

255169-2026 - Concurso

Finlândia – Serviços de comércio a retalho – Finavia: Schengen Retail Multi Brand at Helsinki Airport - Concession Notice - Request to Participate

OJ S 73/2026 15/04/2026

Anúncio de concurso ou de concessão – regime normal

Serviços

1. Adquirente

1.1. Adquirente

Nome oficial: Finavia Oyj

Correio eletrónico: tuomas.pitkanen@finavia.fi

Forma jurídica do adquirente: Empresa pública

O adquirente é uma entidade adjudicante

Atividade da entidade adjudicante: Atividades aeroportuárias

2. Procedimento

2.1. Procedimento

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

Descrição: 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".

Identificador do procedimento: 304d4e5a-8d51-4406-b4c9-132569b44749

Identificador interno: 607721

Tipo de procedimento: Por negociação com publicação prévia de um convite à apresentação de propostas/concurso com negociação

Principais características do processo: 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. Finalidade

Natureza do contrato: Serviços

Classificação principal (cpv): 55900000 Serviços de comércio a retalho

2.1.2. Local de execução

Subdivisão do país (NUTS): Helsinki-Uusimaa (FI1B1)

País: Finlândia

2.1.4. Informações gerais

Informações adicionais: 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 Cludia 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.

Base jurídica:

Diretiva 2014/23/UE

2.1.6. Motivos de exclusão

Fontes dos motivos de exclusão: Documento do concurso

5. Lote

5.1. Lote: LOT-0000

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

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Identificador interno: 607721

5.1.1. Finalidade

Natureza do contrato: Serviços

Classificação principal (cpv): 55900000 Serviços de comércio a retalho

5.1.2. Local de execução

Subdivisão do país (NUTS): Helsinki-Uusimaa (FI1B1)

País: Finlândia

5.1.3. Duração estimada

Duração: 55 Meses

5.1.6. Informações gerais

Participação reservada:

A participação não está reservada.

Projeto de contratação pública não financiado por fundos da UE

Este concurso também é adequado para as pequenas e médias empresas (PME): não

Informações adicionais: 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.

5.1.7. Contratação estratégica

Objetivo social promovido: Diligência devida em matéria de direitos humanos nas cadeias de abastecimento globais, Condições de trabalho justas

5.1.9. Critérios de seleção

Fontes dos critérios de seleção: Documento do concurso

5.1.10. Critérios de adjudicação

Critério:

Tipo: Preço

Descrição: Kuten kuvattu hankintailmoituksessa

Critério:

Tipo: Qualidade

Descrição: Kuten kuvattu hankintailmoituksessa

5.1.11. Documentos do concurso

O acesso a determinados documentos do concurso é restrito

Prazo para solicitar informações adicionais: 22/04/2026 10:00:00 (UTC+00:00) hora da Europa Ocidental, GMT

As informações sobre documentos restritos estão disponíveis em: <https://tarjouspalvelu.fi/finaviaoyj?id=607721&tpk=6e165864-ca43-4af0-b785-2ecca941aebb>

5.1.12. Condições do concurso

Condições de apresentação:

Apresentação por via eletrônica: Necessário

Endereço para apresentação: <https://tarjouspalvelu.fi/finaviaoyj?id=607721&tpk=6e165864-ca43-4af0-b785-2ecca941aebb>

Línguas em que podem ser apresentadas as propostas ou pedidos de participação: inglês

Os proponentes podem apresentar mais do que uma proposta: Não autorizado

Prazo para a receção dos pedidos de participação: 04/05/2026 10:00:00 (UTC+00:00) hora da Europa Ocidental, GMT

Condições do contrato:

A execução do contrato tem de ser efetuada no âmbito de programas de emprego protegido: Não

5.1.16. Informações adicionais, mediação e recurso

Instância de recurso: Markkinaoikeus

Informações sobre os prazos de recurso: Kuten kuvattu hankintailmoituksessa

Organização que fornece informações adicionais sobre o processo de adjudicação: Finavia Oyj

Organização que fornece mais informações sobre os procedimentos de recurso: Markkinaoikeus

8. Organizações

8.1. ORG-0001

Nome oficial: Markkinaoikeus

Número de registo: 3006157-6

Endereço postal: Radanrakentajantie 5

Cidade: Helsinki

Código postal: 00520

Subdivisão do país (NUTS): Helsinki-Uusimaa (FI1B1)

País: Finlândia

Correio eletrónico: markkinaoikeus@oikeus.fi

Telefone: +358 295643300

Endereço Internet: <http://www.oikeus.fi/markkinaoikeus>

Funções desta organização:

Instância de recurso

Organização que fornece mais informações sobre os procedimentos de recurso

8.1. ORG-0002

Nome oficial: Finavia Oyj

Número de registo: 2302570-2

Endereço postal: Lentäjäntie 3

Cidade: Vantaa

Código postal: 01530

Subdivisão do país (NUTS): Helsinki-Uusimaa (FI1B1)

País: Finlândia

Ponto de contacto: Tuomas Pitkanen

Correio eletrónico: tuomas.pitkanen@finavia.fi

Telefone: +358 503170948

Endereço Internet: <http://www.finavia.fi>

Funções desta organização:

Adquirente

Organização que fornece informações adicionais sobre o processo de adjudicação

8.1. ORG-0003

Nome oficial: Hansel Oy (Hilma)

Número de registo: FI09880841

Endereço postal: Mannerheiminaukio 1a

Cidade: Helsinki

Código postal: 00100

Subdivisão do país (NUTS): Helsinki-Uusimaa (FI1B1)

País: Finlândia

Ponto de contacto: eSender

Correio eletrónico: tekninen@hankintailmoitukset.fi

Telefone: 029 55 636 30

Endereço Internet: <http://hankintailmoitukset.fi>

Funções desta organização:

TED eSender

Informações sobre o anúncio

Identificador/versão do anúncio: fe5619fb-4452-46ac-9310-6d0b409e8a54 - 01

Tipo de formulário: Concurso

Tipo de anúncio: Anúncio de concurso ou de concessão – regime normal

Subtipo de anúncio: 19

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