

657608-2026 - Competition

Portugal – Repair and maintenance services of electrical and mechanical building installations – AQUISIÇÃO DE SERVIÇOS MANUTENÇÃO PREVENTIVA E CORRETIVA DE SISTEMAS DE AVAC
OJ S 185/2026 24/09/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Agência para a Reforma Tecnológica do Estado, IP

Email: contratacao@arte.gov.pt

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: AQUISIÇÃO DE SERVIÇOS MANUTENÇÃO PREVENTIVA E CORRETIVA DE SISTEMAS DE AVAC

Description: AQUISIÇÃO DE SERVIÇOS MANUTENÇÃO PREVENTIVA E CORRETIVA DE SISTEMAS DE AVAC

Procedure identifier: 2d88fca4-9075-48db-a69d-e8cfc1b26970

Internal identifier: CPI/187/2026

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: Conforme peças do procedimento

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50710000 Repair and maintenance services of electrical and mechanical building installations

2.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Extra-Regio NUTS 3 (PTZZZ)

Country: Portugal

2.1.3. Value

Estimated value excluding VAT: 532 134,00 EUR

2.1.4. General information

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: 3

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 3

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document, European Single Procurement Document Request

5. Lot

5.1. Lot: LOT-0001

Title: Zona Norte

Description: Zona Norte

Internal identifier: LOT-0001

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50710000 Repair and maintenance services of electrical and mechanical building installations

Options:

Description of the options: AQUISIÇÃO DE SERVIÇOS MANUTENÇÃO PREVENTIVA E CORRETIVA DE SISTEMAS DE AVAC

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Extra-Regio NUTS 3 (PTZZZ)

Country: Portugal

5.1.3. Estimated duration

Duration: 1 Year

5.1.4. Renewal

Maximum renewals: 3

5.1.5. Value

Estimated value excluding VAT: 172 878,00 EUR

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: Not required

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): no

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Name: Outros

Description: SERVIÇOS DE MANUTENÇÃO PREVENTIVA E SUBSTITUIÇÃO DE FILTROS TABELA A

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

Award criterion number: 60

Criterion:

Type: Price

Name: Outros

Description: SERVIÇOS DE MANUTENÇÃO CORRETIVA TABELA B

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

Award criterion number: 35

Criterion:

Type: Price

Name: Outros

Description: SOMATÓRIO DOS PREÇOS UNITÁRIOS DAS BOLSAS DE MATERIAIS PARA MANUTENÇÃO CORRETIVA TABELA C1, C2 E C3

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

Award criterion number: 5

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: https://www.acingov.pt/acingovprod/2/zonaPublica/zona_publica_c/downloadProcedurePiece/MTE0NTQ0OQ

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.acingov.pt>

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

Electronic catalogue: Allowed

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

Variants: Not allowed

Deadline for receipt of tenders: 25/10/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 180 Days

Terms of contract:

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

Conditions relating to the performance of the contract: Conforme peças do procedimento

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: Conforme peças do procedimento

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: Agência para a Reforma Tecnológica do Estado, IP

Information about review deadlines: .

5.1. Lot: LOT-0002

Title: Zona Centro
Description: Zona Centro
Internal identifier: LOT-0002

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50710000 Repair and maintenance services of electrical and mechanical building installations

Options:

Description of the options: AQUISIÇÃO DE SERVIÇOS MANUTENÇÃO PREVENTIVA E CORRETIVA DE SISTEMAS DE AVAC

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Extra-Regio NUTS 3 (PTZZZ)

Country: Portugal

5.1.3. Estimated duration

Duration: 1 Year

5.1.4. Renewal

Maximum renewals: 3

5.1.5. Value

Estimated value excluding VAT: 184 338,00 EUR

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: Not required

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): no

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Name: Outros

Description: SERVIÇOS DE MANUTENÇÃO PREVENTIVA E SUBSTITUIÇÃO DE FILTROS TABELA A

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

Award criterion number: 60

Criterion:

Type: Price

Name: Outros

Description: SERVIÇOS DE MANUTENÇÃO CORRETIVA TABELA B

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

Award criterion number: 35

Criterion:

Type: Price

Name: Outros

Description: SOMATÓRIO DOS PREÇOS UNITÁRIOS DAS BOLSAS DE MATERIAIS PARA MANUTENÇÃO CORRETIVA TABELA C1, C2 E C3

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

Award criterion number: 5

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese

Address of the procurement documents: https://www.acingov.pt/acingovprod/2/zonaPublica/zona_publica_c/downloadProcedurePiece/MTE0NTQ00Q

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.acingov.pt>

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

Electronic catalogue: Allowed

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

Variants: Not allowed

Deadline for receipt of tenders: 25/10/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 180 Days

Terms of contract:

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

Conditions relating to the performance of the contract: Conforme peças do procedimento

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: Conforme peças do procedimento

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: Agência para a Reforma Tecnológica do Estado, IP

Information about review deadlines: .

5.1. Lot: LOT-0003

Title: Zona Sul

Description: Zona Sul

Internal identifier: LOT-0003

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50710000 Repair and maintenance services of electrical and mechanical building installations

Options:

Description of the options: AQUISIÇÃO DE SERVIÇOS MANUTENÇÃO PREVENTIVA E CORRETIVA DE SISTEMAS DE AVAC

5.1.2. Place of performance

Town: Lisboa

Country subdivision (NUTS): Extra-Regio NUTS 3 (PTZZZ)

Country: Portugal

5.1.3. Estimated duration

Duration: 1 Year

5.1.4. Renewal

Maximum renewals: 3

5.1.5. Value

Estimated value excluding VAT: 174 918,00 EUR

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: Not required

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

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria**Criterion:**

Type: Price

Name: Outros

Description: SERVIÇOS DE MANUTENÇÃO PREVENTIVA E SUBSTITUIÇÃO DE FILTROS TABELA A

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

Award criterion number: 60

Criterion:

Type: Price

Name: Outros

Description: SERVIÇOS DE MANUTENÇÃO CORRETIVA TABELA B

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

Award criterion number: 35

Criterion:

Type: Price

Name: Outros

Description: SOMATÓRIO DOS PREÇOS UNITÁRIOS DAS BOLSAS DE MATERIAIS PARA MANUTENÇÃO CORRETIVA TABELA C1, C2 E C3

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

Award criterion number: 5

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Portuguese
Address of the procurement documents: https://www.acingov.pt/acingovprod/2/zonaPublica/zona_publica_c/downloadProcedurePiece/MTE0NTQ0OQ

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.acingov.pt>

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

Electronic catalogue: Allowed

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

Variants: Not allowed

Deadline for receipt of tenders: 25/10/2026 23:59:59 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 180 Days

Terms of contract:

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

Conditions relating to the performance of the contract: Conforme peças do procedimento

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: Conforme peças do procedimento

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: Agência para a Reforma Tecnológica do Estado, IP

Information about review deadlines: .

8. Organisations

8.1. ORG-0001

Official name: Agência para a Reforma Tecnológica do Estado, IP

Registration number: 508184509

Department: Equipa de Contratação Pública

Postal address: Rua de Santa Marta, n.º 55, 3.º

Town: Lisboa

Postcode: 1150-294

Country subdivision (NUTS): Extra-Regio NUTS 3 (PTZZZ)

Country: Portugal

Contact point: Equipa de Contratação Pública

Email: contratacao@arte.gov.pt

Telephone: 217231200

Fax: 217231200

Internet address: <http://www.arte.gov.pt>

Information exchange endpoint (URL): <https://www.acingov.pt>

Roles of this organisation:

Buyer

Review organisation

8.1. ORG-0002

Official name: Imprensa Nacional-Casa da Moeda, S. A. (INCM)

Registration number: 500792887

Department: Unidade do Diário da República

Postal address: Avenida António José de Almeida

Town: Lisboa

Postcode: 1000-042

Country subdivision (NUTS): Grande Lisboa (PT1A0)

Country: Portugal

Contact point: Ponto de contacto

Email: 2serie@diariodarepublica.pt

Telephone: +351 217810870

Fax: +351 213945716

Internet address: <https://diariodarepublica.pt>

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: b03104fa-4c6a-431f-a025-308f4c47a992 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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