

657847-2026 - Kilpailu

Suomi – Vähittäiskaupan palvelut – 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

**Hankintailmoitus tai käyttöoikeussopimusta koskeva ilmoitus – vakiojärjestelmä
Palvelut**

1. Ostaja

1.1. Ostaja

Virallinen nimi: Finavia Oyj

Sähköposti: tuomas.pitkanen@finavia.fi

Ostajan oikeudellinen muoto: Julkinen yritys

Ostaja on hankintayksikkö

Hankintayksikön toimiala: Lentoasemaan liittyvät toiminnot

2. Menettely

2.1. Menettely

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

Menettelyn tunniste: 6f2c8318-c117-4128-807b-b0d565b0c430

Sisäinen tunniste: 628902

Menettelyn tyyppi: Tarjouskilpailukutsun julkaisemisen jälkeinen neuvottelumenettely / tarjousperusteinen neuvottelumenettely

Menettelyn tärkeimmät piirteet: 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. Tarkoitus

Pääasiallinen hankintalaji: Palvelut

Pääasiallinen luokitus (cpv): 55900000 Vähittäiskaupan palvelut

2.1.2. Suorituspaikka

Maaryhmittely (NUTS): Helsinki-Uusimaa (FI1B1)

Maa: Suomi

2.1.4. Yleistä tietoa

Lisätiedot: 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.

Oikeusperusta:

Direktiivi 2014/23/EU

2.1.6. Poissulkemisperusteet

Poissulkemisperusteiden ilmoittamispaikka: Hankinta-asiakirja

5. Osa

5.1. Osa: LOT-0000

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

Sisäinen tunniste: 628902

5.1.1. Tarkoitus

Pääasiallinen hankintalaji: Palvelut

Pääasiallinen luokitus (cpv): 55900000 Vähittäiskaupan palvelut

5.1.2. Suorituspaikka

Maaryhmittely (NUTS): Helsinki-Uusimaa (FI1B1)

Maa: Suomi

5.1.3. Arvioitu kesto

Alkamispäivä: 01/01/2027

Kesto: 91 Kuukaudet

5.1.6. Yleistä tietoa

Varattu osallistuminen:

Osallistumista ei ole varattu.

Hankintaa ei ole rahoitettu EU:n varoista

Tämä hankinta soveltuu myös pienille ja keskisuurille yrityksille (pk-yrityksille): ei

Lisätiedot: 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. Strategiset hankinnat

Edistettävä sosiaalinen tavoite: Ihmisoikeuksia koskeva due diligence -velvoite maailmanlaajuisissa toimitusketjuissa, Oikeudenmukaiset työolot

5.1.9. Valintaperusteet

Valintaperusteiden ilmoittamispaikka: Hankinta-asiakirja

5.1.10. Vertailuperusteet

Kriteeri:

Tyyppi: Hinta

Kuvaus: Kuten kuvattu hankintailmoituksessa

Kriteeri:

Tyyppi: Laatu

Kuvaus: Kuten kuvattu hankintailmoituksessa

5.1.11. Hankinta-asiakirjat

Tiettyjen hankinta-asiakirjojen saatavuutta on rajoitettu

Lisätietojen pyytämisen määräaika: 05/10/2026 10:00:00 (UTC+00:00) Länsi-Euroopan aika, GMT

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

5.1.12. Hankinnan ehdot

Tarjouksen/hakemuksen jättämisen ehdot:

Tarjouksen/hakemuksen jättäminen sähköisesti: Pakollinen

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

Kielet, joilla tarjoukset tai osallistumishakemukset voidaan toimittaa: englanti

Tarjoaja voi jättää useamman kuin yhden tarjouksen: Ei sallittu

Osallistumishakemusten vastaanottamisen määräaika: 14/10/2026 10:00:00 (UTC+00:00)

Länsi-Euroopan aika, GMT

Sopimusehdot:

Sopimuksen täytäntöönpano on rajattu tehtäväksi suojatyöohjelmien puitteissa: Ei

5.1.16. Lisätietoja, sovittelu ja muutoksenhaku

Muutoksenhakuelin: Markkinaoikeus

Tietoa muutoksenhaun määräajoista: Kuten kuvattu hankintailmoituksessa

Hankintamenettelystä lisätietoja antava organisaatio: Finavia Oyj

Muutoksenhakumenettelyjen määräajoista lisätietoja tarjoava organisaatio: Markkinaoikeus

8. Organisaatiot

8.1. ORG-0001

Virallinen nimi: Markkinaoikeus

Rekisterinumero: 3006157-6

Postiosoite: Radanrakentajantie 5

Postitoimipaikka: Helsinki

Postinumero: 00520

Maaryhmittely (NUTS): Helsinki-Uusimaa (FI1B1)

Maa: Suomi

Sähköposti: markkinaoikeus@oikeus.fi

Puhelin: +358 295643300

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

Tämän organisaation roolit:

Muutoksenhakuelin

Muutoksenhakumenettelyjen määräajoista lisätietoja tarjoava organisaatio

8.1. ORG-0002

Virallinen nimi: Finavia Oyj

Rekisterinumero: 2302570-2

Postiosoite: Lentäjätie 3

Postitoimipaikka: Vantaa

Postinumero: 01530

Maaryhmittely (NUTS): Helsinki-Uusimaa (FI1B1)

Maa: Suomi

Yhteyspiste: Tuomas Pitkanen

Sähköposti: tuomas.pitkanen@finavia.fi

Puhelin: +358 503170948

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

Tämän organisaation roolit:

Ostaja

Hankintamenettelystä lisätietoja antava organisaatio

8.1. ORG-0003

Virallinen nimi: Hansel Oy (Hilma)

Rekisterinumero: FI09880841

Postiosoite: Mannerheiminaukio 1a

Postitoimipaikka: Helsinki

Postinumero: 00100

Maaryhmittely (NUTS): Helsinki-Uusimaa (FI1B1)

Maa: Suomi

Yhteyspiste: eSender

Sähköposti: tekninen@hankintailmoitukset.fi

Puhelin: 029 55 636 30

Internetosoite: <http://hankintailmoitukset.fi>

Tämän organisaation roolit:

TED eSender

Ilmoituksen tiedot

Ilmoituksen tunnisteversionumero: c487469a-135f-40d4-af4f-74a42c173322 - 01

Lomakkeen tyyppi: Kilpailu

Ilmoituksen tyyppi: Hankintailmoitus tai käyttöoikeussopimusta koskeva ilmoitus – vakiojärjestelmä

Ilmoituksen alatyypinumero: 19

Ilmoituksen lähetyspäivä: 23/09/2026 12:06:45 (UTC+00:00) Länsi-Euroopan aika, GMT

Ilmoituksen lähetyspäivä (eSender): 23/09/2026 12:06:46 (UTC+00:00) Länsi-Euroopan aika, GMT

Kielet, joilla tämä ilmoitus on virallisesti saatavilla: englanti

Ilmoituksen julkaisunumero: 657847-2026

EUVL S -lehden numero: 185/2026

Julkaisupäivä: 24/09/2026