

## 106054-2026 - Competition

**Norway – Works for complete or part construction and civil engineering work – Turnkey contract with solution proposal based on house models - prequalification - the projects 1001359 Underhaugsbakken sheltered accommodation flats - 1001213 Dønskiveien residences - 1001388 Leirdueveien residences.**

**OJ S 31/2026 13/02/2026**

**Contract or concession notice – standard regime  
Works**

### 1. Buyer

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#### 1.1. Buyer

Official name: Bærum kommune

Email: [hanne.hunn@baerum.kommune.no](mailto:hanne.hunn@baerum.kommune.no)

Legal type of the buyer: Public undertaking, controlled by a local authority

Activity of the contracting authority: General public services

### 2. Procedure

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#### 2.1. Procedure

Title: Turnkey contract with solution proposal based on house models - prequalification - the projects 1001359 Underhaugsbakken sheltered accommodation flats - 1001213 Dønskiveien residences - 1001388 Leirdueveien residences.

Description: Bærum municipality invites tenderers to prequalification for a competition with negotiations in connection with the procurement of a turnkey contractor (TE) for the following projects: Gnr./b.no. 17/463 and 19/241 - Underhaugsbakken sheltered accommodation flats (1001359)Gnr./b.no. 80/148 - Dønskiveien residences (1001213)Gnr./b.no. 93/189 - Leirdueveien residences (1001388) Contract includes development, engineering design and construction of three small house projects for Bærum municipality. Underhaugsbakken sheltered accommodations consists of the erection of 10 sheltered accommodation flats with the accompanying common areas for residents, as well as areas for personnel and administration. One quadruple dwelling (welfare dwellings) shall be constructed in Dønskiveien. Two quadruple dwellings (welfare dwellings) shall be constructed in Leirdueveien.

Procedure identifier: 0ae0aa5c-4213-4226-944a-cccc06e94986

Internal identifier: 2026/4665

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: no

Main features of the procedure: The procurement will be carried out as a negotiated procedure after a prior prequalification. The contract will be signed as a turnkey contract in accordance with NS 8407. Tenderers shall offer a house concept that is part of the turnkey contract.

Tenderers shall, themselves, or through associated sub-suppliers and collaboration partners, document the necessary competence and capacity to deliver a complete turnkey contract which includes, among other things, site development, engineering design services and safeguarding the role of responsible applicant, as well as execution of the necessary construction and construction work, which i.a. also includes foundations, ground works and outdoor work. The background for the competition is a wish to use tested and cost efficient solutions based on ready developed housing concepts that can be adapted to the relevant

sites and the user groups' needs. Bærum municipality has previously had good experience with this approach, and assumes that the tenderer offers systems that as far as possible are based on documented and well-tested concepts.

#### **2.1.1. Purpose**

Main nature of the contract: Works

Main classification (cpv): 45200000 Works for complete or part construction and civil engineering work

Additional classification (cpv): 45400000 Building completion work

#### **2.1.2. Place of performance**

Country subdivision (NUTS): Akershus (NO084)

Country: Norway

#### **2.1.4. General information**

##### **Legal basis:**

Directive 2014/24/EU

Anskaffelsesforskriften - Procedure in accordance with the Law on Public Procurements and the Public Procurement Regulations.

#### **2.1.6. Grounds for exclusion**

Sources of grounds for exclusion: European Single Procurement Document (ESPD), Notice, Procurement Document

Corruption: 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.

Fraud: 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).

Money laundering or terrorist financing: 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).

Participation in a criminal organisation: 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)

Terrorist offences or offences linked to terrorist activities: 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.

Child labour and including other forms of trafficking in human beings: 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).

Breaching obligation relating to payment of social security contributions: 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?

Breaching obligation relating to payment of taxes: 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?

## 5. Lot

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### 5.1. Lot: LOT-0000

Title: Turnkey contract with solution proposal based on house models - prequalification - the projects 1001359 Underhaugsbakken sheltered accommodation flats - 1001213 Dønskiveien residences - 1001388 Leirdueveien residences.

Description: Bærum municipality invites tenderers to prequalification for a competition with negotiations in connection with the procurement of a turnkey contractor (TE) for the following projects: Gnr./b.no. 17/463 and 19/241 - Underhaugsbakken sheltered accommodation flats (1001359) Gnr./b.no. 80/148 - Dønskiveien residences (1001213) Gnr./b.no. 93/189 - Leirdueveien residences (1001388) Contract includes development, engineering design and construction of three small house projects for Bærum municipality. Underhaugsbakken sheltered accommodations consists of the erection of 10 sheltered accommodation flats with the accompanying common areas for residents, as well as areas for personnel and administration. One quadruple dwelling (welfare dwellings) shall be constructed in Dønskiveien. Two quadruple dwellings (welfare dwellings) shall be constructed in Leirdueveien.

Internal identifier: 2026/4665

#### **5.1.1. Purpose**

Main nature of the contract: Works

Main classification (cpv): 45200000 Works for complete or part construction and civil engineering work

Additional classification (cpv): 45400000 Building completion work

#### **5.1.2. Place of performance**

Country subdivision (NUTS): Akershus (NO084)

Country: Norway

#### **5.1.3. Estimated duration**

Start date: 14/06/2026

Duration end date: 30/06/2028

#### **5.1.6. General information**

##### **Reserved participation:**

Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

#### **5.1.9. Selection criteria**

Sources of selection criteria: Procurement Document

##### **Information about the second stage of a two-stage procedure:**

Minimum number of candidates to be invited for the second stage of the procedure: 3

Maximum number of candidates to be invited for the second stage of the procedure: 4

The procedure will take place in successive stages. At each stage, some participants may be eliminated

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

#### **5.1.11. Procurement documents**

Languages in which the procurement documents are officially available: Norwegian

Address of the procurement documents: <https://permalink.mercell.com/276650656.aspx>

#### **5.1.12. Terms of procurement**

##### **Terms of submission:**

Electronic submission: Required

Address for submission: <https://permalink.mercell.com/276650656.aspx>

Languages in which tenders or requests to participate may be submitted: Norwegian

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 13/03/2026 11:00:00 (UTC+00:00) Western European Time, GMT

##### **Terms of contract:**

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: yes

#### **5.1.15. Techniques**

##### **Framework agreement:**

No framework agreement

**Information about the dynamic purchasing system:**

No dynamic purchase system

**5.1.16. Further information, mediation and review**

Review organisation: Asker og Bærum tingrett

Information about review deadlines: in accordance with the law and regulations, as well as the tender documentation.

Organisation providing more information on the review procedures: Bærum kommune

## 8. Organisations

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**8.1. ORG-0001**

Official name: Bærum kommune

Registration number: 935478715

Postal address: Postboks 700

Town: SANDVIKA

Postcode: 1304

Country subdivision (NUTS): Akershus (NO084)

Country: Norway

Contact point: Hanne Winsnes Hunn

Email: [hanne.hunn@baerum.kommune.no](mailto:hanne.hunn@baerum.kommune.no)

Telephone: +47 67504050

Internet address: <http://www.baerum.kommune.no/>

**Roles of this organisation:**

Buyer

Organisation providing more information on the review procedures

**8.1. ORG-0002**

Official name: Asker og Bærum tingrett

Registration number: 935 363 233

Postal address: Postboks 578

Town: Sandvika

Postcode: 1302

Country subdivision (NUTS): Akershus (NO084)

Country: Norway

**Roles of this organisation:**

Review organisation

## Notice information

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Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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