

664716-2026 - Iomaíocht

An Fhionlainn – Retail trade services – Finavia / Food & Beverage premises and related QSR or Fast casual business operations in the Arrivals Hall at Helsinki Airport - Request to Participate
OJ S 187/2026 28/09/2026

Fógra maidir le conradh nó lamháltas — an gnáthchóras
Seirbhísí

1. Ceannaitheoir

1.1. Ceannaitheoir

Ainm oifigiúil: Finavia Oyj

R-phost: tuomas.pitkanen@finavia.fi

Cineál dlíthiúil an cheannaitheora: Gnóthas poiblí

Is eintiteas conarthach é an ceannaitheoir

Gníomhaíocht an eintitis chonarthaigh: Gníomhaíochtaí a bhaineann le haerfoirt

2. Nós imeachta

2.1. Nós imeachta

Teideal: Finavia / Food & Beverage premises and related QSR or Fast casual business operations in the Arrivals Hall at Helsinki Airport - Request to Participate

Cur síos: Finavia grants possession of specified Food & Beverage premises in prominent location within the arrivals hall area along the busy passenger route of Helsinki Airport and concession rights to operate restaurant business for Helsinki Airport's customers within these premises for the contract term.

Aitheantóir an nós imeachta: 1babc4cf-8f6f-4ced-af41-3fb8d1518aed

Aitheantóir inmheánach: 629206

An cineál nós imeachta: Idirbheartaíocht lena mbaineann foilsiú roimh ré glao ar iomaíocht / iomaíocht lena mbaineann idirbheartaíocht

Príomhghnéithe an nós imeachta: 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 QSR or Fast casual business operations in the Arrivals Hall at Helsinki Airport". The technical documentation is subject to change due to the nature of construction planning and processes.

2.1.1. Cuspóir

Cineál an chonartha: Seirbhísí
Príomhaicmiú (cpv): 55900000 Retail trade services

2.1.2. An áit feidhmíochta

Foroinn tíre (NUTS): Helsinki-Uusimaa (FI1B1)
Tír: An Fhionlainn

2.1.4. Eolas ginearálta

Eolas breise: *** THIS PROCUREMENT NOTICE IS REGARDING THE FOOD & BEVERAGE UNITS IN THE ARRIVALS HALL AT HELSINKI AIRPORT. THIS PROCUREMENT INCLUDES TWO LOTS: UNIT A AND UNIT B (SEE BELOW) *** Finavia seeks dedicated food and beverage partners to bring highly recognized brands to a visible prime location in the arrivals hall welcoming arriving passengers to Helsinki. 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. Finavia expects high-level implementation and brands to represent their highest quality of the brand image and recognition in this prominent location. The premises are expected to attract operators with branded concepts, strong execution capability and a clear understanding of how to activate sales in an airport setting. 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 wide opening hours of Tendered units, currently estimated being from early morning (5:00 am) to late evening (1:00 am) and not less than 20 hours opening a day. The Tender consists of two (2) units under two (2) separate contracts. The units are called "Landside UNIT A" and "Landside UNIT B". Tenderer may submit an offer for one of the Units (UNIT A or UNIT B) or for both Units (UNIT A and UNIT B) but can be awarded contract relating to only one of the Units. The Tenderer may offer the same brand in

both Units. Should the Tenderer intend to submit Tender for both Units, Tenderer is requested to choose (in the Final invitation to Tender), which of the Units it prioritizes. In case the Tenderer receives the highest points for both Units, the contract is awarded for the Unit Tenderer has selected as their first choice. In such case the contract of the other Unit is awarded to the Tenderer receiving the second highest points. UNIT A (approximately 428 m2): Widely recognised branded Quick Service Restaurant (QSR) or Fast casual restaurant. Buffet concepts are excluded from this Tender. UNIT B (approximately 248 m2): Widely recognised branded Quick Service Restaurant (QSR) or Fast casual restaurant. Buffet concepts are excluded from this Tender. Estimated handover date of the premises is 2nd of May 2027. The opening date of the units is planned to be 1st of August 2027. The QSR concept should offer passengers a clear, attractive and reliable choice that fits the diverse customer base of Helsinki Airport. Approximately half of Helsinki Airport's passengers reside in Finland and approximately half abroad. The strongest proposal is expected to combine brand familiarity, proven market presence in Finland or relevant markets to Helsinki Airport passenger profile, operational reliability and attractive design 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 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.

Bunús dlí:

Treoir 2014/23/AE

2.1.5. Téarmaí soláthair

Téarmaí na haighneachta:

Líon uasta na luchtóg ar féidir le tairgeoir amháin tairiscintí a chur isteach ina leith: 2

Téarmaí an chonartha:

Líon uasta na luchtóg ar féidir conarthaí a dhámhachtain ina leith ar aon tairgeoir amháin: 1

2.1.6. Forais eisiaimh

Foinse na gcúiseanna eisiúna: Doiciméad Soláthair

5. Luchtóg

5.1. Luchtóg: LOT-0001

Teideal: Lot 1 / Unit A

Cur síos: UNIT A (approximately 428 m2): Widely recognised branded Quick Service Restaurant (QSR) or Fast casual restaurant. Buffet concepts are excluded from this Tender.

Aitheantóir inmheánach: Lot 1 / Unit A-0

5.1.1. Cuspóir

Cineál an chonartha: Seirbhísí
Príomhaicmiú (cpv): 55900000 Retail trade services

5.1.2. An áit feidhmíochta

Seoladh poist: Helsinki Airport
Baile: Vantaa
Cód poist: 01530
Foroinn tíre (NUTS): Helsinki-Uusimaa (FI1B1)
Tír: An Fhionlainn

5.1.3. Fad measta

Dáta tosaithe: 01/08/2027
Fad ama: 90 Míonna

5.1.6. Eolas ginearálta

Rannpháirtíocht fhorchoimeádta:

Ní fhorchoimeádtar an rannpháirtíocht.
Tionscadal soláthair nach maoinítear le cistí an Aontais
Tá an soláthar sin oiriúnach freisin d'fhiontair bheaga agus mheánmhéide (FBManna): níl

5.1.7. Soláthar straitéiseach

An cuspóir sóisialta atá á chur chun cinn: Dícheall cuí maidir le cearta an duine i slabhraí soláthair domhanda, Coinníollacha córa oibre

5.1.9. Critéir roghnúcháin

Foinse na gcritéir roghnaithe: Doiciméad Soláthair

5.1.10. Critéir dhámhachtana

Critéar:

Cineál: Praghas
Cur síos: Hinta

Critéar:

Cineál: Cáilíocht
Cur síos: Laatu

5.1.11. Doiciméid soláthair

Tá srian ar rochtain ar dhoiciméid soláthair áirithe
Sprioc-am chun eolas breise a iarraidh: 05/10/2026 10:00:00 (UTC+00:00) Am Iarthar na hEorpa, GMT
Tá eolas faoi dhoiciméid shrianta le fáil ag: <https://tarjouspalvelu.fi/finaviaoyj?id=629206&tpk=f3ec70fd-a3aa-46cf-8e51-3c8c420ddce5>

5.1.12. Téarmaí soláthair

Téarmaí na haighneachta:

Cur isteach leictreonach: Éigeantach
Seoladh an chur isteach: <https://tarjouspalvelu.fi/finaviaoyj?id=629206&tpk=f3ec70fd-a3aa-46cf-8e51-3c8c420ddce5>
Na teangacha inar féidir tairiscintí nó iarrataí ar rannpháirtíocht a chur isteach: Béarla
Féadfaidh tairgeoirí níos mó ná tairiscint amháin a chur isteach: Ní ceadmhach
Spriocdháta chun iarrataí ar rannpháirtíocht a fháil: 14/10/2026 10:00:00 (UTC+00:00) Am Iarthar na hEorpa, GMT

Téarmaí an chonartha:

Ní mór an conradh a chur i gcrích faoi chuimsiú clár fostaíochta dídeanaí: Ní hea

5.1.16. Tuilleadh eolais, idirghabháil agus athbhreithniú

Eagraíocht athbhreithniúcháin: Markkinaoikeus

Eolas faoi spriocdhátaí athbhreithnithe: Kuten kuvattu hankintadokumentaatioissa

Eagraíocht a sholáthraíonn faisnéis bhreise faoin nós imeachta soláthair: Finavia Oyj

5.1. Luchtóg: LOT-0002

Teideal: Lot 2 / Unit B

Cur síos: UNIT B (approximately 248 m2): Widely recognised branded Quick Service

Restaurant (QSR) or Fast casual restaurant. Buffet concepts are excluded from this Tender.

Aitheantóir inmheánach: Lot 2 / Unit B-1

5.1.1. Cuspóir

Cineál an chonartha: Seirbhísí

Príomhaicmiú (cpv): 55900000 Retail trade services

5.1.2. An áit feidhmíochta

Seoladh poist: Helsinki Airport

Baile: Vantaa

Cód poist: 01530

Foroinn tíre (NUTS): Helsinki-Uusimaa (FI1B1)

Tír: An Fhionlainn

5.1.3. Fad measta

Dáta tosaithe: 01/08/2027

Fad ama: 90 Míonna

5.1.6. Eolas ginearálta**Rannpháirtíocht fhorchoimeáda:**

Ní fhorchoimeádtar an rannpháirtíocht.

Tionscadal soláthair nach maoinítear le cistí an Aontais

Tá an soláthar sin oiriúnach freisin d'fhiontair bheaga agus mheánmhéide (FBManna): níl

5.1.7. Soláthar straitéiseach

An cuspóir sóisialta atá á chur chun cinn: Dícheall cuí maidir le cearta an duine i slabhraí

soláthair domhanda, Coinníollacha córa oibre

5.1.9. Critéir roghnúcháin

Foinse na gcritéir roghnaithe: Doiciméad Soláthair

5.1.10. Critéir dhámhachtana**Critéar:**

Cineál: Praghas

Cur síos: Hinta

Critéar:

Cineál: Cáilíocht

Cur síos: Laatu

5.1.11. Doiciméid soláthair

Tá srian ar rochtain ar dhoiciméid soláthair áirithe

Sprioc-am chun eolas breise a iarraidh: 05/10/2026 10:00:00 (UTC+00:00) Am Iarthar na hEorpa, GMT

Tá eolas faoi dhoiciméid shrianta le fáil ag: <https://tarjouspalvelu.fi/finaviaoyj?id=629206&tpk=f3ec70fd-a3aa-46cf-8e51-3c8c420ddce5>

5.1.12. Téarmaí soláthair

Téarmaí na haighneachta:

Cur isteach leictreonach: Éigeantach

Seoladh an chur isteach: <https://tarjouspalvelu.fi/finaviaoyj?id=629206&tpk=f3ec70fd-a3aa-46cf-8e51-3c8c420ddce5>

Na teangacha inar féidir tairiscintí nó iarrataí ar rannpháirtíocht a chur isteach: Béarla

Féadfaidh tairgeoirí níos mó ná tairiscint amháin a chur isteach: Ní ceadmhach

Spríodhata chun iarrataí ar rannpháirtíocht a fháil: 14/10/2026 10:00:00 (UTC+00:00) Am Iarthar na hEorpa, GMT

Téarmaí an chonartha:

Ní mór an conradh a chur i gcrích faoi chuimsiú clár fostaíochta dídeanaí: Ní hea

5.1.16. Tuilleadh eolais, idirghabháil agus athbhreithniú

Eagraíocht athbhreithniúcháin: Markkinaoikeus

Eolas faoi spríodhataí athbhreithnithe: Kuten kuvattu hankintadokumentaatioissa

Eagraíocht a sholáthraíonn faisnéis bhreise faoin nós imeachta soláthair: Finavia Oyj

Eagraíocht a sholáthraíonn rochtain as líne ar na doiciméid soláthair: Finavia Oyj

8. Eagraíochtaí

8.1. ORG-0001

Ainm oifigiúil: Markkinaoikeus

Uimhir chlárúcháin: 3006157-6

Seoladh poist: Radanrakentajantie 5

Baile: Helsinki

Cód poist: 00520

Foroinn tíre (NUTS): Helsinki-Uusimaa (FI1B1)

Tír: An Fhionlainn

R-phost: markkinaoikeus@oikeus.fi

Teil.: +358 295643300

Seoladh idirlín: <http://www.oikeus.fi/markkinaoikeus>

Róil na heagraíochta seo:

Eagraíocht athbhreithniúcháin

8.1. ORG-0002

Ainm oifigiúil: Finavia Oyj

Uimhir chlárúcháin: 2302570-2

Seoladh poist: Lentäjätie 3

Baile: Vantaa

Cód poist: 01530

Foroinn tíre (NUTS): Helsinki-Uusimaa (FI1B1)

Tír: An Fhionlainn

Pointe teagmhála: Tuomas Pitkänen

R-phost: tuomas.pitkanen@finavia.fi

Teil.: +358 503170948

Seoladh idirlín: <http://www.finavia.fi>

Róil na heagraíochta seo:

Ceannaitheoir

Eagraíocht a sholáthraíonn faisnéis bhreise faoin nós imeachta soláthair
Eagraíocht a sholáthraíonn rochtain as líne ar na doiciméid soláthair

8.1. **ORG-0003**

Ainm oifigiúil: Hansel Oy (Hilma)
Uimhir chlárúcháin: FI09880841
Seoladh poist: Mannerheiminaukio 1a
Baile: Helsinki
Cód poist: 00100
Foroinn tíre (NUTS): Helsinki-Uusimaa (FI1B1)
Tír: An Fhionlainn
Pointe teagmhála: eSender
R-phost: tekninen@hankintailmoitukset.fi
Teil.: 029 55 636 30
Seoladh idirlín: <http://hankintailmoitukset.fi>
Róil na heagraíochta seo:
TED eSender

Eolas faoin bhfógra

Aitheantóir/leagan an fhógra: 0d96cbcb-1aef-415a-9235-283c2d77aab7 - 01
Cineál na foirme: lomaíocht
Cineál an fhógra: Fógra maidir le conradh nó lamháltas — an gnáthchóras
Fochineál an fhógra: 19
Dáta seolta an fhógra: 25/09/2026 12:06:02 (UTC+00:00) Am Iarthar na hEorpa, GMT
Dáta seolta an fhógra (eSender): 25/09/2026 12:06:03 (UTC+00:00) Am Iarthar na hEorpa, GMT
Na teangacha ina bhfuil an fógra seo ar fáil go hoifigiúil: Béarla
Uimhir foilseacháin an fhógra: 664716-2026
Uimhir eagráin IO S: 187/2026
Dáta foilsithe: 28/09/2026