

255169-2026 - Procedura konkurencyjna

Finlandia – Usługi handlu detalicznego – Finavia: Schengen Retail Multi Brand at Helsinki Airport - Concession Notice - Request to Participate

OJ S 73/2026 15/04/2026

Ogłoszenie o zamówieniu lub ogłoszenie o koncesji – tryb standardowy
Usługi

1. Nabywca

1.1. Nabywca

Oficjalna nazwa: Finavia Oyj

E-mail: tuomas.pitkanen@finavia.fi

Status prawny nabywcy: Przedsiębiorstwo publiczne

Nabywca jest podmiotem zamawiającym

Sektor działalności podmiotu zamawiającego: Działalność dotycząca portów lotniczych

2. Procedura

2.1. Procedura

Tytuł: Finavia: Schengen Retail Multi Brand at Helsinki Airport - Concession Notice - Request to Participate

Opis: Finavia grants possession of business premises, Two (2) "Units", in prime location at the Schengen airside of Helsinki Airport, to an Operator specializing in offering quality fashion multibrand stores for women and men. The units shall be open to all potential customers during the joint opening hours of the commercial services at the airport, with excellent service to all travellers at a travelling environment. Whenever the fashion multibrand units are seen, they invite the customer to enjoy an inspiring shopping moment at Helsinki Airport with recognized brands and a comprehensive service portfolio, in a pleasant and stylish environment created by skilled and dedicated staff, as well as a stylish design to create additional value to passengers and the area. Helsinki Airport has been awarded as the Best Airport in Europe in its size category of 15-25M passengers by ACI for seven times. It is also ranked one of the best airports for business travellers (Skytrax) and has been selected as one of the most beautiful airports in the world (Prix Versailles, 2023). Recently, Helsinki Airport won Commercial Space of the Year 2025 award (NCSC Awards Finland). The success of Helsinki Airport is largely based on its ability to stand out from the others – being “not just another airport”. We especially value concepts that are Helsinki Airport exclusive – not found elsewhere as is. 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".

Identyfikator procedury: 304d4e5a-8d51-4406-b4c9-132569b44749

Wewnętrzny identyfikator: 607721

Rodzaj procedury: Negocjacyjna z uprzednią publikacją zaproszenia do ubiegania się o zamówienie / konkurencyjna z negocjacjami

Główne aspekty procedury: For the negotiations the Tenderers are asked to submit the preliminary tender by the deadline. In the negotiations 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.): 22.04.2026 - Questions concerning the procedure by 13:00 04.05.2026 - Submitting the Request to Participate by 13:00 04.05.2026 - Invitation to Negotiate and Preliminary Invitation to Tender, at earliest 18.05.2026 - Questions, comments and preliminary tender submitted by 13:00 19.05.2026 – Negotiations round & Site visit – Day 1 20.05.2026 – Negotiations round & Site visit – Day 2 20.05.2026 - Negotiations end (without separate notice) 21.05.2026 - Final Invitation to Tender is published, at earliest 28.05.2026 - Questions regarding the Final Invitation to Tender by 13:00 05.06.2026 - Final Tender submitted by 13:00 05.06.2026 - Procurement decision, at earliest 23.06.2026 - 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: "Schengen Retail Multi Brand at Helsinki Airport". The technical documentation is subject to change due to the nature of construction planning and processes.

2.1.1. Przeznaczenie

Charakter zamówienia: Usługi

Główna klasyfikacja (cpv): 55900000 Usługi handlu detalicznego

2.1.2. Miejsce realizacji

Podpodział krajowy (NUTS): Helsinki-Uusimaa (FI1B1)

Kraj: Finlandia

2.1.4. Informacje ogólne

Informacje dodatkowe: Finavia, The Contracting Authority, grants possession of business premises, Two (2) "Units", in prime location at the Schengen airside of Helsinki Airport, to an Operator specializing in offering a quality fashion multibrand store concept for women and men at a travelling environment. The stores shall offer a comprehensive service portfolio specified in the documentation, with competitive pricing and inspiring ambience created by skilled and dedicated staff as well as an innovative design to create additional value to passengers and the area. The Units shall be open to all potential customers during the opening hours, without obligation to purchase. Excellent customer service is one of the key

objectives, for which it is salient that the opening hours of all the premises of the airport are unified. Finavia shall be entitled to determine the opening hours towards this objective from time to time, and separate seasonal hours may apply. Premises will be leased so that the successful Tenderer, "Operator", pays the Airport an agreed percentage of turnover generated each month at Helsinki Airport, but at least a business plan based minimum collaboration fee. The preliminary schedule of the premises: Unit 1 Schengen, Fashion Multibrand Women: Ref. of floor plan: 2700E Size: 138 m² The Collaboration Agreement will enter into force (Commencement Day) 24 May 2027 on estimation. The construction of the premises is planned to start May-June 2027. The opening date of Unit is preliminarily planned to be 1st July 2027 Unit 2 Schengen, Fashion Multibrand Men: Ref. of floor plan: 2775B Size: 203,2 m² The Collaboration Agreement will enter into force (Commencement Day) 24 May 2027 on estimation. The construction of the premises is planned to start May-June 2027. The opening date of Unit is preliminarily planned to be 1st July 2027. Finavia reserves the right to schedule changes - and will confirm dates one (1) month prior Commencement date and the date of opening the Units. The preliminary project schedule is included in the procurement material. The final visual and interior design and the furnishing plan must be approved by Finavia. Tenderer shall commit to provide Finavia with required technical drawings of the concept. Finavia provides a list of brands, which the Tenderer is required to offer minimum 5 brands. The Agreement is conditional until the representation of offered brands is confirmed by the successful Tenderer. Finavia sets suitability requirements to the Tenderers. Tenderer's own conditions and terms may not be included to the Tender. Questions regarding the procurement and Tenders may only be sent via Tarjouspalvelu supplier portal. Questions and/or Tenders submitted in other ways or parts thereof will not be accepted without the request of Finavia. The procurement documentation, including the Agreement, any security details, floor plans and required brands etc. are available only against a duly filled-in and signed Non-Disclosure Undertaking. The NDU form is available in Hanki Tarjouspalvelu for registered users. Registration to Hanki Tarjouspalvelu supplier portal is free of charge. Registration is supported by Hanki 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 Hanki Tarjouspalvelu using the company name and ID of the entity that shall sign the Agreement. 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: "Schengen Retail Multi Brand at Helsinki Airport". The technical documentation is subject to change due to the nature of construction planning and processes. Questions regarding the procurement and Tenders may only be sent via Tarjouspalvelu supplier portal. Questions and/or Tenders submitted in other ways or parts thereof will not be accepted without the request of Finavia. In issues concerning registration (incl. the Tenderer's user and contact information in the system), submission of Tender on Tarjouspalvelu.fi supplier portal, contact Cloudia support. Instructions are available in English at <http://tarjoajat.cloudia.fi/en/support/home>. To avoid confusion, Finavia recommends that the company that would sign the possible Agreement registers with Tarjouspalvelu. Participants are obliged to familiarize themselves with any additional questions and the answers given to them before submitting the registration / tender, even if the participant has not asked any questions about the tender. The answers to the questions answered are part of the invitation to participate / invitation to tender.

Podstawa prawna:

Dyrektywa 2014/23/UE

2.1.6. Podstawy wykluczenia

Powody wykluczenia źródła: Dokumenty zamówienia

5. Część zamówienia

5.1. Część zamówienia: LOT-0000

Tytuł: Finavia: Schengen Retail Multi Brand at Helsinki Airport - Concession Notice - Request to Participate

Opis: Finavia grants possession of business premises, Two (2) "Units", in prime location at the Schengen airside of Helsinki Airport, to an Operator specializing in offering quality fashion multibrand stores for women and men. The units shall be open to all potential customers during the joint opening hours of the commercial services at the airport, with excellent service to all travellers at a travelling environment. Whenever the fashion multibrand units are seen, they invite the customer to enjoy an inspiring shopping moment at Helsinki Airport with recognized brands and a comprehensive service portfolio, in a pleasant and stylish environment created by skilled and dedicated staff, as well as a stylish design to create additional value to passengers and the area. Helsinki Airport has been awarded as the Best Airport in Europe in its size category of 15-25M passengers by ACI for seven times. It is also ranked one of the best airports for business travellers (Skytrax) and has been selected as one of the most beautiful airports in the world (Prix Versailles, 2023). Recently, Helsinki Airport won Commercial Space of the Year 2025 award (NCSC Awards Finland). The success of Helsinki Airport is largely based on its ability to stand out from the others – being “not just another airport”. We especially value concepts that are Helsinki Airport exclusive – not found elsewhere as is. 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".

Wewnętrzny identyfikator: 607721

5.1.1. Przeznaczenie

Charakter zamówienia: Usługi

Główna klasyfikacja (cpv): 55900000 Usługi handlu detalicznego

5.1.2. Miejsce realizacji

Podpodział krajowy (NUTS): Helsinki-Uusimaa (FI1B1)

Kraj: Finlandia

5.1.3. Szacowany okres obowiązywania

Okres obowiązywania: 55 Miesiące

5.1.6. Informacje ogólne

Zastrzeżony udział:

Udział nie jest zastrzeżony.

Projekt zamówienia niefinansowany z funduszy UE

Przedmiotowe zamówienie jest odpowiednie również dla małych i średnich przedsiębiorstw (MŚP): nie

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5.1.7. Zamówienia strategiczne

Promowany cel społeczny: Należyta staranność w odniesieniu do praw człowieka w globalnych łańcuchach dostaw, Uczciwe warunki pracy

5.1.9. Kryteria kwalifikacji

Źródła kryteriów wyboru: Dokumenty zamówienia

5.1.10. Kryteria udzielenia zamówienia

Kryterium:

Rodzaj: Cena

Opis: Kuten kuvattu hankintailmoituksessa

Kryterium:

Rodzaj: Jakość

Opis: Kuten kuvattu hankintailmoituksessa

5.1.11. Dokumenty zamówienia

Dostęp do niektórych dokumentów zamówienia jest zastrzeżony

Termin występowania z wnioskiem o dodatkowe informacje: 22/04/2026 10:00:00 (UTC+00:00) czas zachodnioeuropejski, GMT

Informacje o zastrzeżonych dokumentach są dostępne pod adresem: <https://tarjouspalvelu.fi/finaviaoyj?id=607721&tpk=6e165864-ca43-4af0-b785-2ecca941aebb>

5.1.12. Warunki udzielenia zamówienia

Warunki zgłoszenia:

Zgłoszenie elektroniczne: Wymagane

Adres na potrzeby zgłoszenia: <https://tarjouspalvelu.fi/finaviaoyj?id=607721&tpk=6e165864-ca43-4af0-b785-2ecca941aebb>

Języki, w których można składać oferty lub wnioski o dopuszczenie do udziału: angielski

Oferenci mogą złożyć więcej niż jedną ofertę: Niedozwolone

Termin składania wniosków o dopuszczenie do udziału: 04/05/2026 10:00:00 (UTC+00:00) czas zachodnioeuropejski, GMT

Warunki zamówienia:

Wykonanie zamówienia musi odbywać się w ramach programów zatrudnienia chronionego: Nie

5.1.16. Dalsze informacje, mediacja i odwołanie

Organ odwoławczy: Markkinaoikeus

Informacje o terminach odwołania: Kuten kuvattu hankintailmoituksessa

Organizacja udzielająca dodatkowych informacji na temat postępowania o udzielenie zamówienia: Finavia Oyj

Organizacja udzielająca dodatkowych informacji na temat procedur odwoławczych: Markkinaoikeus

8. Organizacje

8.1. ORG-0001

Oficjalna nazwa: Markkinaoikeus

Numer rejestracyjny: 3006157-6

Adres pocztowy: Radanrakentajantie 5

Miejscowość: Helsinki

Kod pocztowy: 00520

Podział krajowy (NUTS): Helsinki-Uusimaa (FI1B1)

Kraj: Finlandia

E-mail: markkinaoikeus@oikeus.fi

Telefon: +358 295643300

Adres strony internetowej: <http://www.oikeus.fi/markkinaoikeus>

Role tej organizacji:

Organ odwoławczy

Organizacja udzielająca dodatkowych informacji na temat procedur odwoławczych

8.1. ORG-0002

Oficjalna nazwa: Finavia Oyj

Numer rejestracyjny: 2302570-2

Adres pocztowy: Lentäjätie 3

Miejscowość: Vantaa

Kod pocztowy: 01530

Podpodział krajowy (NUTS): Helsinki-Uusimaa (FI1B1)

Kraj: Finlandia

Punkt kontaktowy: Tuomas Pitkänen

E-mail: tuomas.pitkanen@finavia.fi

Telefon: +358 503170948

Adres strony internetowej: <http://www.finavia.fi>

Role tej organizacji:

Nabywca

Organizacja udzielająca dodatkowych informacji na temat postępowania o udzielenie zamówienia

8.1. ORG-0003

Oficjalna nazwa: Hansel Oy (Hilma)

Numer rejestracyjny: FI09880841

Adres pocztowy: Mannerheiminaukio 1a

Miejscowość: Helsinki

Kod pocztowy: 00100

Podpodział krajowy (NUTS): Helsinki-Uusimaa (FI1B1)

Kraj: Finlandia

Punkt kontaktowy: eSender

E-mail: tekninen@hankintailmoitukset.fi

Telefon: 029 55 636 30

Adres strony internetowej: <http://hankintailmoitukset.fi>

Role tej organizacji:

TED eSender

Informacje o ogłoszeniu

Identyfikator/wersja ogłoszenia: fe5619fb-4452-46ac-9310-6d0b409e8a54 - 01

Typ formularza: Procedura konkurencyjna

Rodzaj ogłoszenia: Ogłoszenie o zamówieniu lub ogłoszenie o koncesji – tryb standardowy

Podrodzaj ogłoszenia: 19

Ogłoszenie – data wysłania: 14/04/2026 11:15:01 (UTC+00:00) czas zachodnioeuropejski, GMT

Ogłoszenie - Data wysłania (eSender): 14/04/2026 11:15:02 (UTC+00:00) czas zachodnioeuropejski, GMT

Języki, w których przedmiotowe ogłoszenie jest oficjalnie dostępne: angielski

Numer publikacji ogłoszenia: 255169-2026

