745377-2026 - Competition

Austria – Hotel construction work – FHK - Hotel
OJ S 209/2026 28/10/2026
Contract or concession notice – standard regime - Change notice
Works

1. Buyer

1.1. Buyer

Official name: Kärntner Flughafen Betriebs GesmbH
Email: info@klu-airport.at
Legal type of the buyer: Body governed by public law
The buyer is a contracting entity
Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: FHK - Hotel
Description: Suche eines Projekt-Partners zur Entwicklung eines Hotels am Flughafen Klagenfurt
Procedure identifier: 726cc612-3a91-4248-8882-a121ed350a9b
Internal identifier: FHK-5/25
Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

2.1.1. Purpose

Main nature of the contract: Works
Main classification (cpv): 45212411 Hotel construction work
Additional classification (cpv): 45210000 Building construction work, 71240000 Architectural, engineering and planning services, 55100000 Hotel services, 55110000 Hotel accommodation services

2.1.2. Place of performance

Country: Austria
Anywhere in the given country

2.1.4. General information

Legal basis:
Directive 2014/23/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: FHK - Hotel

Description: Suche eines Projekt-Partners zur Entwicklung eines Hotels am Flughafen Klagenfurt
Internal identifier: FHK-5/25

5.1.1. Purpose

Main nature of the contract: Works
Main classification (cpv): 45212411 Hotel construction work

5.1.2. Place of performance

Country: Austria
Anywhere in the given country

5.1.3. Estimated duration

Start date: 30/03/2026
Duration: 30 Years

5.1.6. General information

Reserved participation:
Participation is not reserved.
Procurement Project not financed with EU Funds.
Information about previous notices:
Identifier of the previous notice: 86eb84d1-0871-487d-8ae7-4f70ebd3df96-07
Identifier of the part of the previous notice: LOT-0001
Additional information: Die Laufzeit der Konzession ist derzeit mit 30 bis 60 Jahren vorgesehen, wobei auch die Möglichkeit der Verlängerung für zweimal 10 Jahre vorgesehen wird. Für die Laufzeit gemäß Punkt "Laufzeit" wurde ein Wert von 30 Jahren herangezogen. Die konkrete Vertragslaufzeit wird Teil der Verhandlungen in der zweiten Stufe des Vergabeverfahrens sein.

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: German
Address of the procurement documents: https://schiefer.vemap.com
Ad hoc communication channel:
Name: Beschaffungsportal der AuftraggeberIn bzw. der vergebenden Stelle.
URL: https://schiefer.vemap.com

5.1.12. Terms of procurement

Terms of submission:
Electronic submission: Required
Address for submission: https://schiefer.vemap.com
Languages in which tenders or requests to participate may be submitted: German
Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required
Deadline for receipt of requests to participate: 29/12/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time
Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No
Electronic invoicing: Required

5.1.16. Further information, mediation and review

Review organisation: Landesverwaltungsgericht Kärnten
Organisation providing additional information about the procurement procedure: Kärntner Flughafen Betriebs GesmbH
Organisation providing more information on the review procedures: Kärntner Flughafen Betriebs GesmbH

8. Organisations

8.1. ORG-0001

Official name: Kärntner Flughafen Betriebs GesmbH
Registration number: 9110015582949
Postal address: Flughafenstraße 60-64
Town: Klagenfurt
Postcode: 9020
Country subdivision (NUTS): Klagenfurt-Villach (AT211)
Country: Austria
Email: info@klu-airport.at
Telephone: +43 463415000
Fax: +43 46341500236
Internet address: https://schiefer.vemap.com
Information exchange endpoint (URL): https://schiefer.vemap.com
Buyer profile: https://schiefer.vemap.com
Roles of this organisation:
Buyer
Organisation providing additional information about the procurement procedure
Organisation providing more information on the review procedures

8.1. ORG-0100

Official name: Landesverwaltungsgericht Kärnten
Registration number: 9110019979905
Postal address: Fromillerstraße 20
Town: Klagenfurt am Wörthersee
Postcode: 9020
Country subdivision (NUTS): Klagenfurt-Villach (AT211)
Country: Austria
Email: post@lvwg-ktn.gv.at
Telephone: +43 46354350
Fax: +43 4635435029
Roles of this organisation:
Review organisation

8.1. ORG-9999

Official name: vemap Einkaufsmanagement GmbH
Registration number: TED20
Postal address: Berggasse 31
Town: Wien

Postcode: 1090
Country subdivision (NUTS): Wien (AT130)
Country: Austria
Email: office@vemap.com
Telephone: +43 13157940
Internet address: https://www.vemap.com
Information exchange endpoint (URL): https://www.vemap.com
Roles of this organisation:
TED eSender

10. Change

Version of the previous notice to be changed: 86eb84d1-0871-487d-8ae7-4f70ebd3df96-01
Main reason for change: Information updated
Description: Die Teilnahmefrist wird bis 29.12.2026, 12:00 Uhr, verlängert.

10.1. Change

Section identifier: LOT-0001

Notice information

Notice identifier/version: 86eb84d1-0871-487d-8ae7-4f70ebd3df96 - 09
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 19
Notice dispatch date: 27/10/2026 11:01:46 (UTC+01:00) Central European Time, Western European Summer Time
Languages in which this notice is officially available: German
Notice publication number: 745377-2026
OJ S issue number: 209/2026
Publication date: 28/10/2026