

667326-2026 - Licitación

Finlandia – Servicios comerciales al por menor – Finavia / Food & Beverage premises and related business operations on the mezzanine floor in the Schengen Gate Area (near gate 29) at Helsinki Airport - Request to Participate

OJ S 187/2026 28/09/2026

**Anuncio de contrato o de concesión. Régimen normal
Servicios**

1. Comprador

1.1. Comprador

Denominación oficial: Finavia Oyj

Correo electrónico: tuomas.pitkanen@finavia.fi

Naturaleza jurídica del comprador: Empresa pública

El comprador es una entidad adjudicadora

Actividad de la entidad adjudicadora: Actividades aeroportuarias

2. Procedimiento

2.1. Procedimiento

Título: Finavia / Food & Beverage premises and related business operations on the mezzanine floor in the Schengen Gate Area (near gate 29) at Helsinki Airport - Request to Participate

Descripción: Finavia grants possession of specified Food & Beverage premises in a central location within the mezzanine floor in the Schengen gate area (opposite of gate 29) of Helsinki Airport and concession rights to operate restaurant business for Helsinki Airport's customers within these premises for the contract term.

Identificador del procedimiento: f647945f-772a-479a-89b9-8bf39266eccc

Identificador interno: 629201

Tipo de procedimiento: Negociado con publicación previa de un anuncio de licitación / licitación con negociación

Principales características del procedimiento: In the negotiations rounds participants go through the preliminary tender material provided by Finavia as well as the preliminary Tender criteria. The tenderers are asked to submit the preliminary tender by the deadline. The preliminary tender submitted by the tenderer is to be discussed further for both Finavia to understand the tenderers preliminary tender better as well as for the tenderer to understand the Finavia's tender criteria better. Schedule (times are Helsinki times, dates are DD.MM.): 5.10.2026 - Questions concerning the procedure by 13:00 14.10.2026 - Submitting the Request to Participate by 13:00 14.10.2026 - Invitation to Site Visits, Negotiate and Preliminary Invitation to Tender, at earliest 19.10.2026 – Site visits and comments regarding floor plan– Day 1 20.10.2026 – Site visits and comments regarding floor plan – Day 2 29.10.2026 - Questions, comments and preliminary tender submitted by 13:00 2.11.2026 – Negotiations round – Day 1 3.11.2026 – Negotiations round – Day 2 4.11.2026 – Negotiations round – Day 3 5.11.2026 – Negotiations round – Day 4 5.11.2026 - Negotiations end (without separate notice) 10.11.2026 - Final Invitation to Tender is published, at earliest 25.11.2026 - Questions regarding the Final Invitation to Tender by 13:00 2.12.2026 - Final Tender submitted by 13:00 4.12.2026 - Procurement decision, at earliest 21.12.2026 - Signing of the Agreement, at earliest Finavia reserves the right to change the schedule. Candidates are responsible for submitting their participation, questions and Final Tenders in due time. In the

first phase of the procurement, potential Candidates will be invited to participate. Based on the Requests to Participate, Candidates meeting the minimum requirements shall be invited to participate as Tenderers and invited to Negotiate. Tenderers selected to negotiate shall provide, together with a Preliminary Tender, preliminary plans of the Units for evaluation before the negotiations round. Tenderers are invited to provide feedback, comments and suggestions regarding the documentation. Finavia may invite the Tenderers to several rounds of meetings, if necessary. Negotiation agenda shall be instructed in the Invitation to Negotiate. Participants have the opportunity to ask questions at each stage. Tenderers are advised to consider that after the Procurement Decision has been made, agreements shall not be negotiated. Minor clarifications and additions to contact details and dates shall be made. Finavia sets suitability requirements to the Tenderers. Tenderer's own conditions and terms may not be included in any of the material it submits. Registration to Tarjouspalvelu supplier portal is free of charge. Registration is supported by Tarjouspalvelu support, which is to be contacted in any matter regarding registration, completing and/or submitting offers. To avoid confusion, Candidates are advised to register to Tarjouspalvelu using the company name and ID of the entity that shall sign the Agreement. The procurement documentation, including the Agreement, any security details and floor plans etc. are available only against a duly filled-in and signed NDU. The NDU form is available in Tarjouspalvelu for registered users. Upon receipt of the signed NDU, Finavia provides a link (by email, to the email the NDU was received from) to a secure download location, from where the Tenderer may download the entire material. The signed NDU shall be sent to hankintapaallikot@finavia.fi with subject: "Food & Beverage premises and related business operations on the mezzanine floor in the Schengen Gate Area (near gate 29) at Helsinki Airport ". The technical documentation is subject to change due to the nature of construction planning and processes.

2.1.1. Finalidad

Naturaleza del contrato: Servicios

Clasificación principal (cpv): 55900000 Servicios comerciales al por menor

2.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Helsinki-Uusimaa (FI1B1)

País: Finlandia

2.1.4. Información general

Información complementaria: *** THIS PROCUREMENT NOTICE IS REGARDING THE FOOD & BEVERAGE UNITS ON THE MEZZANINE FLOOR IN THE SCHENGEN GATE AREA (NEAR GATE 29) AT HELSINKI AIRPORT *** Finavia seeks a dedicated food and beverage partner to bring appealing concepts to central airport location in the Schengen Gate area. The procurement is intended to complement the existing restaurant offering with concepts that are recognisable, easy to approach and commercially effective in a fast-paced travel environment. The premises are expected to attract operators with proven concepts, strong execution capability and a clear understanding of how to activate sales in an airport setting. The Tender consists of a single restaurant entity of approximately 652 m2 with an opportunity for two (2) separate kitchens and minimum of two concepts, out of which: - one shall be a widely recognised branded burger restaurant concept from the following categories: Quick Service Restaurant (QSR) or Fast casual, and - one shall be a vibrant food-led restaurant, bar or pub with a proof-of-concept from casual or fast casual category with the exception: buffets and pizza, pasta and sandwich led concepts are excluded from this Tender. Possible additional supporting concepts (not mandatory) may be included in the premises given the inclusion supports efficient use of the premises and overall commercial success. Estimated handover date of the premises is 1st of May 2027. The opening date of the unit is

planned to be 1st of August 2027. Together, the concepts should offer passengers a clear, attractive and reliable choice that fits the diverse customer base of Helsinki Airport. The premises shall be open to all potential customers without purchasing obligation. The units shall follow Helsinki Airport's unified commercial opening hours. Tenderers shall consider minimum opening hours of Tendered units, currently estimated being from morning (10:00) until evening (22:00). Approximately half of Helsinki Airport's passengers reside in Finland and approximately half abroad. The strongest proposals are expected to combine brand familiarity, proven market presence in Finland or relevant international markets, operational reliability and a concept mix that strengthens the overall attractiveness of the airport's food and beverage offering. The airport is interested in operators who can bring more than a brand name alone. The successful tenderer should be able to show how the premises will be visually appealing, easy to navigate and commercially efficient. The layout, customer flow, service model and sales development activities should all support smooth customer experience, strong conversion, value-for-money perception and sustainable sales performance during the contract term. Thus, Finavia seeks a partner whose concept mix and commercial execution provide the best overall basis for a commercially successful operation at Helsinki Airport. Finavia's vision is to offer world-class services for air passengers and airlines. At the heart of our strategy is the development of Helsinki Airport. World class customer experience will distinguish us from our competitors. Our customer promise "For smooth travelling" underlines the vision and is kept by actions lead by customer experience pillars which refers to the desired emotions and experiences of our passengers: GIFT OF TIME CONFIDENCE HAPPINESS FINNISH EXPERIENCE Finavia has a dynamic long-term strategy for Helsinki Airport, with the vision of creating a consumer-friendly, sustainable, efficient, unique and successful airport. The Operator shall fully support and adhere to this strategy and actively contribute to its successful implementation.

Base jurídica:

Directiva 2014/23/UE

2.1.6. Motivos de exclusión

Fuentes de los motivos de exclusión: Documento de contratación

5. Lote

5.1. Lote: LOT-0000

Título: Finavia / Food & Beverage premises and related business operations on the mezzanine floor in the Schengen Gate Area (near gate 29) at Helsinki Airport - Request to Participate

Descripción: Finavia grants possession of specified Food & Beverage premises in a central location within the mezzanine floor in the Schengen gate area (opposite of gate 29) of Helsinki Airport and concession rights to operate restaurant business for Helsinki Airport's customers within these premises for the contract term.

Identificador interno: 629201

5.1.1. Finalidad

Naturaleza del contrato: Servicios

Clasificación principal (cpv): 55900000 Servicios comerciales al por menor

5.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Helsinki-Uusimaa (FI1B1)

País: Finlandia

5.1.3. Duración estimada

5.1.6. Información general

Participación reservada:

La participación no está reservada.

Proyecto de contratación pública no financiado con fondos de la UE

Esta contratación también es adecuada para las pequeñas y medianas empresas (pymes): no

Información complementaria: *** THIS PROCUREMENT NOTICE IS REGARDING THE FOOD & BEVERAGE UNITS ON THE MEZZANINE FLOOR IN THE SCHENGEN GATE AREA (NEAR GATE 29) AT HELSINKI AIRPORT *** Finavia seeks a dedicated food and beverage partner to bring appealing concepts to central airport location in the Schengen Gate area. The procurement is intended to complement the existing restaurant offering with concepts that are recognisable, easy to approach and commercially effective in a fast-paced travel environment. The premises are expected to attract operators with proven concepts, strong execution capability and a clear understanding of how to activate sales in an airport setting. The Tender consists of a single restaurant entity of approximately 652 m2 with an opportunity for two (2) separate kitchens and minimum of two concepts, out of which: - one shall be a widely recognised branded burger restaurant concept from the following categories: Quick Service Restaurant (QSR) or Fast casual, and - one shall be a vibrant food-led restaurant, bar or pub with a proof-of-concept from casual or fast casual category with the exception: buffets and pizza, pasta and sandwich led concepts are excluded from this Tender. Possible additional supporting concepts (not mandatory) may be included in the premises given the inclusion supports efficient use of the premises and overall commercial success. Estimated handover date of the premises is 1st of May 2027. The opening date of the unit is planned to be 1st of August 2027. Together, the concepts should offer passengers a clear, attractive and reliable choice that fits the diverse customer base of Helsinki Airport. The premises shall be open to all potential customers without purchasing obligation. The units shall follow Helsinki Airport's unified commercial opening hours. Tenderers shall consider minimum opening hours of Tendered units, currently estimated being from morning (10:00) until evening (22:00). Approximately half of Helsinki Airport's passengers reside in Finland and approximately half abroad. The strongest proposals are expected to combine brand familiarity, proven market presence in Finland or relevant international markets, operational reliability and a concept mix that strengthens the overall attractiveness of the airport's food and beverage offering. The airport is interested in operators who can bring more than a brand name alone. The successful tenderer should be able to show how the premises will be visually appealing, easy to navigate and commercially efficient. The layout, customer flow, service model and sales development activities should all support smooth customer experience, strong conversion, value-for-money perception and sustainable sales performance during the contract term. Thus, Finavia seeks a partner whose concept mix and commercial execution provide the best overall basis for a commercially successful operation at Helsinki Airport. Finavia's vision is to offer world-class services for air passengers and airlines. At the heart of our strategy is the development of Helsinki Airport. World class customer experience will distinguish us from our competitors. Our customer promise "For smooth travelling" underlines the vision and is kept by actions lead by customer experience pillars which refers to the desired emotions and experiences of our passengers: GIFT OF TIME CONFIDENCE HAPPINESS FINNISH EXPERIENCE Finavia has a dynamic long-term strategy for Helsinki Airport, with the vision of creating a consumer-friendly, sustainable, efficient, unique and successful airport. The Operator shall fully support and adhere to this strategy and actively contribute to its successful implementation.

5.1.7. Contratación estratégica

Objetivo social promovido: Diligencia debida en materia de derechos humanos en las cadenas de suministro globales, Condiciones de trabajo justas

5.1.9. Criterios de selección

Fuentes de los criterios de selección: Documento de contratación

5.1.10. Criterios de adjudicación

Criterio:

Tipo: Precio

Descripción: Kuten kuvattu hankintailmoituksessa

Criterio:

Tipo: Calidad

Descripción: Kuten kuvattu hankintailmoituksessa

5.1.11. Pliegos de contratación

El acceso a determinados documentos de contratación está restringido

Plazo para solicitar información complementaria: 05/10/2026 10:00:00 (UTC+00:00) Hora de Europa Occidental, GMT

La información sobre los documentos restringidos está disponible en: <https://tarjouspalvelu.fi/finaviaoyj?id=629201&tpk=4bc6fc61-7fcc-4f66-a020-f8bad947dc05>

5.1.12. Condiciones de la contratación pública

Condiciones de presentación:

Presentación electrónica: Obligatoria

Dirección para la presentación: <https://tarjouspalvelu.fi/finaviaoyj?id=629201&tpk=4bc6fc61-7fcc-4f66-a020-f8bad947dc05>

Lenguas en las que pueden presentarse las ofertas o solicitudes de participación: inglés

Los licitadores pueden presentar más de una oferta: No autorizada

Plazo de recepción de solicitudes de participación: 14/10/2026 10:00:00 (UTC+00:00) Hora de Europa Occidental, GMT

Condiciones del contrato:

La ejecución del contrato debe realizarse en el marco de programas de empleo protegido: No

5.1.16. Información adicional, mediación y recurso

Organización encargada de los procedimientos de recurso: Markkinaoikeus

Información sobre los plazos de revisión: Kuten kuvattu hankintailmoituksessa

Organización que proporciona información adicional sobre el procedimiento de contratación:

Finavia Oyj

Organización que proporciona más información sobre los procedimientos de recurso:

Markkinaoikeus

8. Organizaciones

8.1. ORG-0001

Denominación oficial: Markkinaoikeus

Número de registro: 3006157-6

Dirección postal: Radanrakentajantie 5

Localidad: Helsinki

Código postal: 00520

Subdivisión del país (NUTS): Helsinki-Uusimaa (FI1B1)

País: Finlandia

Correo electrónico: markkinaoikeus@oikeus.fi

Teléfono: +358 295643300

Dirección de internet: <http://www.oikeus.fi/markkinaoikeus>

Funciones de esta organización:

Organización encargada de los procedimientos de recurso

Organización que proporciona más información sobre los procedimientos de recurso

8.1. ORG-0002

Denominación oficial: Finavia Oyj

Número de registro: 2302570-2

Dirección postal: Lentäjäntie 3

Localidad: Vantaa

Código postal: 01530

Subdivisión del país (NUTS): Helsinki-Uusimaa (FI1B1)

País: Finlandia

Punto de contacto: Tuomas Pitkänen

Correo electrónico: tuomas.pitkanen@finavia.fi

Teléfono: +358 503170948

Dirección de internet: <http://www.finavia.fi>

Funciones de esta organización:

Comprador

Organización que proporciona información adicional sobre el procedimiento de contratación

8.1. ORG-0003

Denominación oficial: Hansel Oy (Hilma)

Número de registro: FI09880841

Dirección postal: Mannerheiminaukio 1a

Localidad: Helsinki

Código postal: 00100

Subdivisión del país (NUTS): Helsinki-Uusimaa (FI1B1)

País: Finlandia

Punto de contacto: eSender

Correo electrónico: tekninen@hankintailmoitukset.fi

Teléfono: 029 55 636 30

Dirección de internet: <http://hankintailmoitukset.fi>

Funciones de esta organización:

TED eSender

Información del anuncio

Identificador/versión del anuncio: cfd47d46-8fd2-4e23-b5bb-bc18e95e3a49 - 01

Tipo de formulario: Licitación

Tipo de anuncio: Anuncio de contrato o de concesión. Régimen normal

Subtipo de anuncio: 19

Fecha de envío del anuncio: 25/09/2026 12:06:37 (UTC+00:00) Hora de Europa Occidental, GMT

Anuncio: fecha de envío (por parte del eSender): 25/09/2026 12:06:38 (UTC+00:00) Hora de Europa Occidental, GMT

Lenguas en las que este anuncio está disponible oficialmente: inglés

Número de publicación del anuncio: 667326-2026

Número de la edición del DO S: 187/2026

Fecha de publicación: 28/09/2026