

631765-2026 - Competition

Netherlands – Construction work – 4455 - Hinge Renovation General Contractor

OJ S 177/2026 14/09/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: European Patent Organisation

Email: centralprocurement@epo.org

Legal type of the buyer: International organisation

Activity of the contracting authority: Economic affairs

2. Procedure

2.1. Procedure

Title: 4455 - Hinge Renovation General Contractor

Description: The works and services to be delivered under the intended contract includes: - Renovation and upgrade of the Hinge A and Hinge B as indicated in the design; renovation of the restaurant, renovation and upgrade of all technical systems, new Aquifer Thermal Energy Storage system, renovation of kitchen and kitchen installations, replacement of roof finishing, improvement of roof insulation of PV/PVT panels and structural support structure - Temporary works; design, preparation, provision, construction, maintenance and removal of all temporary measures required during the execution of the renovation works - Other works not part of the scope, however interface measures are; demolition of the neighbouring Shell building and dismanteling and removal of temporary cooling for Hinge building, provision of temporary catering services during the execution of the works

Procedure identifier: e7c17013-c31f-4d36-9259-13a249196f4e

Internal identifier: EPO-2026-02609

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): 45000000 Construction work

2.1.2. Place of performance

Country subdivision (NUTS): Agglomeratie 's-Gravenhage (NL361)

Country: Netherlands

Additional information: Only electronic requests to participate and bids may be submitted.

2.1.4. General information

Additional information: Proposals for variants, the effect of which would be to reduce significantly the rights and safeguards of the EPO, are not allowed. Questions submitted after the deadline for receipt of requests for clarification will not be answered. After expiry of the deadline, the questions submitted by others and the corresponding clarifications will be available in the EPO procurement portal. If several bidders submit a joint bid, they must be

jointly and severally liable for the performance of the obligations under the contract. A declaration to this effect, duly signed by all members of the grouping and appointing a representative authorised to act on behalf of all members, must be submitted with the bid.

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-0001

Title: 4455 - Hinge Renovation General Contractor

Description: The tender covers the Hinge Renovation Project for the European Patent Office (EPO) site in Rijswijk. The scope of works include Renovation and Upgrade of the Hinge A and Hinge B as indicated in the design, Design, preparation, provision, construction, maintenance and removal of all temporary measures required during the execution of the Works (see Pre-Qualification Guideline). The planned contract duration will be discussed and agreed with the winning Bidder (contract start date: 1 November 2027). Please note: participation in the tender requires an annual turnover from of at least EUR 50 million.

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

5.1.2. Place of performance

Country: Netherlands

Anywhere in the given country

5.1.3. Estimated duration

Start date: 09/11/2027

Duration end date: 09/11/2029

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: Request to participate requirement

Procurement Project not financed with EU Funds.

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

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: 4

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: Hinge Renovation General Contractor
Description: See procurement documents
Category of award weight criterion: Weight (percentage, exact)
Award criterion number: 50
Category of award fixed criterion: Fixed value (total)
Award criterion number: 50
Category of award threshold criterion: Maximum number of tenders passing
Award criterion number: 0

Criterion:

Type: Quality
Description: See Procurement Documents
Category of award weight criterion: Weight (percentage, exact)
Award criterion number: 50

5.1.11. Procurement documents

Access to certain procurement documents is restricted
Justification for restricting access to certain procurement documents: Protection of particularly sensitive information
Languages in which the procurement documents are officially available: English
Deadline for requesting additional information: 01/10/2026 16:00:00 (UTC+00:00) Western European Time, GMT
Information about restricted documents is available at: https://epo.ivalua.app/page.aspx/en/bpm/process_manage_extranet/2865

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 21/12/2026

Terms of submission:

Electronic submission: Required

Address for submission: https://epo.ivalua.app/page.aspx/en/bpm/process_manage_extranet/2865

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

Electronic catalogue: Allowed

Variants: Allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of requests to participate: 30/11/2026 11:00:00 (UTC+00:00) Western European Time, GMT

Information that can be supplemented after the submission deadline:

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

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

A non-disclosure agreement is required: 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

Mediation organisation: European Patent Organisation

Review organisation: European Patent Organisation

Information about review deadlines: Information about review deadlines: Please note that EPO's procurement procedures are governed solely by EPO's own procurement rules. The relevant rules are described in the EPO's General Conditions of Tender, which are available at the EPO's website <https://www.epo.org/about-us/tenders/general-conditions.html> Conditions relating to the performance of the contract: If several bidders submit a joint bid, they must be jointly and severally liable for the performance of the obligations under the contract. A declaration to this effect, duly signed by all members of the grouping and appointing a representative authorised to act on behalf of all members, must be submitted with the bid.

Organisation providing additional information about the procurement procedure: European Patent Organisation

Organisation providing offline access to the procurement documents: European Patent Organisation

Organisation providing more information on the review procedures: European Patent Organisation

Organisation receiving requests to participate: European Patent Organisation

Organisation processing tenders: European Patent Organisation

8. Organisations

8.1. ORG-0001

Official name: European Patent Organisation

Registration number: --

Town: Rijswijk

Postcode: 2288 EE

Country subdivision (NUTS): Agglomeratie 's-Gravenhage (NL361)

Country: Netherlands

Contact point: Procurement and Vendor Management

Email: centralprocurement@epo.org

Telephone: 0643371145

Buyer profile: <http://www.epo.org/tenders>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

Organisation providing offline access to the procurement documents

Organisation receiving requests to participate

Organisation processing tenders

Review organisation

Organisation providing more information on the review procedures

Mediation organisation

Notice information

Notice identifier/version: 42e68248-a3b6-48fe-8228-0ee54c06eb07 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

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