

660420-2026 - Competition

Belgium – Cleaning services – Services de nettoyage de locaux, de vitres et de postes de travail, et d'aide à l'exploitation de la cafétéria

OJ S 186/2026 25/09/2026

**Contract or concession notice – standard regime - Change notice
Services**

1. Buyer

1.1. Buyer

Official name: Smals

Email: tenders@smals.be

Legal type of the buyer: Central government authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Services de nettoyage de locaux, de vitres et de postes de travail, et d'aide à l'exploitation de la cafétéria

Description: Le présent marché vise un Accord-cadre pour des services de nettoyage de locaux, de vitres, postes de travail et d'aide à l'exploitation de la cafétéria.

Procedure identifier: 7da92dbe-200c-4334-ab14-754ad1dfa268

Internal identifier: Smals-BB-001.001/2026

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

2.1.2. Place of performance

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

2.1.3. Value

Maximum value of the framework agreement: 3 720 000,00 EUR

2.1.4. General information

Additional information: 1.1 – Forme juridique de l'acheteur et l'activité du pouvoir adjudicateur: Smals est une association d'institutions publiques de sécurité sociale, du secteur des soins de santé et de services publics ayant comme mission de soutenir et d'encadrer de façon proactive et durable les acteurs du secteur social, des soins de santé et de l'Etat dans leur gestion de l'information, de manière qu'ils puissent offrir à leurs utilisateurs un service efficient et efficace. 2.1.3 – Valeur : le montant indiqué est la valeur maximale pour toute la durée et non la valeur estimée des commandes. 5.1.3 - Durée estimée: la durée de l'accord-cadre est limitée à quatre ans. L'accord-cadre prend effet à partir de la date de notification de la conclusion du marché.

Legal basis:

2.1.5. Terms of procurement

Terms of submission:

The tenderer must submit tenders for all lots

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 5

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: European Single Procurement Document (ESPD)

5. Lot

5.1. Lot: LOT-0001

Title: Services de nettoyage de locaux, de vitres et de postes de travail, et d'aide à l'exploitation de la cafétéria

Description: Le présent marché vise un Accord-cadre pour des services de nettoyage de locaux, de vitres, postes de travail et d'aide à l'exploitation de la cafétéria.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

5.1.2. Place of performance

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

5.1.3. Estimated duration

Duration: 4 Years

5.1.5. Value

Estimated value excluding VAT: 2 100 000,00 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): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Les conditions administratives et commerciales

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

Award criterion number: 10

Criterion:

Type: Quality

Description: Degré d'adéquation avec les besoins

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

Award criterion number: 20

Criterion:

Type: Price

Description: Prix

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

Award criterion number: 60

Criterion:

Type: Quality

Description: Potentiel de la politique de prix

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

Award criterion number: 10

5.1.11. Procurement documents

Address of the procurement documents: <https://www.publicprocurement.be/publication-workspaces/ba396e63-056c-4fe6-b196-c27165a48594/documents>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be/supplier/enterprises/0/tendering-workspaces/publication-workspace-detail/ba396e63-056c-4fe6-b196-c27165a48594/general>

Languages in which tenders or requests to participate may be submitted: French, Dutch

Electronic catalogue: Required

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

Deadline for receipt of tenders: 19/10/2026 14:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 6 Months

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: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 1

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Tribunal de première instance de Bruxelles

Information about review deadlines: Conformément à l'article 11 de la loi du 17/06/2013, un délai de 15 jours est accordé à partir du lendemain de la communication de la décision motivée au cours duquel les soumissionnaires peuvent éventuellement introduire une demande de suspension auprès de l'instance de recours désignée à l'article 24, 2° de la loi mentionnée ci-dessus.

5.1. Lot: LOT-0002

Title: Services de nettoyage de locaux, de vitres et de postes de travail, et d'aide à l'exploitation de la cafétéria

Description: Le présent marché vise un Accord-cadre pour des services de nettoyage de locaux, de vitres, postes de travail et d'aide à l'exploitation de la cafétéria.

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

5.1.2. Place of performance

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

5.1.3. Estimated duration

Duration: 4 Years

5.1.5. Value

Estimated value excluding VAT: 300 000,00 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): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Les conditions administratives et commerciales

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

Award criterion number: 10

Criterion:

Type: Quality

Description: Degré d'adéquation avec les besoins

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

Award criterion number: 20

Criterion:

Type: Price

Description: Prix

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

Award criterion number: 60

Criterion:

Type: Price

Description: Potentiel de la politique de prix

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

Award criterion number: 10

5.1.11. Procurement documents

Address of the procurement documents: <https://www.publicprocurement.be/publication-workspaces/ba396e63-056c-4fe6-b196-c27165a48594/documents>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be/supplier/enterprises/0/tendering-workspaces/publication-workspace-detail/ba396e63-056c-4fe6-b196-c27165a48594/general>

Languages in which tenders or requests to participate may be submitted: French, Dutch

Electronic catalogue: Required

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

Deadline for receipt of tenders: 19/10/2026 14:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 6 Months

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: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 1

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Tribunal de première instance de Bruxelles

Information about review deadlines: Conformément à l'article 11 de la loi du 17/06/2013, un délai de 15 jours est accordé à partir du lendemain de la communication de la décision motivée au cours duquel les soumissionnaires peuvent éventuellement introduire une demande de suspension auprès de l'instance de recours désignée à l'article 24, 2° de la loi mentionnée ci-dessus.

5.1. Lot: LOT-0003

Title: Services de nettoyage de locaux, de vitres et de postes de travail, et d'aide à l'exploitation de la cafétéria

Description: Le présent marché vise un Accord-cadre pour des services de nettoyage de locaux, de vitres, postes de travail et d'aide à l'exploitation de la cafétéria.

Internal identifier: 3

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

5.1.2. Place of performance

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

5.1.3. Estimated duration

Duration: 4 Years

5.1.5. Value

Estimated value excluding VAT: 480 000,00 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): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Les conditions administratives et commerciales

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

Award criterion number: 10

Criterion:

Type: Quality

Description: Degré d'adéquation avec les besoins

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

Award criterion number: 20

Criterion:

Type: Price

Description: Prix

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

Award criterion number: 60

Criterion:

Type: Price

Description: Potentiel de la politique de prix

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

Award criterion number: 10

5.1.11. Procurement documents

Address of the procurement documents: <https://www.publicprocurement.be/publication-workspaces/ba396e63-056c-4fe6-b196-c27165a48594/documents>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be/supplier/enterprises/0/tendering-workspaces/publication-workspace-detail/ba396e63-056c-4fe6-b196-c27165a48594/general>

Languages in which tenders or requests to participate may be submitted: French, Dutch

Electronic catalogue: Required

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

Deadline for receipt of tenders: 19/10/2026 14:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 6 Months

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: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 1

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Tribunal de première instance de Bruxelles

Information about review deadlines: Conformément à l'article 11 de la loi du 17/06/2013, un délai de 15 jours est accordé à partir du lendemain de la communication de la décision motivée au cours duquel les soumissionnaires peuvent éventuellement introduire une demande de suspension auprès de l'instance de recours désignée à l'article 24, 2° de la loi mentionnée ci-dessus.

5.1. Lot: LOT-0004

Title: Services de nettoyage de locaux, de vitres et de postes de travail, et d'aide à l'exploitation de la cafétéria

Description: Le présent marché vise un Accord-cadre pour des services de nettoyage de locaux, de vitres, postes de travail et d'aide à l'exploitation de la cafétéria.

Internal identifier: 4

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

5.1.2. Place of performance

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

5.1.3. Estimated duration

Duration: 4 Years

5.1.5. Value

Estimated value excluding VAT: 480 000,00 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): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Les conditions administratives et commerciales

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

Award criterion number: 10

Criterion:

Type: Quality

Description: Degré d'adéquation avec les besoins

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

Award criterion number: 20

Criterion:

Type: Price

Description: Prix

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

Award criterion number: 60

Criterion:

Type: Price

Description: Potentiel de la politique de prix

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

Award criterion number: 10

5.1.11. Procurement documents

Address of the procurement documents: <https://www.publicprocurement.be/publication-workspaces/ba396e63-056c-4fe6-b196-c27165a48594/documents>

5.1.12. Terms of procurement**Terms of submission:**

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be/supplier/enterprises/0/tendering-workspaces/publication-workspace-detail/ba396e63-056c-4fe6-b196-c27165a48594/general>

Languages in which tenders or requests to participate may be submitted: French, Dutch

Electronic catalogue: Required

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

Deadline for receipt of tenders: 19/10/2026 14:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 6 Months

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: yes

Electronic payment will be used: yes

5.1.15. Techniques**Framework agreement:**

Framework agreement, without reopening of competition

Maximum number of participants: 1

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Tribunal de première instance de Bruxelles

Information about review deadlines: Conformément à l'article 11 de la loi du 17/06/2013, un délai de 15 jours est accordé à partir du lendemain de la communication de la décision motivée au cours duquel les soumissionnaires peuvent éventuellement introduire une demande de suspension auprès de l'instance de recours désignée à l'article 24, 2° de la loi mentionnée ci-dessus.

5.1. Lot: LOT-0005

Title: Services de nettoyage de locaux, de vitres et de postes de travail, et d'aide à l'exploitation de la cafétéria

Description: Le présent marché vise un Accord-cadre pour des services de nettoyage de locaux, de vitres, postes de travail et d'aide à l'exploitation de la cafétéria.

Internal identifier: 5

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 90910000 Cleaning services

5.1.2. Place of performance

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

5.1.3. Estimated duration

Duration: 4 Years

5.1.5. Value

Estimated value excluding VAT: 360 000,00 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): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Les conditions administratives et commerciales

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

Award criterion number: 10

Criterion:

Type: Quality

Description: Degré d'adéquation avec les besoins

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

Award criterion number: 20

Criterion:

Type: Price

Description: Prix

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

Award criterion number: 60

Criterion:

Type: Quality

Description: Potentiel de la politique de prix

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

Award criterion number: 10

5.1.11. Procurement documents

Address of the procurement documents: <https://www.publicprocurement.be/publication-workspaces/ba396e63-056c-4fe6-b196-c27165a48594/documents>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be/supplier/enterprises/0/tendering-workspaces/publication-workspace-detail/ba396e63-056c-4fe6-b196-c27165a48594/general>

Languages in which tenders or requests to participate may be submitted: French, Dutch

Electronic catalogue: Required

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

Deadline for receipt of tenders: 19/10/2026 14:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 6 Months

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: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 1

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Tribunal de première instance de Bruxelles

Information about review deadlines: Conformément à l'article 11 de la loi du 17/06/2013, un délai de 15 jours est accordé à partir du lendemain de la communication de la décision motivée au cours duquel les soumissionnaires peuvent éventuellement introduire une demande de suspension auprès de l'instance de recours désignée à l'article 24, 2° de la loi mentionnée ci-dessus.

8. Organisations

8.1. ORG-0001

Official name: Smals

Registration number: 0406798006_617

Postal address: avenue Fonsny 20

Town: Saint-Gilles
Postcode: 1060
Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)
Country: Belgium
Email: tenders@smals.be
Telephone: +32 27875898
Internet address: <http://www.smals.be>
Buyer profile: <https://www.publicprocurement.be/bda?organisationIds=617&includeOrganisationChildren=true>

Roles of this organisation:

Buyer

8.1. ORG-0002

Official name: SPF Stratégie et Appui
Registration number: BE001
Postal address: Boulevard Simon Bolivar 30 Bte1
Town: Bruxelles
Postcode: 1000
Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)
Country: Belgium
Email: revise@publicprocurement.be
Telephone: +32 2 740 80 00
Internet address: <https://bosa.belgium.be>

Roles of this organisation:

TED eSender

8.1. ORG-0003

Official name: Tribunal de première instance de Bruxelles
Registration number: 0308.357.753
Town: Rue des quatres Bras
Postcode: 1000 Bruxelles
Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)
Country: Belgium

Roles of this organisation:

Review organisation

10. Change

Version of the previous notice to be changed

:

f51106f1-91fa-44af-893e-e7810144e3d1-01

Main reason for change

:

Information updated

Description

:

En annexe réponses aux questions reçues.

10.1. Change

Section identifier: PROCEDURE

The procurement documents were changed on: 24/09/2026

Notice information

Notice identifier/version: a4df26c8-701f-45cb-8ad8-50319548ae51 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 24/09/2026 00:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Notice dispatch date (eSender): 24/09/2026 00:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: French, Dutch

Notice publication number: 660420-2026

OJ S issue number: 186/2026

Publication date: 25/09/2026