

74351-2026 - Competition

Germany – Architectural services for outdoor areas – Neubau Pflegeheim Elswigstraße

OJ S 22/2026 02/02/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Senior:InnenEinrichtungen der Hansestadt Lübeck

Email: info@aph-luebeck.de

Legal type of the buyer: Public undertaking

Activity of the contracting authority: Health

2. Procedure

2.1. Procedure

Title: Neubau Pflegeheim Elswigstraße

Description: Im Rahmen der Neuausrichtung der Senioreneinrichtung der Hansestadt Lübeck soll an dem Standort Elswigstraße der Neubau einer Pflegeeinrichtung mit 140 Plätzen inkl. Hauptverwaltung und Großküche entstehen. Für den Neubau ist der Rückbau des betreuten Wohnens erforderlich. Die bestehende Pflegeeinrichtung soll während der Baumaßnahme weiter betrieben werden.

Procedure identifier: d193b344-b6b7-4057-a11f-f9204e91295d

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: Services

Main classification (cpv): 71222000 Architectural services for outdoor areas

Additional classification (cpv): 71320000 Engineering design services

2.1.2. Place of performance

Country subdivision (NUTS): Lübeck, Kreisfreie Stadt (DEF03)

Country: Germany

Additional information: Das Projekt soll in Lübeck im Stadtteil St. Jürgen verwirklicht werden.

2.1.3. Value

Estimated value excluding VAT: 185 000,00 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

vgv -

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Freianlagenplanung gem. §39 HOAI

Description: Für die Freianlagenplanung sind die Grundleistungen der Leistungsphasen 1 bis 9 der Anlage 11 Nummer 11.1 (zu §39 Absatz 4, §40 Absatz 5) HOAI zu erbringen. Gem. Anlage 11 Nummer 11.2 Objektliste Freianlagen werden die Freianlagen in die Honorarzone III Mitte eingestuft. Darüber hinaus sind für die Freianlagenplanung noch besondere Leistungen vorgesehen, die in der Leistungsbeschreibung genau definiert sind.

Internal identifier: LOT-0001 2201-01/V-752

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71222000 Architectural services for outdoor areas

Additional classification (cpv): 71320000 Engineering design services

5.1.2. Place of performance

Country subdivision (NUTS): Lübeck, Kreisfreie Stadt (DEF03)

Country: Germany

Additional information: Der Neubau des Pflegeheims soll in Lübeck im Stadtteil St. Jürgen verwirklicht werden.

5.1.3. Estimated duration

Other duration: Unknown

5.1.5. Value

Estimated value excluding VAT: 185 000,00 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

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

Additional information: #Besonders auch geeignet für:freelance#, #Besonders auch geeignet für:startup#, #Besonders auch geeignet für:other-sme#, #Besonders auch geeignet für:selbst#

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

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: 5

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

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: German

Address of the procurement documents: <https://www.subreport.de/E68968761>

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 11/03/2026

Terms of submission:

Electronic submission: Allowed

Address for submission: <https://www.subreport.de/E68968761>

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: 04/03/2026 10:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Information that can be supplemented after the submission deadline:

No documents can be submitted later.

Terms of contract:

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

Electronic invoicing: Required

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: Vergabekammer Schleswig-Holstein beim Ministerium für Wirtschaft, Verkehr, Arbeit, Technologie und Tourismus

Review organisation: Vergabekammer Schleswig-Holstein beim Ministerium für Wirtschaft, Verkehr, Arbeit, Technologie und Tourismus

Organisation providing more information on the review procedures: Senior:InnenEinrichtungen der Hansestadt Lübeck

8. Organisations

8.1. ORG-0002

Official name: Senior:InnenEinrichtungen der Hansestadt Lübeck

Registration number: DE 135082828

Postal address: Wattstraße 7

Town: Lübeck

Postcode: 23566

Country subdivision (NUTS): Lübeck, Kreisfreie Stadt (DEF03)

Country: Germany

Email: info@aph-luebeck.de

Telephone: +49451 6099030

Internet address: <https://aph-luebeck.de>

Roles of this organisation:

Buyer

Organisation providing more information on the review procedures

8.1. ORG-0003

Official name: Vergabekammer Schleswig-Holstein beim Ministerium für Wirtschaft, Verkehr, Arbeit, Technologie und Tourismus

Registration number: 4319884542

Postal address: Düsternbrooker Weg 94

Town: Kiel

Postcode: 24105

Country subdivision (NUTS): Kiel, Kreisfreie Stadt (DEF02)

Country: Germany

Roles of this organisation:

Review organisation

Mediation organisation

8.1. ORG-0004

Official name: Datenservice Öffentlicher Einkauf (in Verantwortung des Beschaffungsamts des BMI)

Registration number: 0204:994-DOEVD-83

Town: Bonn

Postcode: 53119

Country subdivision (NUTS): Bonn, Kreisfreie Stadt (DEA22)

Country: Germany

Email: noreply.esender_hub@bescha.bund.de

Telephone: +49228996100

Roles of this organisation:

TED eSender

Notice information

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Form type: Competition

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