

667326-2026 - Procedura konkurencyjna

Finlandia – Usługi handlu detalicznego – 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

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 / 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

Opis: 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.

Identyfikator procedury: f647945f-772a-479a-89b9-8bf39266eccc

Wewnętrzny identyfikator: 629201

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

Główne aspekty procedury: 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. Przeznaczenie

Charakter zamówienia: Usługi

Główna klasyfikacja (cpv): 55900000 Usługi handlu detalicznego

2.1.2. Miejsce realizacji

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

Kraj: Finlandia

2.1.4. Informacje ogólne

Informacje dodatkowe: *** 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.

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 / 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

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Wewnętrzny identyfikator: 629201

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

Data początkowa: 01/08/2027

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: 05/10/2026 10:00:00 (UTC+00:00) czas zachodnioeuropejski, GMT

Informacje o zastrzeżonych dokumentach są dostępne pod adresem: <https://tarjouspalvelu.fi/finaviaoyj?id=629201&tpk=4bc6fc61-7fcc-4f66-a020-f8bad947dc05>

5.1.12. **Warunki udzielenia zamówienia**

Warunki zgłoszenia:

Zgłoszenie elektroniczne: Wymagane

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

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: 14/10/2026 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

Podpodział 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

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

Kraj: Finlandia

Punkt kontaktowy: Tuomas Pitkanen

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

Podział 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: cfd47d46-8fd2-4e23-b5bb-bc18e95e3a49 - 01

Typ formularza: Procedura konkurencyjna

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

Podrodzaj ogłoszenia: 19

Ogłoszenie – data wysłania: 25/09/2026 12:06:37 (UTC+00:00) czas zachodnioeuropejski, GMT

Ogłoszenie - Data wysłania (eSender): 25/09/2026 12:06:38 (UTC+00:00) czas zachodnioeuropejski, GMT

Języki, w których przedmiotowe ogłoszenie jest oficjalnie dostępne: angielski

Numer publikacji ogłoszenia: 667326-2026

Numer wydania Dz.U. S: 187/2026

Data publikacji: 28/09/2026