

209259-2026 - Wettbewerb

Norwegen – Bauinstallationsarbeiten – Prequalification: Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.

OJ S 60/2026 26/03/2026

**Auftrags- oder Konzessionsbekanntmachung – Standardregelung - Änderungsbekanntmachung
Bauleistungen**

1. Beschaffer

1.1. Beschaffer

Offizielle Bezeichnung: Kode Kunstmuseer og Komponisthjem

E-Mail: vera.iversen@kodebergen.no

Rechtsform des Erwerbers: Einrichtung des öffentlichen Rechts

Tätigkeit des öffentlichen Auftraggebers: Freizeit, Sport, Kultur und Religion

2. Verfahren

2.1. Verfahren

Titel: Prequalification: Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.

Beschreibung: The procurement will be carried out as a negotiated procedure (two-stage process). Stage 1 is the prequalification phase, and Stage 2 is the tender phase. Only tenderers who fulfil the qualification requirements will be able to submit a tender. There are three central deadlines for this competition that tenderers must pay particular attention to: 1) deadline for requests for prequalification, 2) tender deadline and deadline for final tenders after negotiations, cf. the tender documentation point 1.7. The contracting authority invites tenderers to a site inspection 16/4, 11.00, see the tender documentation point 3.1.

Kennung des Verfahrens: 8b98e0a1-6bb6-442e-8b3e-695bcfe1d6d6

Interne Kennung: 2023/209

Verfahrensart: Verhandlungsverfahren mit vorheriger Veröffentlichung eines Aufrufs zum Wettbewerb/Verhandlungsverfahren

Das Verfahren wird beschleunigt: nein

Zentrale Elemente des Verfahrens: The Ole Bull villa at Lysøen is one of Norway's most important cultural historical buildings and a world renowned composer's home. The villa built in 1872-1873 (later built) is characterised by a distinctive construction technique that combines Swiss style with inspiration from Moorish architecture. The villa requires extensive renovation and restoration to ensure that the buildings are maintained for future generations, being made more accessible and form historical frameworks for communication of knowledge and cultural experiences. Kode has engaged external project manager (PL) and engineering design group (PG) for work, who is working on auditing the previously prepared preliminary project, with the aim of defining what measures can be implemented within the project's financial limits. Code shall through this procurement engage the main contractor (HE) for the execution of the construction work. The works are further described in Annex 9 - Administrative Regulations - NS 8405. HE will report to BL, but also work closely with PG c/pgl. Due to the nature of the project, many assessments and decisions will be made during the work. We would like HE to present proposals for solutions, in dialogue with Kode, BL and PG. Most of the work will be carried out at the villa, but the cafe extension will also be subject to renovations and improvements. A roof over roof is planned for the villa, which is contracted as a separate

turnkey contract. The work that shall be carried out is primarily of a constructional character, particularly restoration and commissioning of facades, windows, altars and roof, as well as measures in the ground. Internal construction work will also be carried out. Technical installations, particularly electrical installations, will be subject to a comprehensive renewal, whilst HVAC work is expected to be less extensive. Work will be carried out in the surrounding terrain, particularly with the establishment of a new ramp in terrain and adjustments to terrain for improved accessibility. A barracks barracks has been established on the square, which can be used for storing building parts and as a carpentry workshop. There are eating and changing possibilities in the café building located on the property. A more detailed description of the delivery is in Annex 10 - Description of the work.

2.1.1. Zweck

Art des Auftrags: Bauleistungen

Haupteinstufung (cpv): 45300000 Bauinstallationsarbeiten

Zusätzliche Einstufung (cpv): 42500000 Kühl- und Lüftungseinrichtungen, 42520000

Lüftungsvorrichtungen, 45112700 Landschaftsgärtnerische Arbeiten, 45200000 Komplett-

oder Teilbauleistungen im Hochbau sowie Tiefbauarbeiten, 45261900 Dachreparatur und

Dachwartung, 45262500 Maurerarbeiten, 45262520 Mauerarbeiten, 45315100

Elektrotechnikinstallation, 45317000 Sonstige Elektroinstallationsarbeiten, 45330000

Installateurarbeiten, 45331000 Installation von Heizungs-, Lüftungs- und Klimaanlage,

45331200 Installation von Lüftungs- und Klimaanlage, 45331210 Installation von

Lüftungsanlagen, 45332000 Installateurarbeiten und Verlegung von Abwasserleitungen,

45400000 Baufertigstellung, 45422000 Zimmer- und Tischlerarbeiten, 45440000 Anstrich- und

Verglasungsarbeiten, 45453100 Sanierungsarbeiten, 45454100 Mit Instandsetzungsarbeiten

verbundene Arbeiten, 71421000 Landschaftsgärtnerische Gestaltung

2.1.2. Erfüllungsort

Land, Gliederung (NUTS): Vestland (NO0A2)

Land: Norwegen

2.1.3. Wert

Geschätzter Wert ohne MwSt.: 80 000 000,00 NOK

2.1.4. Allgemeine Informationen

Rechtsgrundlage:

Richtlinie 2014/24/EU

Anskaffelsesforskriften - FOA Part III Competition with negotiations

Anskaffelsesforskriften - Negotiated procedure

2.1.6. Ausschlussgründe

Quellen der Ausschlussgründe: Einheitliche Europäische Eigenerklärung (EEE),

Auftragsunterlagen, Bekanntmachung

Korruption: Is the tenderer himself or a person, who is a member of the tenderer's

administration, management or supervisory body or has the competence to represent or

control or make decisions in such bodies, in the event a enforceable verdict has been

convicted of corruption by a verdict handed down not more than five years ago, or a rejection

period determined directly in the judgement that still applies? Corruption as defined in Article 3

of the Convention on Combating Corruption, Involving European Communities or European

Union Member States (EUT C 195 of 25.6.1997, s. 1), and in Article 2, point 1, in the Council's

framework decision 2003/568/RIA of 22 July 2003 on combating corruption in the private

sector (EUT L 192 of 31.7.2003, p. 54). This rejection reason also includes corruption as

defined in national law for the contracting authority or supplier.

Betrug: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body or has the competence to represent or control or make decisions in such bodies, at the time a legally convicted of fraud has been convicted of fraud by a verdict handed down not more than five years ago, or a rejection period determined directly in the judgement that still applies? Fraud included in Article 1 of the Convention on protection of the Financial Interests of the European Communities (EFT C 316 of 27.11.1995, p. 48).

Geldwäsche oder Terrorismusfinanzierung: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body or has the competence to represent or control or make decisions in such bodies, in the event a legal verdict has been convicted of money laundering or financing terrorism by a verdict handed down no more than five years ago, or a rejection period set out directly in the judgement that still applies? Money laundering or financing terrorism As defined in Article 1 of the European Parliament and Council Directive 2005/60/EF of 26 October 2005 on preventive measures against the use of the financial system for money laundering and financing terrorism (EUT L 309 of 25.11.2005, p. 15).

Beteiligung an einer kriminellen Vereinigung: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body or has the competence to represent or control or make decisions in such bodies, at the time a legally convicted verdict of participation in a criminal organisation by a verdict handed down no more than five years ago, or a rejection period set out directly in the judgement that still applies? Participation in a criminal organisation as defined in Article 2 of the Council's framework decision 2008/841/RIA of 24 October 2008 on control of organised crime (EUT L 300 of 11.11.2008, p. 42)

Terroristische Straftaten oder Straftaten im Zusammenhang mit terroristischen Aktivitäten: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body, or has the competence to represent or control or make decisions in such bodies, in the event a legal verdict has been convicted of acts of terrorism or criminal acts connected to terrorist activities by a verdict handed down no more than five years ago, or a rejection period set out directly in the judgement that still applies? Acts of terrorism or criminal acts relating to terrorist activity as defined in Article 1 and 3 of the Council's framework decision 2002/475/RIA of 13 June 2002 on combating terrorism (EFT L 164, af 22.6.2002, p. 3). This rejection reason also includes incitement to, participation or attempts to commit such actions as included in Article 4 in the mentioned framework decision.

Kinderarbeit und andere Formen des Menschenhandels: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body or has the competence to represent or control or make decisions in such bodies, in the event a legal verdict has been convicted of child labour and other forms of human trafficking by a verdict handed down no more than five years ago, or a rejection period determined directly in the judgement that still applies? Child labour and other forms of human trafficking as defined in Article 2 of the European Parliament and council directive 2011/36/EU of 5. 1 April 2011 on the prevention and control of human trafficking and the protection of its victims and for compensation of the Council's framework decision 2002/629/RIA (EUT L 101 of 15.4.2011, p. 1).

Verstoß gegen umweltrechtliche Verpflichtungen: Is the tenderer aware of breaches of environmental provisions as stated in national law, the relevant notice or procurement documents or Article 18 (2) of Directive 2014/24/EU.

Verstoß gegen arbeitsrechtliche Verpflichtungen: Is the tenderer aware of breaches of provisions on working conditions as stated in national law, the relevant notice or procurement documents or Article 18 (2) of Directive 2014/24/EU.

Verstoß gegen sozialrechtliche Verpflichtungen: Is the tenderer aware of breaches of provisions on social conditions as stated in national law, the relevant notice or procurement documents or Article 18 (2) of Directive 2014/24/EU.

Vereinbarungen mit anderen Wirtschaftsteilnehmern zur Verzerrung des Wettbewerbs: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Schwerwiegendes berufliches Fehlverhalten: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Täuschung, Zurückhaltung von Informationen, Unfähigkeit zur Vorlage erforderlicher Unterlagen oder Erlangung vertraulicher Informationen zu dem Verfahren: Have the tenderer: a) given grossly incorrect information when notifying the information required to verify that there is no basis for rejection, or of the qualification requirements being met, b) failed to provide such information, c) subject to immediately submitting the supporting documents requested by the Contracting Authority, or d) improperly affecting the Contracting Authority's decision process to acquire confidential information that could give this an unlawful advantage in connection with competition, or negligently has given misleading information that can have a significant influence on decisions on rejection, selection or award?

Interessenkonflikt aufgrund seiner Teilnahme an dem Vergabeverfahren: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Direkte oder indirekte Beteiligung an der Vorbereitung des Vergabeverfahrens: Has the tenderer or an entity associated with the supplier advised the contracting authority or in another way been involved in the planning of the competition?

Vorzeitige Beendigung, Schadensersatz oder andere vergleichbare Sanktionen: Has the tenderer committed significant breaches of contract in connection with the fulfilment of a previous public contract, a previous contract with a public contracting authority or a previous concession contract, where the breach has led to the cancellation of the contract, compensation or other similar sanctions?

Verstoß gegen die in den rein innerstaatlichen Ausschlussgründen verankerten Verpflichtungen: The contracting authority shall state that in Norway there are national rejection reasons. These shall be described in the procurement documents. Tenderers must respond to whether they are in one or more of the situations described in the national rejection reasons. Will the purely national rejection reasons, as stated in the relevant notice or in the procurement documents, apply?

Verstoß gegen die Verpflichtung zur Entrichtung von Sozialversicherungsbeiträgen: Have tenderers failed to fulfil all their social security obligations in the country where they are established and in their member state, if this is a different country than what he is established in?

Verstoß gegen die Verpflichtung zur Entrichtung von Steuern: Has the tenderer not fulfilled his tax and duty obligations in the country in which he is established, and in the contracting authority's member state, if this is a different country than what he is established in?

Einstellung der gewerblichen Tätigkeit: Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Konkurs: Is the tenderer in a bankruptcy situation? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this

information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Vergleichsverfahren: Is the supplier in a situation where he has been forced debt arrangement? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Zahlungsunfähigkeit: Is the tenderer in an insolvency situation? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Verwaltung der Vermögenswerte durch einen Insolvenzverwalter: Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Der Zahlungsunfähigkeit vergleichbare Lage gemäß nationaler Rechtsvorschriften: Is the supplier in a situation where he has been forced debt arrangement? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

5. Los

5.1. Los: LOT-0000

Titel: Prequalification: Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.

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Interne Kennung: 2023/209

5.1.1. Zweck

Art des Auftrags: Bauleistungen

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Elektrotechnikinstallation, 45317000 Sonstige Elektroinstallationsarbeiten, 45330000

Installateurarbeiten, 45331000 Installation von Heizungs-, Lüftungs- und Klimaanlage,

45331200 Installation von Lüftungs- und Klimaanlage, 45331210 Installation von

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45400000 Baufertigstellung, 45422000 Zimmer- und Tischlerarbeiten, 45440000 Anstrich- und

Verglasungsarbeiten, 45453100 Sanierungsarbeiten, 45454100 Mit Instandsetzungsarbeiten verbundene Arbeiten, 71421000 Landschaftsgärtnerische Gestaltung

5.1.2. Erfüllungsort

Land, Gliederung (NUTS): Vestland (NO0A2)
Land: Norwegen

5.1.3. Geschätzte Dauer

Datum des Beginns: 08/07/2026
Enddatum der Laufzeit: 01/09/2027

5.1.5. Wert

Geschätzter Wert ohne MwSt.: 80 000 000,00 NOK

5.1.6. Allgemeine Informationen

Vorbehaltene Teilnahme:

Teilnahme ist nicht vorbehalten.

Auftragsvergabeprojekt nicht aus EU-Mitteln finanziert

Die Beschaffung fällt unter das Übereinkommen über das öffentliche Beschaffungswesen: nein

5.1.9. Eignungskriterien

Quellen der Auswahlkriterien: Einheitliche Europäische Eigenerklärung (EEE),
Auftragsunterlagen

Informationen über die zweite Phase eines zweiphasigen Verfahrens:

Mindestzahl der zur zweiten Phase des Verfahrens einzuladenden Bewerber: 3

Das Verfahren wird in mehreren aufeinanderfolgenden Phasen durchgeführt. In jeder Phase können einige Teilnehmer ausgeschlossen werden

Der Erwerber behält sich das Recht vor, den Auftrag aufgrund der ursprünglichen Angebote ohne weitere Verhandlungen zu vergeben

5.1.11. Auftragsunterlagen

Sprachen, in denen die Auftragsunterlagen offiziell verfügbar sind: Norwegisch

Internetadresse der Auftragsunterlagen: <https://permalink.mercell.com/280166099.aspx>

5.1.12. Bedingungen für die Auftragsvergabe

Bedingungen für die Einreichung:

Elektronische Einreichung: Erforderlich

Adresse für die Einreichung: <https://permalink.mercell.com/280166099.aspx>

Sprachen, in denen Angebote oder Teilnahmeanträge eingereicht werden können: Norwegisch

Elektronischer Katalog: Nicht zulässig

Fortgeschrittene oder qualifizierte elektronische Signatur oder Siegel (im Sinne der Verordnung (EU) Nr 910/2014) erforderlich

Varianten: Nicht zulässig

Frist für den Eingang der Teilnahmeanträge: 27/04/2026 10:00:00 (UTC+00:00)

Westeuropäische Zeit, GMT

Auftragsbedingungen:

Die Auftragsausführung muss im Rahmen von Programmen für geschützte

Beschäftigungsverhältnisse erfolgen: Nein

Es ist eine Geheimhaltungsvereinbarung erforderlich: ja

Elektronische Rechnungsstellung: Erforderlich

Aufträge werden elektronisch erteilt: nein

Zahlungen werden elektronisch geleistet: ja

5.1.15. Techniken

Rahmenvereinbarung:

Keine Rahmenvereinbarung

Informationen über das dynamische Beschaffungssystem:

Kein dynamisches Beschaffungssystem

5.1.16. Weitere Informationen, Schlichtung und Nachprüfung

Überprüfungsstelle: KOFA

Informationen über die Überprüfungsfristen: deadlines are in the tender documentation, point 1.7 Appeals are submitted by the waiting period.

Organisation, die weitere Informationen für die Nachprüfungsverfahren bereitstellt: Kode Kunstmuseer og Komponisthjem

8. Organisationen

8.1. ORG-0001

Offizielle Bezeichnung: Kode Kunstmuseer og Komponisthjem

Registrierungsnummer: 990269343

Postanschrift: Vestre Strømkaien 7

Stadt: BERGEN

Postleitzahl: 5008

Land, Gliederung (NUTS): Vestland (NO0A2)

Land: Norwegen

Kontaktperson: Vera Iversen

E-Mail: vera.iversen@kodebergen.no

Telefon: 48243640

Internetadresse: <http://www.kodebergen.no>

Rollen dieser Organisation:

Beschaffer

Organisation, die weitere Informationen für die Nachprüfungsverfahren bereitstellt

8.1. ORG-0002

Offizielle Bezeichnung: KOFA

Registrierungsnummer: 918195548

Stadt: Bergen

Postleitzahl: 5805

Land, Gliederung (NUTS): Vestland (NO0A2)

Land: Norwegen

Rollen dieser Organisation:

Überprüfungsstelle

10. Änderung

Fassung der zu ändernden vorigen Bekanntmachung

:

e27ca7cc-ee55-4814-9134-e4f08cbd3fc0-01

Hauptgrund für die Änderung

:

Aktualisierte Informationen

Beschreibung

:

Version amendment 1: 1) Emphasise that there is a negotiated contest with prequalification in the header. 2) Supplementing of the description, including a site inspection date and a description of the two-stage process.

10.1. Änderung

Abschnittskennung: PROCEDURE

Informationen zur Bekanntmachung

Kennung/Fassung der Bekanntmachung: b4d9a605-92be-4b6d-bfd3-916d99347a99 - 01

Formulartyp: Wettbewerb

Art der Bekanntmachung: Auftrags- oder Konzessionsbekanntmachung – Standardregelung

Unterart der Bekanntmachung: 16

Datum der Übermittlung der Bekanntmachung: 25/03/2026 10:46:21 (UTC+00:00)

Westeuropäische Zeit, GMT

Bekanntmachung — eSender-Übermittlungsdatum: 25/03/2026 10:55:35 (UTC+00:00)

Westeuropäische Zeit, GMT

Sprachen, in denen diese Bekanntmachung offiziell verfügbar ist: Englisch

Veröffentlichungsnummer der Bekanntmachung: 209259-2026

ABl. S – Nummer der Ausgabe: 60/2026

Datum der Veröffentlichung: 26/03/2026