632286-2026 - Competition

Austria – Building construction work – Konzeptverfahren „Am Seebogen Mitte“ – Verkauf und Realisierung Bauplätze G3, G8, G9A und G9B (Losweise Vergabe)
OJ S 177/2026 14/09/2026
Contract or concession notice – standard regime
Works - Services

1. Buyer

1.1. Buyer

Official name: Wien 3420 aspern Development AG
Email: katharina.trettnak-hahnl@kwr.at
Legal type of the buyer: Public undertaking, controlled by a regional authority
Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Konzeptverfahren „Am Seebogen Mitte“ – Verkauf und Realisierung Bauplätze G3, G8, G9A und G9B (Losweise Vergabe)
Description: Die Wien 3420 aspern Development AG beabsichtigt die Bauplätze G3, G8, G9A und G9B losweise zu veräußern und vom ermittelten Käufer anhand der in diesem Vergabeverfahren von der Auftraggeberin festgelegten Vorgaben entwickeln und (baulich) realisieren zu lassen. Die Veräußerung der Bauplätze ist somit mit verpflichtend umzusetzenden Planungs- und Errichtungsvorgaben der Auftraggeberin verbunden.
Procedure identifier: ed5176e3-c62b-40c2-b6f0-5c52d4a1f92a
Internal identifier: 0
Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation
The procedure is accelerated: no
Main features of the procedure: Vgl Bewerbungsunterlagen

2.1.1. Purpose

Main nature of the contract: Works
Additional nature of the contract: Services
Main classification (cpv): 45210000 Building construction work
Additional classification (cpv): 71000000 Architectural, construction, engineering and inspection services, 45211360 Urban development construction work, 71410000 Urban planning services

2.1.2. Place of performance

Country subdivision (NUTS): Wien (AT130)
Country: Austria

2.1.4. General information

Additional information: Vgl Bewerbungsunterlagen
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: 4

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 2

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-1713

Title: Bauplatz G3: Das Stadthaus mit System (Los 1)

Description: Die Wien 3420 aspern Development AG beabsichtigt den Bauplatz G3 (Los 1) zu veräußern und vom ermittelten Käufer anhand der in diesem Vergabeverfahren von der Auftraggeberin festgelegten Vorgaben entwickeln und (baulich) realisieren zu lassen. Die Veräußerung des Bauplatzes ist somit mit verpflichtend umzusetzenden Planungs- und Errichtungsvorgaben der Auftraggeberin verbunden.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

Additional classification (cpv): 71000000 Architectural, construction, engineering and inspection services, 45211360 Urban development construction work, 71410000 Urban planning services

5.1.2. Place of performance

Country subdivision (NUTS): Wien (AT130)

Country: Austria

5.1.3. Estimated duration

Start date: 17/05/2027

Duration: 1 Day

5.1.6. General information

The names and professional qualifications of the staff assigned to perform the contract must be given: Tender requirement

Procurement Project not financed with EU Funds.

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

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Vgl Bewerbungsunterlagen

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: 20

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

5.1.11. Procurement documents

Address of the procurement documents: https://gv.vergabeportal.at/Detail/254358

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required
Address for submission: https://gv.vergabeportal.at/Detail/254358
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: Not allowed
Deadline for receipt of requests to participate: 13/10/2026 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
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

Review organisation: Verwaltungsgericht Wien
Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben

5.1. Lot: LOT-7534

Title: Bauplatz G8: Das Stadthaus für Generationen (Los 2)
Description: Die Wien 3420 aspern Development AG beabsichtigt den Bauplatz G8 (Los 2) zu veräußern und vom ermittelten Käufer anhand der in diesem Vergabeverfahren von der Auftraggeberin festgelegten Vorgaben entwickeln und (baulich) realisieren zu lassen. Die Veräußerung des Bauplatzes ist somit mit verpflichtend umzusetzenden Planungs- und Errichtungsvorgaben der Auftraggeberin verbunden.
Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Works
Main classification (cpv): 45210000 Building construction work
Additional classification (cpv): 71000000 Architectural, construction, engineering and inspection services, 45211360 Urban development construction work, 71410000 Urban planning services

5.1.2. Place of performance

Country subdivision (NUTS): Wien (AT130)
Country: Austria

5.1.3. Estimated duration

Start date: 17/05/2027

Duration: 1 Day

5.1.6. General information

The names and professional qualifications of the staff assigned to perform the contract must be given: Tender requirement
Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): no
This procurement is also suitable for small and medium-sized enterprises (SMEs): yes
Additional information: Vgl Bewerbungsunterlagen

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: 20
The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.11. Procurement documents

Address of the procurement documents: https://gv.vergabeportal.at/Detail/254358

5.1.12. Terms of procurement

Terms of submission:
Electronic submission: Required
Address for submission: https://gv.vergabeportal.at/Detail/254358
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: Not allowed
Deadline for receipt of requests to participate: 13/10/2026 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
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

Review organisation: Verwaltungsgericht Wien
Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben

5.1. Lot: LOT-4686

Title: Bauplatz G9A: Das zirkuläre Stadthaus (Los 3)

Description: Die Wien 3420 aspern Development AG beabsichtigt den Bauplatz G9A (Los 3) zu veräußern und vom ermittelten Käufer anhand der in diesem Vergabeverfahren von der Auftraggeberin festgelegten Vorgaben entwickeln und (baulich) realisieren zu lassen. Die Veräußerung des Bauplatzes ist somit mit verpflichtend umzusetzenden Planungs- und Errichtungsvorgaben der Auftraggeberin verbunden.
Internal identifier: 3

5.1.1. Purpose

Main nature of the contract: Works
Main classification (cpv): 45210000 Building construction work
Additional classification (cpv): 71000000 Architectural, construction, engineering and inspection services, 45211360 Urban development construction work, 71410000 Urban planning services

5.1.2. Place of performance

Country subdivision (NUTS): Wien (AT130)
Country: Austria

5.1.3. Estimated duration

Start date: 17/05/2027
Duration: 1 Day

5.1.6. General information

The names and professional qualifications of the staff assigned to perform the contract must be given: Tender requirement
Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): no
This procurement is also suitable for small and medium-sized enterprises (SMEs): yes
Additional information: Vgl Bewerbungsunterlagen

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: 20
The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.11. Procurement documents

Address of the procurement documents: https://gv.vergabeportal.at/Detail/254358

5.1.12. Terms of procurement

Terms of submission:
Electronic submission: Required
Address for submission: https://gv.vergabeportal.at/Detail/254358
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: Not allowed
Deadline for receipt of requests to participate: 13/10/2026 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
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

Review organisation: Verwaltungsgericht Wien
Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben

5.1. Lot: LOT-1178

Title: Bauplatz G9B: Das Themen-Stadthaus (Los 4)
Description: Die Wien 3420 aspern Development AG beabsichtigt den Bauplatz G9B (Los 4) zu veräußern und vom ermittelten Käufer anhand der in diesem Vergabeverfahren von der Auftraggeberin festgelegten Vorgaben entwickeln und (baulich) realisieren zu lassen. Die Veräußerung des Bauplatzes ist somit mit verpflichtend umzusetzenden Planungs- und Errichtungsvorgaben der Auftraggeberin verbunden.
Internal identifier: 4

5.1.1. Purpose

Main nature of the contract: Works
Main classification (cpv): 45210000 Building construction work
Additional classification (cpv): 71000000 Architectural, construction, engineering and inspection services, 45211360 Urban development construction work, 71410000 Urban planning services

5.1.2. Place of performance

Country subdivision (NUTS): Wien (AT130)
Country: Austria

5.1.3. Estimated duration

Start date: 17/05/2027
Duration: 1 Day

5.1.6. General information

The names and professional qualifications of the staff assigned to perform the contract must be given: Tender requirement
Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): no
This procurement is also suitable for small and medium-sized enterprises (SMEs): yes
Additional information: Vgl Bewerbungsunterlagen

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: 20
The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.11. Procurement documents

Address of the procurement documents: https://gv.vergabeportal.at/Detail/254358

5.1.12. Terms of procurement

Terms of submission:
Electronic submission: Required
Address for submission: https://gv.vergabeportal.at/Detail/254358
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: Not allowed
Deadline for receipt of requests to participate: 13/10/2026 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
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

Review organisation: Verwaltungsgericht Wien
Information about review deadlines: Gemäß den entsprechenden gesetzlichen Vorgaben

8. Organisations

8.1. ORG-3382

Official name: Wien 3420 aspern Development AG
Registration number: 9110016621364
Postal address: Seestadtstraße 27/13
Town: Wien
Postcode: 1220
Country subdivision (NUTS): Wien (AT130)
Country: Austria
Contact point: KWR Karasek Wietrzyk Rechtsanwälte GmbH
Email: katharina.trettnak-hahnl@kwr.at
Telephone: +43 1 245003265
Internet address: https://www.aspern-seestadt.at/
Roles of this organisation:
Buyer

8.1. ORG-8271

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: 48db3531-b2e5-4432-9dc9-aa067fdac1bd - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
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