

667326-2026 - Gara

Finlandia – Servizi di vendita al dettaglio – Finavia / Food & Beverage premises and related business operations on the mezzanine floor in the Schengen Gate Area (near gate 29) at Helsinki Airport - Request to Participate

OJ S 187/2026 28/09/2026

Bando di gara o di concessione – regime ordinario

Servizi

1. Committente

1.1. Committente

Nome ufficiale: Finavia Oyj

E-mail: tuomas.pitkanen@finavia.fi

Forma giuridica del committente: Impresa pubblica

Il committente è un ente aggiudicatore

Attività dell'ente aggiudicatore: Attività aeroportuali

2. Procedura

2.1. Procedura

Titolo: Finavia / Food & Beverage premises and related business operations on the mezzanine floor in the Schengen Gate Area (near gate 29) at Helsinki Airport - Request to Participate

Descrizione: Finavia grants possession of specified Food & Beverage premises in a central location within the mezzanine floor in the Schengen gate area (opposite of gate 29) of Helsinki Airport and concession rights to operate restaurant business for Helsinki Airport's customers within these premises for the contract term.

Identificativo della procedura: f647945f-772a-479a-89b9-8bf39266eecd

Identificativo interno: 629201

Tipo di procedura: Negoziata con previa indizione di gara / competitiva con negoziazione

Caratteristiche principali della procedura: 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 business operations on the mezzanine floor in the Schengen Gate Area (near gate 29) at Helsinki Airport ". The technical documentation is subject to change due to the nature of construction planning and processes.

2.1.1. Finalità

Natura dell'appalto: Servizi

Classificazione principale (cpv): 55900000 Servizi di vendita al dettaglio

2.1.2. Luogo di esecuzione

Suddivisione del paese (NUTS): Helsinki-Uusimaa (FI1B1)

Paese: Finlandia

2.1.4. Informazioni generali

Informazioni supplementari: *** THIS PROCUREMENT NOTICE IS REGARDING THE FOOD & BEVERAGE UNITS ON THE MEZZANINE FLOOR IN THE SCHENGEN GATE AREA (NEAR GATE 29) AT HELSINKI AIRPORT *** Finavia seeks a dedicated food and beverage partner to bring appealing concepts to central airport location in the Schengen Gate area. 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. The premises are expected to attract operators with proven concepts, strong execution capability and a clear understanding of how to activate sales in an airport setting. The Tender consists of a single restaurant entity of approximately 652 m2 with an opportunity for two (2) separate kitchens and minimum of two concepts, out of which: - one shall be a widely recognised branded burger restaurant concept from the following categories: Quick Service Restaurant (QSR) or Fast casual, and - one shall be a vibrant food-led restaurant, bar or pub with a proof-of-concept from casual or fast casual category with the exception: buffets and pizza, pasta and sandwich led concepts are excluded from this Tender. Possible additional supporting concepts (not mandatory) may be included in the premises given the inclusion supports efficient use of the premises and overall commercial success. Estimated handover date of the premises is 1st of May 2027. The opening date of the unit is planned to be 1st of August 2027. Together, the concepts should offer passengers a clear, attractive and reliable

choice that fits the diverse customer base of Helsinki Airport. 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 minimum opening hours of Tendered units, currently estimated being from morning (10:00) until evening (22:00). Approximately half of Helsinki Airport's passengers reside in Finland and approximately half abroad. The strongest proposals are expected to combine brand familiarity, proven market presence in Finland or relevant international markets, operational reliability and a concept mix 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 mix 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.

Base giuridica:

Direttiva 2014/23/UE

2.1.6. Motivi di esclusione

Fonti dei motivi di esclusione: Documento di gara

5. Lotto

5.1. Lotto: LOT-0000

Titolo: Finavia / Food & Beverage premises and related business operations on the mezzanine floor in the Schengen Gate Area (near gate 29) at Helsinki Airport - Request to Participate

Descrizione: Finavia grants possession of specified Food & Beverage premises in a central location within the mezzanine floor in the Schengen gate area (opposite of gate 29) of Helsinki Airport and concession rights to operate restaurant business for Helsinki Airport's customers within these premises for the contract term.

Identificativo interno: 629201

5.1.1. Finalità

Natura dell'appalto: Servizi

Classificazione principale (cpv): 55900000 Servizi di vendita al dettaglio

5.1.2. Luogo di esecuzione

Suddivisione del paese (NUTS): Helsinki-Uusimaa (FI1B1)

Paese: Finlandia

5.1.3. Durata stimata

Data di inizio: 01/08/2027

Durata: 90 Mesi

5.1.6. Informazioni generali

Partecipazione riservata:

La partecipazione non è riservata.

Progetto di appalto non finanziato con fondi UE

L'appalto si addice anche alle piccole e medie imprese (PMI): no

Informazioni supplementari: *** THIS PROCUREMENT NOTICE IS REGARDING THE FOOD & BEVERAGE UNITS ON THE MEZZANINE FLOOR IN THE SCHENGEN GATE AREA

(NEAR GATE 29) AT HELSINKI AIRPORT *** Finavia seeks a dedicated food and beverage partner to bring appealing concepts to central airport location in the Schengen Gate area. 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. The premises are expected to attract operators with proven concepts, strong execution capability and a clear understanding of how to activate sales in an airport setting. The Tender consists of a single restaurant entity of approximately 652 m2 with an opportunity for two (2) separate kitchens and minimum of two concepts, out of which: - one shall be a widely recognised branded burger restaurant concept from the following categories: Quick Service Restaurant (QSR) or Fast casual, and - one shall be a vibrant food-led restaurant, bar or pub with a proof-of-concept from casual or fast casual category with the exception: buffets and pizza, pasta and sandwich led concepts are excluded from this Tender. Possible additional supporting concepts (not mandatory) may be included in the premises given the inclusion supports efficient use of the premises and overall commercial success. Estimated handover date of the premises is 1st of May 2027. The opening date of the unit is planned to be 1st of August 2027. Together, the concepts should offer passengers a clear, attractive and reliable choice that fits the diverse customer base of Helsinki Airport. 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 minimum opening hours of Tendered units, currently estimated being from morning (10:00) until evening (22:00). Approximately half of Helsinki Airport's passengers reside in Finland and approximately half abroad. The strongest proposals are expected to combine brand familiarity, proven market presence in Finland or relevant international markets, operational reliability and a concept mix 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 mix 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.

5.1.7. Appalto strategico

Obiettivo di carattere sociale perseguito: Verifica del rispetto dei diritti umani nelle catene di approvvigionamento globali, Condizioni di lavoro eque

5.1.9. Criteri di selezione

Fonti dei criteri di selezione: Documento di gara

5.1.10. Criteri di aggiudicazione

Criterio:

Tipo: Prezzo

Descrizione: Kuten kuvattu hankintailmoituksessa

Criterio:

Tipo: Qualità

Descrizione: Kuten kuvattu hankintailmoituksessa

5.1.11. Documenti di gara

L'accesso a determinati documenti di gara è limitato

Termine per la richiesta di informazioni supplementari: 05/10/2026 10:00:00 (UTC+00:00) ora dell'Europa occidentale, GMT

Le informazioni sui documenti riservati sono disponibili all'indirizzo seguente:

<https://tarjouspalvelu.fi/finaviaoyj?id=629201&tpk=4bc6fc61-7fcc-4f66-a020-f8bad947dc05>

5.1.12. Condizioni di appalto

Modalità di presentazione:

Presentazione elettronica delle offerte: Obbligatoria

Indirizzo per la presentazione: <https://tarjouspalvelu.fi/finaviaoyj?id=629201&tpk=4bc6fc61-7fcc-4f66-a020-f8bad947dc05>

Lingue in cui possono essere presentate le offerte o le domande di partecipazione: inglese

Gli offerenti possono presentare più di un'offerta: Non consentita

Termine per il ricevimento delle domande di partecipazione: 14/10/2026 10:00:00 (UTC+00:00) ora dell'Europa occidentale, GMT

Condizioni contrattuali:

L'esecuzione dell'appalto deve avvenire nel contesto di programmi di lavoro protetti: No

5.1.16. Ulteriori informazioni, mediazione e ricorsi

Organizzazione competente per i ricorsi: Markkinaoikeus

Informazioni sui termini per il riesame: Kuten kuvattu hankintailmoituksessa

Organizzazione alla quale rivolgersi per informazioni complementari sulla procedura di appalto : Finavia Oyj

Organizzazione alla quale rivolgersi per informazioni complementari sulle procedure di ricorso: Markkinaoikeus

8. Organizzazioni

8.1. ORG-0001

Nome ufficiale: Markkinaoikeus

Numero di registrazione: 3006157-6

Indirizzo postale: Radanrakentajantie 5

Località: Helsinki

Codice postale: 00520

Suddivisione del paese (NUTS): Helsinki-Uusimaa (FI1B1)

Paese: Finlandia

E-mail: markkinaoikeus@oikeus.fi

Telefono: +358 295643300

Indirizzo internet: <http://www.oikeus.fi/markkinaoikeus>

Ruoli di questa organizzazione:

Organizzazione competente per i ricorsi

Organizzazione alla quale rivolgersi per informazioni complementari sulle procedure di ricorso

8.1. ORG-0002

Nome ufficiale: Finavia Oyj

Numero di registrazione: 2302570-2

Indirizzo postale: Lentäjätie 3

Località: Vantaa

Codice postale: 01530

Suddivisione del paese (NUTS): Helsinki-Uusimaa (FI1B1)

Paese: Finlandia

Referente: Tuomas Pitkanen

E-mail: tuomas.pitkanen@finavia.fi

Telefono: +358 503170948

Indirizzo internet: <http://www.finavia.fi>

Ruoli di questa organizzazione:

Committente

Organizzazione alla quale rivolgersi per informazioni complementari sulla procedura di appalto

8.1. ORG-0003

Nome ufficiale: Hansel Oy (Hilma)

Numero di registrazione: FI09880841

Indirizzo postale: Mannerheiminaukio 1a

Località: Helsinki

Codice postale: 00100

Suddivisione del paese (NUTS): Helsinki-Uusimaa (FI1B1)

Paese: Finlandia

Referente: eSender

E-mail: tekninen@hankintailmoitukset.fi

Telefono: 029 55 636 30

Indirizzo internet: <http://hankintailmoitukset.fi>

Ruoli di questa organizzazione:

TED eSender

Informazioni sull'avviso

Identificativo/versione dell'avviso: cfd47d46-8fd2-4e23-b5bb-bc18e95e3a49 - 01

Tipo di formulario: Gara

Tipo di avviso: Bando di gara o di concessione – regime ordinario

Sottotipo di avviso: 19

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