

314102-2026 - Nadmetanje

Finska – Usluge trgovine na malo – Finavia: Food & Beverage Units to Non-Schengen - Concession Notice - Request to Participate
OJ S 88/2026 07/05/2026
Obavijest o nadmetanju ili koncesiji – standardni režim
Usluge

1. Kupac

1.1. Kupac

Službeno ime: Finavia Oyj
E-pošta: tuomas.pitkanen@finavia.fi
Pravni oblik kupca: Javno poduzeće
Kupac je naručitelj
Djelatnost naručitelja: Aktivnosti povezane sa zračnim lukama

2. Postupak

2.1. Postupak

Naslov: Finavia: Food & Beverage Units to Non-Schengen - Concession Notice - Request to Participate

Opis: Finavia grants possession of business premises at the non-Schengen of Helsinki Airport, to Operator specializing in offering food & beverage (F&B) atmosphere and F&B products. The tender consists of two (2) F&B units. The units shall be open to all potential customers during the joint opening hours of the commercial services at the airport. Part of the restaurant's food and beverage offering shall be available to customers 24 hours a day. The tendered unit consists of one primary unit with high-capacity kitchen facilities supported by additional unit to maximise the sales for the Operator and the service level for passengers and other customers. Sharing a good location directly alongside customer routes and lively gate areas. The premises are visible, easily accessible alongside passenger's way to their gate, where streams of passengers can pause and enjoy a meal, drink or a refreshing cup of coffee in a welcoming and appealing environment. Excellent customer service provided by a highly skilled and dedicated staff and a pleasant ambiance and coherent design of the premises create additional value to customers and the area. 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 kept by actions lead by customer experience pillars: GIFT OF TIME "I have time to do the things I like" CONFIDENCE "I have a feeling that I am on top of things" REFRESHED "I feel good - body, mind and soul" FINNISH EXPERIENCE "I experience something unique".

Identifikacijska oznaka postupka: 25eae3df-27aa-4a0c-bd2e-90280a8d25f7

Interna identifikacijska oznaka: 612249

Vrsta postupka: Pregovarački s prethodnom objavom poziva na nadmetanje / natjecateljski uz pregovore

Glavna obilježja postupka: 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.): 15.05.2026 - Questions concerning the procedure by 13:00 21.05.2026 - Submitting the Request to Participate by 13:00 21.05.2026 - Invitation to Negotiate and Preliminary Invitation to Tender, at earliest 26.05.2026 - Questions, comments and preliminary tender submitted by 13:00 27.05.2026 – Negotiations round & Site visits– Day 1 28.05.2026 – Negotiations round & Site visits– Day 2 28.05.2026 - Negotiations end (without separate notice) 01.06.2026 - Final Invitation to Tender is published, at earliest 09.06.2026 - Questions regarding the Final Invitation to Tender by 13:00 16.06.2026 - Final Tender submitted by 13:00 17.06.2026 - Procurement decision, at earliest 02.07.2026 - 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: "F&B Units to Non-Schengen at Helsinki Airport". The technical documentation is subject to change due to the nature of construction planning and processes.

2.1.1. Svrha

Priroda ugovora: Usluge

Glavna klasifikacija (cpv): 55900000 Usluge trgovine na malo

2.1.2. Mjesto izvršenja

Zemlja – podregija (NUTS): Helsinki-Uusimaa (FI1B1)

Zemlja: Finska

2.1.4. Opće informacije

Dodatne informacije: The non-Schengen Food & Beverages (F&B) Units consist of unique premises in the key location in the immediate vicinity of the non-Schengen terminal's passenger routes. Situated at the heart of the non-Schengen passenger routes, non-Schengen F&B Units serve a high volume international and local customers with relatively more international passengers than in other parts of the Helsinki Airport gate area. The aim of the premises is to create a welcoming and stylish spaces equipped with first- rate service and design at Helsinki Airport's international non-Schengen terminal. Tasty menus and high-quality

customer service completed with inviting and coherent design of the premises create additional value for the customer and the airport area overall. Operating at the heart of the non-Schengen terminal, the non-Schengen F&B Units offer passengers a relaxed space to pause and enjoy a refreshment and meal while preparing for departure. The non-Schengen F&B Units are a wide selection of attractive and interesting F&B products appealing to international and local customers. The Non-Schengen F&B Units consist of two premises out of which one shall be a stylish all-day food & beverage (F&B) restaurant that takes dayparting outstandingly well into consideration and reflects a local sense of place through its concept and offering. The second unit shall be a highly recognizable, globally branded Quick Service Restaurant (QSR). Main customer groups for these units are all departing non-Schengen passengers. Other main customer groups include arriving passengers as well as people working in the airport area. As the non-Schengen terminal is a hub of arriving departing and transferring passengers to international and long-haul destinations, there is a relatively more international customers visiting these units than in other parts off the gate areas of Helsinki Airport. Thus, stylish and high quality but yet inspirational concepts and products are in demand for these locations. Excellent customer service provided by a highly skilled and dedicated staff and a coherent design of the premises create additional value to customers and the airport area overall. The envisaged play area to be implemented by the Tenant next to the all-day restaurant is aimed to add value to families traveling with kids. The units form the heart of the F&B offering in the most central location of the non-Schengen terminal. Thus, an impressive collection of appealing and in-demand concepts and products shall be expected in the busy and unique hub that is Helsinki Airport non-Schengen terminal. The tenderer shall show high competence, creativity, and understanding in serving the right products, product combinations and concepts to best fulfil customers' needs. A skilled and dedicated restaurant staff creates a warm and professional ambience. Excellent customer service is one of the key objectives for Helsinki Airport. Therefore, the opening hours of restaurants throughout the airport are unified and Finavia shall be entitled to determine the opening hours. The all-day restaurant premises is expected to operate 24 hrs a day with scalable product offering. The Unit(s): Ref. of floor plans: D2317, D2360, D2367 Size: Approximately 953 m2 Non-Schengen Airside The construction of the premises is planned to start 1.2.2027 The opening date is planned to be 1.5.2027

Pravna osnova:

Direktiva 2014/23/EU

2.1.6. Razlozi za isključenje

Izvori razloga za isključenje: Dokumentacija o nabavi

5. Grupa

5.1. Grupa: LOT-0000

Naslov: Finavia: Food & Beverage Units to Non-Schengen - Concession Notice - Request to Participate

Opis: Finavia grants possession of business premises at the non-Schengen of Helsinki Airport, to Operator specializing in offering food & beverage (F&B) atmosphere and F&B products. The tender consists of two (2) F&B units. The units shall be open to all potential customers during the joint opening hours of the commercial services at the airport. Part of the restaurant's food and beverage offering shall be available to customers 24 hours a day. The tendered unit consists of one primary unit with high-capacity kitchen facilities supported by additional unit to maximise the sales for the Operator and the service level for passengers and other customers. Sharing a good location directly alongside customer routes and lively gate areas. The

premises are visible, easily accessible alongside passenger's way to their gate, where streams of passengers can pause and enjoy a meal, drink or a refreshing cup of coffee in a welcoming and appealing environment. Excellent customer service provided by a highly skilled and dedicated staff and a pleasant ambiance and coherent design of the premises create additional value to customers and the area. 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 kept by actions lead by customer experience pillars: GIFT OF TIME "I have time to do the things I like" CONFIDENCE "I have a feeling that I am on top of things" REFRESHED "I feel good - body, mind and soul" FINNISH EXPERIENCE "I experience something unique".

Interna identifikacijska oznaka: 612249

5.1.1. Svrha

Priroda ugovora: Usluge

Glavna klasifikacija (cpv): 55900000 Usluge trgovine na malo

5.1.2. Mjesto izvršenja

Zemlja – podregija (NUTS): Helsinki-Uusimaa (FI1B1)

Zemlja: Finska

5.1.3. Očekivano trajanje

Trajanje: 60 Mjeseci

5.1.6. Opće informacije

Rezervirano sudjelovanje:

Sudjelovanje nije rezervirano.

Projekt javne nabave ne financira se sredstvima EU-a

Ova javna nabava prikladna je i za mala i srednja poduzeća (MSP-ovi): ne

Dodatne informacije: The non-Schengen Food & Beverages (F&B) Units consist of unique premises in the key location in the immediate vicinity of the non-Schengen terminal's passenger routes. Situated at the heart of the non-Schengen passenger routes, non-Schengen F&B Units serve a high volume international and local customers with relatively more international passengers than in other parts of the Helsinki Airport gate area. The aim of the premises is to create a welcoming and stylish spaces equipped with first- rate service and design at Helsinki Airport's international non-Schengen terminal. Tasty menus and high-quality customer service completed with inviting and coherent design of the premises create additional value for the customer and the airport area overall. Operating at the heart of the non-Schengen terminal, the non-Schengen F&B Units offer passengers a relaxed space to pause and enjoy a refreshment and meal while preparing for departure. The non-Schengen F&B Units are a wide selection of attractive and interesting F&B products appealing to international and local customers. The Non-Schengen F&B Units consist of two premises out of which one shall be a stylish all-day food & beverage (F&B) restaurant that takes dayparting outstandingly well into consideration and reflects a local sense of place through its concept and offering. The second unit shall be a highly recognizable, globally branded Quick Service Restaurant (QSR). Main customer groups for these units are all departing non-Schengen passengers. Other main customer groups include arriving passengers as well as people working in the airport area. As the non-Schengen terminal is a hub of arriving departing and transferring passengers to international and long-haul destinations, there is a relatively more international customers visiting these units than in other parts off the gate areas of Helsinki Airport. Thus, stylish and high quality but yet inspirational concepts and products are in demand for these locations.

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5.1.7. Strateška nabava

Socijalni cilj koji se promiče: Dužna pažnja u pogledu ljudskih prava u globalnim lancima opskrbe, Pravedni radni uvjeti

5.1.9. Kriteriji za odabir

Izvori kriterija odabira: Dokumentacija o nabavi

5.1.10. Kriteriji za dodjelu

Kriterij:

Vrsta: Cijena

Opis: Kuten kuvattu hankintailmoituksessa

Kriterij:

Vrsta: Kvaliteta

Opis: Kuten kuvattu hankintailmoituksessa

5.1.11. Dokumentacija o nabavi

Pristup nekim dokumentima javne nabave je ograničen

Rok za podnošenje zahtjeva za dodatne informacije: 15/05/2026 10:00:00 (UTC+00:00) zapadnoeuropsko vrijeme, GMT

Informacije o dokumentima s ograničenim pristupom dostupne su ovdje: <https://tarjouspalvelu.fi/finaviaoyj?id=612249&tpk=e4ccee03-80be-4892-9214-562ad2f8bed5>

5.1.12. Uvjeti nabave

Uvjeti podnošenja:

Elektroničko podnošenje: Obvezno

Adresa za podnošenje: <https://tarjouspalvelu.fi/finaviaoyj?id=612249&tpk=e4ccee03-80be-4892-9214-562ad2f8bed5>

Jezici na kojima se mogu podnijeti ponude ili zahtjevi za sudjelovanje: engleski

Ponuditelji mogu podnijeti više od jedne ponude: Nije dopušteno

Rok za primitak zahtjeva za sudjelovanje: 21/05/2026 10:00:00 (UTC+00:00) zapadnoeuropsko vrijeme, GMT

Uvjeti ugovora:

Ugovor se mora izvršiti u okviru programa zaštićenih radnih mjesta: Ne

5.1.16. Dodatne informacije, posredovanje i pravna zaštita (preispitivanje)

Organizacija za preispitivanje (pravnu zaštitu): Markkinaoikeus
Informacije o rokovima za preispitivanje: Kuten kuvattu hankintailmoituksessa
Organizacija koja pruža dodatne informacije o postupku javne nabave: Finavia Oyj
Organizacija koja pruža više informacija o postupcima preispitivanja (pravne zaštite): Markkinaoikeus

8. Organizacije

8.1. ORG-0001

Službeno ime: Markkinaoikeus
Registracijski broj: 3006157-6
Poštanska adresa: Radanrakentajantie 5
Grad: Helsinki
Poštanski broj: 00520
Zemlja – podregija (NUTS): Helsinki-Uusimaa (FI1B1)
Zemlja: Finska
E-pošta: markkinaoikeus@oikeus.fi
Tel.: +358 295643300
Internet: <http://www.oikeus.fi/markkinaoikeus>
Uloge ove organizacije:
Organizacija za preispitivanje (pravnu zaštitu)
Organizacija koja pruža više informacija o postupcima preispitivanja (pravne zaštite)

8.1. ORG-0002

Službeno ime: Finavia Oyj
Registracijski broj: 2302570-2
Poštanska adresa: Lentäjätie 3
Grad: Vantaa
Poštanski broj: 01530
Zemlja – podregija (NUTS): Helsinki-Uusimaa (FI1B1)
Zemlja: Finska
Kontaktna točka: Tuomas Pitkänen
E-pošta: tuomas.pitkanen@finavia.fi
Tel.: +358 503170948
Internet: <http://www.finavia.fi>
Uloge ove organizacije:
Kupac
Organizacija koja pruža dodatne informacije o postupku javne nabave

8.1. ORG-0003

Službeno ime: Hansel Oy (Hilma)
Registracijski broj: FI09880841
Poštanska adresa: Mannerheiminaukio 1a
Grad: Helsinki
Poštanski broj: 00100
Zemlja – podregija (NUTS): Helsinki-Uusimaa (FI1B1)
Zemlja: Finska
Kontaktna točka: eSender
E-pošta: tekninen@hankintailmoitukset.fi
Tel.: 029 55 636 30

Internet: <http://hankintailmoitukset.fi>

Uloge ove organizacije:

TED eSender

Informacije o obavijesti

Identifikacijska oznaka / verzija obavijesti: a6b25e00-245a-4994-a2d9-7bc59388f307 - 01

Vrsta obrasca: Nadmetanje

Vrsta obavijesti: Obavijest o nadmetanju ili koncesiji – standardni režim

Podvrsta obavijesti: 19

Datum slanja obavijesti: 06/05/2026 09:34:45 (UTC+00:00) zapadnoeuropsko vrijeme, GMT

Datum e-pošiljateljeva slanja obavijesti: 06/05/2026 09:34:47 (UTC+00:00) zapadnoeuropsko vrijeme, GMT

Jezici na kojima je ova obavijest službeno dostupna: engleski

Broj objave obavijesti: 314102-2026

Broj izdanja SL S-a: 88/2026

Datum objave: 07/05/2026