

657847-2026 - Nadmetanje

Finska – Usluge trgovine na malo – 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

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 naručilj

Djelatnost naručilja: Aktivnosti povezane sa zračnim lukama

2. Postupak

2.1. Postupak

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

Opis: 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.

Identifikacijska oznaka postupka: 6f2c8318-c117-4128-807b-b0d565b0c430

Interna identifikacijska oznaka: 628902

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

Glavna obilježja postupka: 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. 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: 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.

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

Opis: 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.

Interna identifikacijska oznaka: 628902

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

Datum početka: 01/01/2027

Trajanje: 91 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: 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. 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: 05/10/2026 10:00:00 (UTC+00:00) zapadnoeuropsko vrijeme, GMT

Informacije o dokumentima s ograničenim pristupom dostupne su ovdje: <https://tarjouspalvelu.fi/finaviaoyj?id=628902&tpk=090d92c8-63fa-4ee6-9571-f6d45500c25b>

5.1.12. Uvjeti nabave

Uvjeti podnošenja:

Elektroničko podnošenje: Obvezno

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

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: 14/10/2026 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 Pitkanen

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

Vrsta obrasca: Nadmetanje

Vrsta obavijesti: Obavijest o nadmetanju ili koncesiji – standardni režim

Podvrsta obavijesti: 19

Datum slanja obavijesti: 23/09/2026 12:06:45 (UTC+00:00) zapadnoeuropsko vrijeme, GMT

Datum e-pošiljateljeva slanja obavijesti: 23/09/2026 12:06:46 (UTC+00:00) zapadnoeuropsko vrijeme, GMT

Jezici na kojima je ova obavijest službeno dostupna: engleski

Broj objave obavijesti: 657847-2026

Broj izdanja SL S-a: 185/2026

Datum objave: 24/09/2026