. General information

Reserved participation:

Participation is not reserved.

Procurement Project not financed with EU Funds.

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

Additional information: Plazo total: 52 meses, ampliables en 24 meses adicionales en la oferta, en relación con la fase de garantía y atención postventa.

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Professional risk indemnity insurance

Description of selection criterion: Seguro de indemnización por riesgos profesionales

Criterion: References on specified services

Description of selection criterion: Referencias sobre servicios específicos

5.1.10. Award criteria

Criterion:

Type: Cost
Description: Precio
Category of award weight criterion: Weight (points, exact)
Award criterion number: 30

Criterion:

Type: Quality
Description: Conocimiento del ámbito e implantación urbana
Category of award weight criterion: Weight (points, exact)
Award criterion number: 16

Criterion:

Type: Quality
Description: Criterios de igualdad de mujeres y hombres
Category of award weight criterion: Weight (points, exact)
Award criterion number: 5

Criterion:

Type: Quality
Description: Propuesta arquitectónica
Category of award weight criterion: Weight (points, exact)
Award criterion number: 21

Criterion:

Type: Quality
Description: Propuesta constructiva, industrialización y sostenibilidad
Category of award weight criterion: Weight (points, exact)
Award criterion number: 12

Criterion:

Type: Quality
Description: Sobreprestaciones en el alcance de los trabajos
Category of award weight criterion: Weight (points, exact)
Award criterion number: 16

5.1.11. Procurement documents

Address of the procurement documents: <https://www.contratacion.euskadi.eus>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.contratacion.euskadi.eus/KPELicitacion>

Languages in which tenders or requests to participate may be submitted: Spanish, Basque

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 22/10/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 6 Months

Information about public opening:

Opening date: 26/11/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Additional information: Fórmulas

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: Órgano Administrativo de Recursos Contractuales

Information about review deadlines: Quince días hábiles, ante el órgano de resolución de recursos contractuales de la comunidad autónoma de Euskadi

Organisation providing additional information about the procurement procedure: VISESA - Vivienda y Suelo de Euskadi, S.A. - Departamento Técnico

5.1. Lot: LOT-0002

Title: LOTE 2: B-139: 52 VPOa en la parcela 18, UE 21.2, Bermeo.

Description: Servicios de consultoría y redacción del proyecto edificatorio y la dirección e inspección de las obras de las promociones: • LOTE 2: B-139: 52 VPOa en la parcela 18, UE 21.2, Bermeo.

Internal identifier: 64915

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71200000 Architectural and related services

5.1.2. Place of performance

Country subdivision (NUTS): Bizkaia (ES213)

Country: Spain

5.1.3. Estimated duration

Duration: 52 Months

5.1.4. Renewal

Maximum renewals: 0

5.1.5. Value

Estimated value excluding VAT: 650 000,00 EUR

5.1.6. General information

Reserved participation:

Participation is not reserved.

Procurement Project not financed with EU Funds.

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

Additional information: Plazo total: 52 meses, ampliables en 24 meses adicionales en la oferta, en relación con la fase de garantía y atención postventa.

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Professional risk indemnity insurance

Description of selection criterion: Seguro de indemnización por riesgos profesionales

Criterion: References on specified services

Description of selection criterion: Referencias sobre servicios específicos

5.1.10. Award criteria

Criterion:

Type: Cost

Description: Precio

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

Award criterion number: 30

Criterion:

Type: Quality

Description: Conocimiento del ámbito e implantación urbana

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

Award criterion number: 16

Criterion:

Type: Quality

Description: Criterios de igualdad de mujeres y hombres

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

Award criterion number: 5

Criterion:

Type: Quality

Description: Propuesta arquitectónica

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

Award criterion number: 21

Criterion:

Type: Quality

Description: Propuesta constructiva, industrialización y sostenibilidad

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

Award criterion number: 12

Criterion:

Type: Quality

Description: Sobreprestaciones en el alcance de los trabajos

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

Award criterion number: 16

5.1.11. Procurement documents

Address of the procurement documents: <https://www.contratacion.euskadi.eus>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.contratacion.euskadi.eus/KPELicitacion>

Languages in which tenders or requests to participate may be submitted: Spanish, Basque

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 22/10/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 6 Months

Information about public opening:

Opening date: 26/11/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Additional information: Fórmulas

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: Órgano Administrativo de Recursos Contractuales

Information about review deadlines: Quince días hábiles, ante el órgano de resolución de recursos contractuales de la comunidad autónoma de Euskadi

Organisation providing additional information about the procurement procedure: VISESA - Vivienda y Suelo de Euskadi, S.A. - Departamento Técnico

8. Organisations

8.1. ORG-0001

Official name: Órgano Administrativo de Recursos Contractuales

Registration number: 123462.0

Postal address: Donostia-San Sebastián, 1 01010 Vitoria-Gasteiz

Town: Vitoria-Gasteiz

Postcode: 01010

Country subdivision (NUTS): Araba/Álava (ES211)

Country: Spain

Email: oarc@euskadi.eus

Telephone: +34 945019595

Roles of this organisation:

Review organisation

8.1. ORG-0003

Official name: VISESA - Vivienda y Suelo de Euskadi, S.A. - Departamento Técnico

Registration number: A20306775

Postal address: Vivienda y Suelo de Euskadi, S.A.c/Portal de Gamarra, 1A 2ºplanta01013 Vitoria-Gasteiz

Town: Vitoria-Gasteiz

Postcode: 01013

Country subdivision (NUTS): Araba/Álava (ES211)

Country: Spain

Contact point: Cristina Llamas

Email: concursos@visesa.eus

Telephone: +34 945214050

Internet address: <http://www.visesa.eus>

Buyer profile: <https://www.contratacion.euskadi.eus/>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

Notice information

Notice identifier/version: 3329df94-bc6c-4ed7-98d6-5bd3ba515e72 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 10/09/2026 10:15:02 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: Spanish

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