

314102-2026 - Javni razpis

Finska – Storitve trgovine na drobno – Finavia: Food & Beverage Units to Non-Schengen - Concession Notice - Request to Participate

OJ S 88/2026 07/05/2026

Obvestilo o koncesiji ali naročilu – standardna ureditev
Storitve

1. Kupec

1.1. Kupec

Uradno ime: Finavia Oyj

E-naslov: tuomas.pitkanen@finavia.fi

Pravna vrsta kupca: Javno podjetje

Kupec je naročnik

Dejavnost naročnika: Letališke dejavnosti

2. Postopek

2.1. Postopek

Naslov: Finavia: Food & Beverage Units to Non-Schengen - Concession Notice - Request to Participate

Opis: Finavia grants possession of business premises at the non-Schengen of Helsinki Airport, to Operator specializing in offering food & beverage (F&B) atmosphere and F&B products. The tender consists of two (2) F&B units. The units shall be open to all potential customers during the joint opening hours of the commercial services at the airport. Part of the restaurant's food and beverage offering shall be available to customers 24 hours a day. The tendered unit consists of one primary unit with high-capacity kitchen facilities supported by additional unit to maximise the sales for the Operator and the service level for passengers and other customers. Sharing a good location directly alongside customer routes and lively gate areas. The premises are visible, easily accessible alongside passenger's way to their gate, where streams of passengers can pause and enjoy a meal, drink or a refreshing cup of coffee in a welcoming and appealing environment. Excellent customer service provided by a highly skilled and dedicated staff and a pleasant ambiance and coherent design of the premises create additional value to customers and the area. 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".

Identifikator postopka: 25eae3df-27aa-4a0c-bd2e-90280a8d25f7

Notranji identifikator: 612249

Vrsta postopka: S pogajanji, s predhodno objavo javnega razpisa / konkurenčni postopek s pogajanji

Glavne značilnosti postopka: 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.): 15.05.2026 - Questions concerning the procedure by 13:00 21.05.2026 - Submitting the Request to Participate by 13:00 21.05.2026 - Invitation to Negotiate and Preliminary Invitation to Tender, at earliest 26.05.2026 - Questions, comments and preliminary tender submitted by 13:00 27.05.2026 – Negotiations round & Site visits– Day 1 28.05.2026 – Negotiations round & Site visits– Day 2 28.05.2026 - Negotiations end (without separate notice) 01.06.2026 - Final Invitation to Tender is published, at earliest 09.06.2026 - Questions regarding the Final Invitation to Tender by 13:00 16.06.2026 - Final Tender submitted by 13:00 17.06.2026 - Procurement decision, at earliest 02.07.2026 - 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: "F&B Units to Non-Schengen at Helsinki Airport". The technical documentation is subject to change due to the nature of construction planning and processes.

2.1.1. Nimen

Vrsta javnega naročila: Storitve

Glavna klasifikacijska oznaka (cpv): 55900000 Storitve trgovine na drobno

2.1.2. Kraj izvajanja

Podregija države (NUTS): Helsinki-Uusimaa (FI1B1)

Država: Finska

2.1.4. Splošne informacije

Dodatne informacije: The non-Schengen Food & Beverages (F&B) Units consist of unique premises in the key location in the immediate vicinity of the non-Schengen terminal's passenger routes. Situated at the heart of the non-Schengen passenger routes, non-Schengen F&B Units serve a high volume international and local customers with relatively more international passengers than in other parts of the Helsinki Airport gate area. The aim of the premises is to create a welcoming and stylish spaces equipped with first- rate service and design at Helsinki Airport's international non-Schengen terminal. Tasty menus and high-quality

customer service completed with inviting and coherent design of the premises create additional value for the customer and the airport area overall. Operating at the heart of the non-Schengen terminal, the non-Schengen F&B Units offer passengers a relaxed space to pause and enjoy a refreshment and meal while preparing for departure. The non-Schengen F&B Units are a wide selection of attractive and interesting F&B products appealing to international and local customers. The Non-Schengen F&B Units consist of two premises out of which one shall be a stylish all-day food & beverage (F&B) restaurant that takes dayparting outstandingly well into consideration and reflects a local sense of place through its concept and offering. The second unit shall be a highly recognizable, globally branded Quick Service Restaurant (QSR). Main customer groups for these units are all departing non-Schengen passengers. Other main customer groups include arriving passengers as well as people working in the airport area. As the non-Schengen terminal is a hub of arriving departing and transferring passengers to international and long-haul destinations, there is a relatively more international customers visiting these units than in other parts off the gate areas of Helsinki Airport. Thus, stylish and high quality but yet inspirational concepts and products are in demand for these locations. Excellent customer service provided by a highly skilled and dedicated staff and a coherent design of the premises create additional value to customers and the airport area overall. The envisaged play area to be implemented by the Tenant next to the all-day restaurant is aimed to add value to families traveling with kids. The units form the heart of the F&B offering in the most central location of the non-Schengen terminal. Thus, an impressive collection of appealing and in-demand concepts and products shall be expected in the busy and unique hub that is Helsinki Airport non-Schengen terminal. The tenderer shall show high competence, creativity, and understanding in serving the right products, product combinations and concepts to best fulfil customers' needs. A skilled and dedicated restaurant staff creates a warm and professional ambience. Excellent customer service is one of the key objectives for Helsinki Airport. Therefore, the opening hours of restaurants throughout the airport are unified and Finavia shall be entitled to determine the opening hours. The all-day restaurant premises is expected to operate 24 hrs a day with scalable product offering. The Unit(s): Ref. of floor plans: D2317, D2360, D2367 Size: Approximately 953 m2 Non-Schengen Airside The construction of the premises is planned to start 1.2.2027 The opening date is planned to be 1.5.2027

Pravna podlaga:

Direktiva 2014/23/EU

2.1.6. Razlogi za izključitev

Viri izključitvenih razlogov: Dokument v zvezi z oddajo naročila

5. Sklop

5.1. Sklop: LOT-0000

Naslov: Finavia: Food & Beverage Units to Non-Schengen - Concession Notice - Request to Participate

Opis: Finavia grants possession of business premises at the non-Schengen of Helsinki Airport, to Operator specializing in offering food & beverage (F&B) atmosphere and F&B products. The tender consists of two (2) F&B units. The units shall be open to all potential customers during the joint opening hours of the commercial services at the airport. Part of the restaurant's food and beverage offering shall be available to customers 24 hours a day. The tendered unit consists of one primary unit with high-capacity kitchen facilities supported by additional unit to maximise the sales for the Operator and the service level for passengers and other customers. Sharing a good location directly alongside customer routes and lively gate areas. The

premises are visible, easily accessible alongside passenger's way to their gate, where streams of passengers can pause and enjoy a meal, drink or a refreshing cup of coffee in a welcoming and appealing environment. Excellent customer service provided by a highly skilled and dedicated staff and a pleasant ambiance and coherent design of the premises create additional value to customers and the area. 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".

Notranji identifikator: 612249

5.1.1. Namen

Vrsta javnega naročila: Storitve

Glavna klasifikacijska oznaka (cpv): 55900000 Storitve trgovine na drobno

5.1.2. Kraj izvajanja

Podregija države (NUTS): Helsinki-Uusimaa (FI1B1)

Država: Finska

5.1.3. Predvideno trajanje

Trajanje: 60 Meseci

5.1.6. Splošne informacije

Pridržana udeležba:

Udeležba ni pridržana.

Projekt javnega naročanja se ne financira s sredstvi EU

To javno naročilo je primerno tudi za mala in srednja podjetja (MSP): ne

Dodatne informacije: The non-Schengen Food & Beverages (F&B) Units consist of unique premises in the key location in the immediate vicinity of the non-Schengen terminal's passenger routes. Situated at the heart of the non-Schengen passenger routes, non-Schengen F&B Units serve a high volume international and local customers with relatively more international passengers than in other parts of the Helsinki Airport gate area. The aim of the premises is to create a welcoming and stylish spaces equipped with first- rate service and design at Helsinki Airport's international non-Schengen terminal. Tasty menus and high-quality customer service completed with inviting and coherent design of the premises create additional value for the customer and the airport area overall. Operating at the heart of the non-Schengen terminal, the non-Schengen F&B Units offer passengers a relaxed space to pause and enjoy a refreshment and meal while preparing for departure. The non-Schengen F&B Units are a wide selection of attractive and interesting F&B products appealing to international and local customers. The Non-Schengen F&B Units consist of two premises out of which one shall be a stylish all-day food & beverage (F&B) restaurant that takes dayparting outstandingly well into consideration and reflects a local sense of place through its concept and offering. The second unit shall be a highly recognizable, globally branded Quick Service Restaurant (QSR). Main customer groups for these units are all departing non-Schengen passengers. Other main customer groups include arriving passengers as well as people working in the airport area. As the non-Schengen terminal is a hub of arriving departing and transferring passengers to international and long-haul destinations, there is a relatively more international customers visiting these units than in other parts off the gate areas of Helsinki Airport. Thus, stylish and high quality but yet inspirational concepts and products are in demand for these locations.

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5.1.7. Strateško javno naročanje

Spodbujani socialni cilj: Potrebna skrbnost v zvezi s človekovimi pravicami v svetovnih dobavnih verigah, Pošteni delovni pogoji

5.1.9. Merila za izbor

Viri izbirnih kriterijev: Dokument v zvezi z oddajo naročila

5.1.10. Merila za oddajo javnega naročila

Merilo:

Vrsta: Cena

Opis: Kuten kuvattu hankintailmoituksessa

Merilo:

Vrsta: Kakovost

Opis: Kuten kuvattu hankintailmoituksessa

5.1.11. Dokumenti v zvezi z oddajo javnega naročila

Dostop do nekaterih dokumentov v zvezi z oddajo javnega naročila je omejen

Rok za zahtevanje dodatnih informacij: 15/05/2026 10:00:00 (UTC+00:00) Zahodnoevropski čas, GMT

Informacije o zaupnih dokumentih so na voljo na: <https://tarjouspalvelu.fi/finaviaoyj?id=612249&tpk=e4ccee03-80be-4892-9214-562ad2f8bed5>

5.1.12. Pogoji javnega naročila

Pogoji za predložitev:

Elektronska predložitev: Obvezno

Naslov za predložitev: <https://tarjouspalvelu.fi/finaviaoyj?id=612249&tpk=e4ccee03-80be-4892-9214-562ad2f8bed5>

Jeziki, v katerih se lahko oddajo ponudbe ali prijave za sodelovanje: angleščina

Ponudniki lahko predložijo več kot eno ponudbo: Ni dovoljeno

Rok za prejem prijav za sodelovanje: 21/05/2026 10:00:00 (UTC+00:00) Zahodnoevropski čas, GMT

Pogoji javnega naročila:

Izvajanje javnega naročila je treba zagotoviti v okviru programov zaščitene zaposlovanja: Ne

5.1.16. Dodatne informacije, mediacija in revizija

Organizacija za revizijo: Markkinaoikeus

Informacije o rokih za revizijo: Kuten kuvattu hankintailmoituksessa

Organizacija, ki daje na voljo dodatne informacije o postopku za oddajo javnega naročila:
Finavia Oyj

Organizacija, ki daje dodatne informacije o revizijskih postopkih: Markkinaoikeus

8. Organizacije

8.1. ORG-0001

Uradno ime: Markkinaoikeus

Registrska številka: 3006157-6

Poštni naslov: Radanrakentajantie 5

Mesto: Helsinki

Poštna številka: 00520

Podregija države (NUTS): Helsinki-Uusimaa (FI1B1)

Država: Finska

E-naslov: markkinaoikeus@oikeus.fi

Tel.: +358 295643300

Spletni naslov: <http://www.oikeus.fi/markkinaoikeus>

Vloge te organizacije:

Organizacija za revizijo

Organizacija, ki daje dodatne informacije o revizijskih postopkih

8.1. ORG-0002

Uradno ime: Finavia Oyj

Registrska številka: 2302570-2

Poštni naslov: Lentäjätie 3

Mesto: Vantaa

Poštna številka: 01530

Podregija države (NUTS): Helsinki-Uusimaa (FI1B1)

Država: Finska

Kontaktna točka: Tuomas Pitkänen

E-naslov: tuomas.pitkanen@finavia.fi

Tel.: +358 503170948

Spletni naslov: <http://www.finavia.fi>

Vloge te organizacije:

Kupec

Organizacija, ki daje na voljo dodatne informacije o postopku za oddajo javnega naročila

8.1. ORG-0003

Uradno ime: Hansel Oy (Hilma)

Registrska številka: FI09880841

Poštni naslov: Mannerheiminaukio 1a

Mesto: Helsinki

Poštna številka: 00100

Podregija države (NUTS): Helsinki-Uusimaa (FI1B1)

Država: Finska

Kontaktna točka: eSender

E-naslov: tekninen@hankintailmoitukset.fi

Tel.: 029 55 636 30

Spletni naslov: <http://hankintailmoitukset.fi>

Vloge te organizacije:

TED eSender

Informacije o obvestilu

Identifikator/različica obvestila: a6b25e00-245a-4994-a2d9-7bc59388f307 - 01

Vrsta obrazca: Javni razpis

Vrsta obvestila: Obvestilo o koncesiji ali naročilu – standardna ureditev

Podvrsta obvestila: 19

Datum pošiljanja obvestila: 06/05/2026 09:34:45 (UTC+00:00) Zahodnoevropski čas, GMT

Datum pošiljanja obvestila (ePošiljatelja): 06/05/2026 09:34:47 (UTC+00:00) Zahodnoevropski čas, GMT

Jeziki, v katerih je uradno dostopno to obvestilo: angleščina

Številka objave obvestila: 314102-2026

Številka izdaje UL S: 88/2026

Datum objave: 07/05/2026