

657847-2026 - Hange

Soome – Jaemüügiteenused – Finavia / Flagship restaurant entity and related business operations to Schengen Gate Area 28-29 at Helsinki Airport - Concession Notice - Request to Participate

OJ S 185/2026 24/09/2026

**Hanketeade või kontsessiooniteade – üldkord
Teenused**

1. Hankija

1.1. Hankija

Ametlik nimi: Finavia Oyj

E-posti aadress: tuomas.pitkanen@finavia.fi

Hankija õiguslik vorm: Riigi osalusega äriühing

Hankija on võrgustiku sektori hankija

Võrgustiku sektori hankija tegevus: Lennujaamaga seotud tegevus

2. Menetlus

2.1. Menetlus

Pealkiri: Finavia / Flagship restaurant entity and related business operations to Schengen Gate Area 28-29 at Helsinki Airport - Concession Notice - Request to Participate

Kirjeldus: Procurement content: Finavia grants possession of specified Food & Beverage premises in a landmark location within the Schengen gate area (G28-29) of Helsinki Airport and concession rights to operate restaurant business for Helsinki Airport's customers within these premises for the contract term.

Menetluse tunnus: 6f2c8318-c117-4128-807b-b0d565b0c430

Sisemine tunnus: 628902

Menetluse liik: Väljakuulutamisega läbirääkimistega hankemenetlus / konkurentsipõhine läbirääkimistega hankemenetlus

Menetluskorra kirjeldus: Schedule (times are Helsinki times, dates are DD.MM.): 05.10.2026 - Questions concerning the procedure by 13:00 14.10.2026 - Submitting the Request to Participate by 13:00 14.10.2026 - Invitation to Negotiate, at earliest 19.10.2026 - Questions and comments submitted by 13:00 21.10.2026 – Negotiations round 22.10.2026 - Negotiations end (without separate notice) 23.10.2026 - Final Invitation to Tender is published, at earliest 30.10.2026 - Questions regarding the Final Invitation to Tender by 13:00 09.11.2026 - Final Tender submitted by 13:00 10.11.2026 - Live Tastings – Day 1 11.11.2026 - Live Tastings – Day 2 17.11.2026 - Procurement decision, at earliest 01.12.2026 - 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 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. 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 sends the entire material to the email the NDU was received from. The signed NDU shall be sent to hankintapaallikot@finavia.fi with subject: "Flagship restaurant entity and related business operations to Schengen Gate Area 28-29 at Helsinki Airport". The technical documentation is subject to change due to the nature of construction planning and processes.

2.1.1. Eesmärk

Lepingu olemus: Teenused

Peamine liigitus (cpv): 55900000 Jaemüügiteenused

2.1.2. Lepingu täitmise koht

Riik – jaotus (NUTS): Helsinki-Uusimaa (FI1B1)

Riik: Soome

2.1.4. Üldine teave

Lisateave: Procurement description: Finavia seeks a dedicated restaurant partner to create, deliver and continuously evolve a flagship-level restaurant entity and its business and operational model that will aim to become a defining part of Helsinki Airport's Food & Beverage offering. Flagship-level refers to a concept becoming a well-known and acclaimed destination dining concept. Flagship-level restaurant demonstrates distinctive identity, strong culinary credentials, and high standards of hospitality, and which attracts customers primarily on the merits of its food, beverage, service, and overall experience. The flagship restaurant is centered around a high quality dine-in experience that creates unique moments across customer touchpoints, delivering an elevated atmosphere and a feeling of being cared for before departure. The flagship restaurant entity that is to be created, shall include a combination of restaurant concept(s) / brand(s) specifically created or fitted for the tendered location and for the needs of Helsinki Airport's passengers. The upper floor of the flagship restaurant entity shall be an elevated à la carte restaurant with table service while remaining approachable and avoiding niche or overly exclusive positioning. The lower floor of the flagship restaurant entity shall serve as an elevated but slightly more relaxed all-day food and beverage concept (that might also consist of several concepts or brands) with table service or counter-to-table service while also ensuring the speed of service required in airport environment. Elevated refers to positioning the concept into a upper-scale segment: providing high quality and premium feel and offering a clear uplift to everyday life, while remaining affordable and not becoming overly niche or exclusive. The premises are centrally and visibly located (above; landmark location) next to Schengen gates 28-29 and serve all passengers (international and domestic) with access to the Schengen area of the terminal. The unit must be open to all potential customers without purchasing obligation. The unit shall follow Helsinki Airport's unified commercial opening hours and part of the offering, preferably the lower floor, must be scalable to 24/7 opening hours. 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.

Õiguslik alus:

Direktiiv 2014/23/EL

2.1.6. Kõrvaldamise alused

Väljajätmise aluste allikad: Hankedokument

5. Osa

5.1. Osa: LOT-0000

Pealkiri: Finavia / Flagship restaurant entity and related business operations to Schengen Gate Area 28-29 at Helsinki Airport - Concession Notice - Request to Participate

Kirjeldus: Procurement content: Finavia grants possession of specified Food & Beverage premises in a landmark location within the Schengen gate area (G28-29) of Helsinki Airport and concession rights to operate restaurant business for Helsinki Airport's customers within these premises for the contract term.

Sisemine tunnus: 628902

5.1.1. Eesmärk

Lepingu olemus: Teenused

Peamine liigitus (cpv): 55900000 Jaemüügiteenused

5.1.2. Lepingu täitmise koht

Riik – jaotus (NUTS): Helsinki-Uusimaa (FI1B1)

Riik: Soome

5.1.3. Eeldatav kestus

Alguskuupäev: 01/01/2027

Kestus: 91 Kuud

5.1.6. Üldine teave

Reserveeritud osalemine:

Osalemine ei ole reserveeritud.

Hankeprojekt, mida ei rahastata ELi vahenditest

See hange sobib ka väikestele ja keskmise suurusega ettevõtjatele (VKEd): ei

Lisateave: Procurement description: Finavia seeks a dedicated restaurant partner to create, deliver and continuously evolve a flagship-level restaurant entity and its business and operational model that will aim to become a defining part of Helsinki Airport's Food & Beverage offering. Flagship-level refers to a concept becoming a well-known and acclaimed destination dining concept. Flagship-level restaurant demonstrates distinctive identity, strong culinary credentials, and high standards of hospitality, and which attracts customers primarily on the merits of its food, beverage, service, and overall experience. The flagship restaurant is centered around a high quality dine-in experience that creates unique moments across customer touchpoints, delivering an elevated atmosphere and a feeling of being cared for before departure. The flagship restaurant entity that is to be created, shall include a combination of restaurant concept(s) / brand(s) specifically created or fitted for the tendered location and for the needs of Helsinki Airport's passengers. The upper floor of the flagship restaurant entity shall be an elevated à la carte restaurant with table service while remaining approachable and avoiding niche or overly exclusive positioning. The lower floor of the flagship restaurant entity shall serve as an elevated but slightly more relaxed all-day food and

beverage concept (that might also consist of several concepts or brands) with table service or counter-to-table service while also ensuring the speed of service required in airport environment. Elevated refers to positioning the concept into a upper-scale segment: providing high quality and premium feel and offering a clear uplift to everyday life, while remaining affordable and not becoming overly niche or exclusive. The premises are centrally and visibly located (above; landmark location) next to Schengen gates 28-29 and serve all passengers (international and domestic) with access to the Schengen area of the terminal. The unit must be open to all potential customers without purchasing obligation. The unit shall follow Helsinki Airport's unified commercial opening hours and part of the offering, preferably the lower floor, must be scalable to 24/7 opening hours. 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. Strateegilised hanked

Sotsiaalse eesmärgi edendamise: Inimõigustega seotud hoolsuskohustus ülemaailmses tarneahelas, Õiglaselised töötajad

5.1.9. Kvalifitseerimistingimused

Valikukriteeriumide allikad: Hankedokument

5.1.10. Pakkumuste hindamise kriteeriumid

Kriteerium:

Liik: Hind

Kirjeldus: Kuten kuvattu hankintailmoituksessa

Kriteerium:

Liik: Kvaliteet

Kirjeldus: Kuten kuvattu hankintailmoituksessa

5.1.11. Hankedokumentid

Juurdepääs teatavatele hankedokumentidele on piiratud

Lisateabe taotlemise tähtaeg: 05/10/2026 10:00:00 (UTC+00:00) Lääne-Euroopa aeg, Greenwichi aeg

Teave piiratud juurdepääsuga dokumentide kohta on kättesaadav aadressil:

<https://tarjouspalvelu.fi/finaviaoyj?id=628902&tpk=090d92c8-63fa-4ee6-9571-f6d45500c25b>

5.1.12. Hanke tingimused

Esitamise tingimused:

Elektrooniline esitamine: Nõutav

Esitamise aadress: <https://tarjouspalvelu.fi/finaviaoyj?id=628902&tpk=090d92c8-63fa-4ee6-9571-f6d45500c25b>

Keeled, milles võib pakkumusi või osalemistaotlusi esitada: inglise keel

Pakkumused võivad esitada rohkem kui ühe pakkumuse: Ei ole lubatud

Osalemistaotluste esitamise tähtaeg: 14/10/2026 10:00:00 (UTC+00:00) Lääne-Euroopa aeg, Greenwichi aeg

Lepingutingimused:

Lepingu täitmine peab toimuma kaitstud tööhõive programmide raames: Ei

5.1.16. Lisateave, lepitus ja vaidlustus

Vaidlustusorgan: Markkinaoikeus

Teave vaidlustamise tähtaegade kohta: Kuten kuvattu hankintailmoituksessa

Organisatsioon, mis annab lisateavet hankemenetluse kohta: Finavia Oyj

Organisatsioon, mis annab lisateavet vaidlustamise kohta: Markkinaoikeus

8. Organisatsioonid

8.1. ORG-0001

Ametlik nimi: Markkinaoikeus

Registreerimisnumber: 3006157-6

Postiaadress: Radanrakentajantie 5

Linn: Helsinki

Sihtnumber: 00520

Riik – jaotus (NUTS): Helsinki-Uusimaa (FI1B1)

Riik: Soome

E-posti aadress: markkinaoikeus@oikeus.fi

Telefon: +358 295643300

Internetiaadress: <http://www.oikeus.fi/markkinaoikeus>

Selle organisatsiooni rollid:

Vaidlustusorgan

Organisatsioon, mis annab lisateavet vaidlustamise kohta

8.1. ORG-0002

Ametlik nimi: Finavia Oyj

Registreerimisnumber: 2302570-2

Postiaadress: Lentäjätie 3

Linn: Vantaa

Sihtnumber: 01530

Riik – jaotus (NUTS): Helsinki-Uusimaa (FI1B1)

Riik: Soome

Kontaktpunkt: Tuomas Pitkänen

E-posti aadress: tuomas.pitkanen@finavia.fi

Telefon: +358 503170948

Internetiaadress: <http://www.finavia.fi>

Selle organisatsiooni rollid:

Hankija

Organisatsioon, mis annab lisateavet hankemenetluse kohta

8.1. ORG-0003

Ametlik nimi: Hansel Oy (Hilma)

Registreerimisnumber: FI09880841

Postiaadress: Mannerheiminaukio 1a

Linn: Helsinki

Sihtnumber: 00100

Riik – jaotus (NUTS): Helsinki-Uusimaa (FI1B1)

Riik: Soome

Kontaktpunkt: eSender

E-posti aadress: tekninen@hankintailmoitukset.fi

Telefon: 029 55 636 30

Internetiaadress: <http://hankintailmoitukset.fi>

Selle organisatsiooni rollid:

TED eSender

Teave teate kohta

Teate tunnus/version: c487469a-135f-40d4-af4f-74a42c173322 - 01

Vormi liik: Hange

Teate liik: Hanketeade või kontsessiooniteade – üldkord

Teate alaliik: 19

Teate saatmise kuupäev: 23/09/2026 12:06:45 (UTC+00:00) Lääne-Euroopa aeg, Greenwichi aeg

Teate saatmise kuupäev (eSender): 23/09/2026 12:06:46 (UTC+00:00) Lääne-Euroopa aeg, Greenwichi aeg

Keeled, milles käesolev teade on ametlikult kättesaadav: inglise keel

Teate avaldamise number: 657847-2026

ELT S väljaande number: 185/2026

Avaldamise kuupäev: 24/09/2026