

255169-2026 - Súťaž

Fínsko – Maloobchodné služby – Finavia: Schengen Retail Multi Brand at Helsinki Airport - Concession Notice - Request to Participate

OJ S 73/2026 15/04/2026

Oznámenie o vyhlásení verejného obstarávania alebo oznámenie o koncesii – štandardný režim Služby

1. Kupujúci

1.1. Kupujúci

Úradný názov: Finavia Oyj

E-mail: tuomas.pitkanen@finavia.fi

Typ kupujúceho podľa právnych predpisov: Verejný podnik

Kupujúci je obstarávateľom

Činnosť obstarávateľa: Činnosti súvisiace s letiskami

2. Postup

2.1. Postup

Názov: 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".

Identifikátor postupu: 304d4e5a-8d51-4406-b4c9-132569b44749

Interný identifikátor: 607721

Druh postupu: Rokovacie konanie so zverejnením výzvy na súťaž/súťažné obstarávanie s rokovacím konaním

Hlavné prvky postupu: 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. Účel

Druh zmluvy: Služby

Hlavná klasifikácia (cpv): 55900000 Maloobchodné služby

2.1.2. Miesto plnenia

Nižšia územná jednotka krajiny (NUTS): Helsinki-Uusimaa (FI1B1)

Krajina: Fínsko

2.1.4. Všeobecné informácie

Doplňujúce informácie: 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.

Právny základ:

Smernica 2014/23/EÚ

2.1.6. Dôvody na vylúčenie

Zdroje dôvodov na vylúčenie: Súťažný podklad

5. Časť

5.1. Časť: LOT-0000

Názov: 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".

Interný identifikátor: 607721

5.1.1. Účel

Druh zmluvy: Služby

Hlavná klasifikácia (cpv): 55900000 Maloobchodné služby

5.1.2. Miesto plnenia

Nižšia územná jednotka krajiny (NUTS): Helsinki-Uusimaa (FI1B1)

Krajina: Fínsko

5.1.3. Predpokladané trvanie

Trvanie: 55 Mesiac

5.1.6. Všeobecné informácie

Vyhradená účasť:

Účasť nie je vyhradená.

Projekt verejného obstarávania nie je financovaný z prostriedkov EÚ

Toto verejné obstarávanie je vhodné aj pre malé a stredné podniky (MSP): nie

Doplňujúce informácie: 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. Strategické verejné obstarávanie

Podporovaný sociálny cieľ: Náležitá starostlivosť o ľudské práva v globálnych dodávateľských reťazcoch, Spravodlivé pracovné podmienky

5.1.9. Kritériá výberu

Zdroje výberových kritérií: Súťažný podklad

5.1.10. Kritériá na vyhodnotenie ponúk

Kritérium:

Typ: Cena

Opis: Kuten kuvattu hankintailmoituksessa

Kritérium:

Typ: Kvalita

Opis: Kuten kuvattu hankintailmoituksessa

5.1.11. Súťažné podklady

Obmedzený prístup k súťažným podkladom

Lehota na vyžiadanie doplňujúcich informácií: 22/04/2026 10:00:00 (UTC+00:00)

západoeurópsky čas, GMT

Informácie o súťažných podkladoch sú dostupné na: <https://tarjouspalvelu.fi/finaviaoyj?id=607721&tpk=6e165864-ca43-4af0-b785-2ecca941aebb>

5.1.12. Podmienky verejného obstarávania

Podmienky predkladania:

Elektronické predkladanie: Povinná

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

Jazyky, v ktorých možno predložiť ponuky alebo žiadosti o účasť: angličtina

Uchádzači môžu predložiť viac ako jednu ponuku: Nie je povolená

Lehota na prijímanie žiadostí o účasť: 04/05/2026 10:00:00 (UTC+00:00) západoeurópsky čas, GMT

Podmienky zmluvy:

Plnenie zmluvy sa musí vykonať v rámci programov chránených pracovísk: Nie

5.1.16. Ďalšie informácie, mediácia a preskúmanie

Organizácia pre preskúmanie: Markkinaoikeus

Informácie o lehotách na preskúmanie: Kuten kuvattu hankintailmoituksessa

Organizácia poskytujúca doplňujúce informácie o postupe verejného obstarávania: Finavia Oyj

Organizácia poskytujúca ďalšie informácie o postupy preskúmania: Markkinaoikeus

8. Organizácie

8.1. ORG-0001

Úradný názov: Markkinaoikeus

Registračné číslo: 3006157-6

Poštová adresa: Radanrakentajantie 5

Mesto: Helsinki

PSČ: 00520

Nižšia územná jednotka krajiny (NUTS): Helsinki-Uusimaa (FI1B1)

Krajina: Fínsko

E-mail: markkinaoikeus@oikeus.fi

Telefón: +358 295643300

Internetová adresa: <http://www.oikeus.fi/markkinaoikeus>

Roly tejto organizácie:

Organizácia pre preskúmanie

Organizácia poskytujúca ďalšie informácie o postupy preskúmania

8.1. ORG-0002

Úradný názov: Finavia Oyj

Registračné číslo: 2302570-2

Poštová adresa: Lentäjätie 3

Mesto: Vantaa

PSČ: 01530

Nižšia územná jednotka krajiny (NUTS): Helsinki-Uusimaa (FI1B1)

Krajina: Fínsko

Kontaktné miesto: Tuomas Pitkänen

E-mail: tuomas.pitkanen@finavia.fi

Telefón: +358 503170948

Internetová adresa: <http://www.finavia.fi>

Roly tejto organizácie:

Kupujúci

Organizácia poskytujúca doplňujúce informácie o postupe verejného obstarávania

8.1. ORG-0003

Úradný názov: Hansel Oy (Hilma)

Registračné číslo: FI09880841

Poštová adresa: Mannerheiminaukio 1a

Mesto: Helsinki

PSČ: 00100

Nižšia územná jednotka krajiny (NUTS): Helsinki-Uusimaa (FI1B1)

Krajina: Fínsko

Kontaktné miesto: eSender

E-mail: tekninen@hankintailmoitukset.fi

Telefón: 029 55 636 30

Internetová adresa: <http://hankintailmoitukset.fi>

Roly tejto organizácie:

TED eSender

Informácie o oznámení

Identifikátor/verzia oznámenia: fe5619fb-4452-46ac-9310-6d0b409e8a54 - 01

Typ formulára: Súťaž

Typ oznámenia: Oznámenie o vyhlásení verejného obstarávania alebo oznámenie o koncesii – štandardný režim

Podtyp oznámenia: 19

Dátum odoslania oznámenia: 14/04/2026 11:15:01 (UTC+00:00) západoeurópsky čas, GMT

Dátum odoslania oznámenia (eSender): 14/04/2026 11:15:02 (UTC+00:00) západoeurópsky čas, GMT

Jazyky, v ktorých je toto oznámenie oficiálne k dispozícii: angličtina

Číslo uverejnenia oznámenia: 255169-2026

Číslo vydania série S úradného vestníka: 73/2026

Dátum uverejnenia: 15/04/2026