

123814-2026 - Competition

Denmark – Construction work – Enghavevej 84

OJ S 37/2026 23/02/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: Copenhagen Municipality

Email: f40j@kk.dk

Legal type of the buyer: Group of public authorities

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Enghavevej 84

Description: The construction project concerns the refurbishment of the building envelope at Hovedstadens Beredskab Teknik and will be carried out in five phases. Phases 1–3 (fixed works): Replacement of the roof covering, installation of internal insulation and external condensation insulation. Replacement of ridge lights. Refurbishment and partial replacement of facade windows. Minor brickwork repairs. Installation of photovoltaic panels. Phase 4 (option): Replacement of the roof, including sub#roof boards, and installation of external condensation insulation. Refurbishment of skylights. Window and brickwork refurbishment. The option will be activated subject to sufficient budget availability. Phase 5 (option): Brickwork refurbishment along the boundary to Vestre Fængsel, from Enghavevej 85 to Vigerslev Allé. The option will be activated subject to sufficient budget availability.

Procedure identifier: 1c0e0e40-4af5-497e-83f3-fc25a308088a

Type of procedure: Restricted

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

2.1.2. Place of performance

Country subdivision (NUTS): Byen København (DK011)

Country: Denmark

2.1.3. Value

Estimated value excluding VAT: 65 000 000,00 DKK

2.1.4. General information

Additional information: Organization responsible for complaints: Copenhagen Municipality, Copenhagen Properties = The Complaints Board for Public Procurement Information on complaint deadlines: 14 calendar days In accordance with § 3 of Act No. 492 of 12 May 2010 on the Complaints Board for Public Procurement, the Contracting Authority may enter into a contract no earlier than after the expiration of a standstill period of 10 days from the day after

the Contracting Authority's notification of the award decision, when the notification has been made electronically.

Legal basis:

Other

Nationalt retsgrundlag: Udbudsloven, LBK nr. 116 af 03/02/2025 (gældende).

EU#retsgrundlag: Europa#Parlamentets og Rådets direktiv 2014/24/EU (konsolideret version gældende pr. 01/01/2026) - Public Procurement Act (national law)

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Enghavevej 84

Description: The construction project concerns the refurbishment of the building envelope at Hovedstadens Beredskab Teknik and will be carried out in five phases. Phases 1–3 (fixed works): Replacement of the roof covering, installation of internal insulation and external condensation insulation. Replacement of ridge lights. Refurbishment and partial replacement of facade windows. Minor brickwork repairs. Installation of photovoltaic panels. Phase 4 (option): Replacement of the roof, including sub#roof boards, and installation of external condensation insulation. Refurbishment of skylights. Window and brickwork refurbishment. The option will be activated subject to sufficient budget availability. Phase 5 (option): Brickwork refurbishment along the boundary to Vestre Fængsel, from Enghavevej 85 to Vigerslev Allé. The option will be activated subject to sufficient budget availability.

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

5.1.2. Place of performance

Postal address: Enghavevej 84 Enghavevej 84

Town: København

Postcode: 2450

Country subdivision (NUTS): Byen København (DK011)

Country: Denmark

5.1.3. Estimated duration

Start date: 26/06/2026

Duration end date: 01/04/2027

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): yes

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Average yearly turnover

Description of selection criterion: Requirements for suitability in relation to economic and financial capacity: The applicant's average turnover in the last 3 available financial years or the

applicant's turnover in the most recent available financial year must be at least DKK 130 million (excluding VAT).

The criteria will be used to select the candidates to be invited for the second stage of the procedure

Criterion: References on specified works

Description of selection criterion: References from similar cases: Minimum requirements for suitability in relation to technical and professional competence: 3 selected references concerning similar renovation projects of heritage-worthy commercial, industrial, or institutional buildings carried out as main or large contracts within the last 5 years. Similar renovation projects are considered as: containing roof replacement, roof insulation, replacement of roof lanterns, windows and refurbishment of windows, renovation of load-bearing beams, supplementary work, as well as replacement of heat pumps; containing design and execution of complex scaffolding including scaffolding with large spans and coverings, and renovation projects; involving construction management of buildings in 100% operation, including coordination with users. This includes users moving on the premises with vehicles and other heavy traffic. 2 out of 3 references must have a contract sum excluding VAT of at least 45 million DKK. The applicant must be able to document that the contractor independently manages 66% of the relevant construction work (excluding scaffolding contracts/scaffolding work), i.e., documentation of the portion of the contract the applicant intends to subcontract, cf. UBL § 155, subsection 1. Requirements and quantity regarding references Each reference, which may occupy a maximum of 1 A4 page, must specify: Total contract sum excluding VAT, both for the overall construction works (stated in amount, excluding VAT) and separately for in-house production (stated in amount, excluding VAT). Type of construction works, including a detailed specification of which specific trades the construction works relate to. Execution time for the construction works, including indication of start and end dates. Direct contact details of the client (phone number and email), whom the contracting authority may contact if needed regarding the evaluation of the prequalification application. If there are multiple applicants who are not subject to the exclusion grounds, cf. the tender conditions section 6.1, and who meet the minimum suitability requirements, cf. the tender conditions section 6.2, the Contracting Authority will, in selecting applicants to be invited to submit a tender, place emphasis on: Who has documented the most relevant references regarding similar renovation projects, cf. the tender conditions section 6.2.2. The selection will be based on information about the applicant's technical and professional ability, cf. the tender conditions section 6.2.2, and economic and financial capacity, cf. the tender conditions section 6.2.1, although the Contracting Authority reserves the right to take into account information found elsewhere in the application that, in the Contracting Authority's judgment, is relevant to the selection. The criteria will be used to select the candidates to be invited for the second stage of the procedure

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

Minimum number of candidates to be invited for the second stage of the procedure: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

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

5.1.10. Award criteria

Criterion:

Type: Price

Name: Price 30%

Description: In the evaluation of the sub-criterion "Price," the Contracting Authority uses a price-to-points model as described in section 8.2.1. For the evaluation of the other qualitative sub-criteria, the Contracting Authority applies an absolute points scale from 0 to 8, see section 8.3.1 for details. The Tenderer must complete and submit the tender list attached as appendix ENG84_C08_N08.3_N03.00_Ztenderlist, in accordance with the guidelines in the appendix. All prices must be stated in Danish kroner excluding VAT (but including any other applicable charges).

Criterion:

Type: Quality

Name: Quality / Organization and CVs of key employees 40%

Description: Quality / Organization and CVs of Key Employees: When evaluating "Organization Description and CVs," the following will be emphasized: 1) Organization description and CVs of key employees available for carrying out the construction works. 2) Key employees are defined as a daily overall responsible project manager, a full-time construction manager, site manager, and/or health and safety representative. Minimum requirements: The construction manager is expected to be full-time, with a permanently assigned substitute. It is expected that the construction manager is located on-site. The construction manager must have a minimum of 8 years of documented experience and technical knowledge within the listed relevant trades/construction works and occupational health and safety management. There must be at least one permanent overall responsible project manager present on the construction site daily, with a minimum of 8 years of documented experience and technical knowledge within the listed relevant trades/construction works. - The overall responsible project manager must be able to document solid experience in financial and time management as well as defect management on similar or larger renovation projects, down to 45 million DKK. - If project managers are used, they must have at least 6 years of documented experience and construction technical knowledge within the listed relevant trades/contract works. It is positively weighted: - that the organizational description clearly specifies a precise division of roles and responsibilities, lines of command, and channels of communication with respect to KEJD and KEJD's consultants. - that the overall responsible project manager and the 1-2 construction managers or equivalent profiles can document management and collaboration experience, a high level of professional competence within the relevant trades /contract works, as well as experience with financial and time management and defect handling on larger renovation projects. - that the tenderer provides a strong overall team. If the tenderer assesses that profiles other than construction managers are more professionally relevant to carry out the task within the relevant fields, the tenderer has the opportunity to assemble the team with these profiles. - that the tenderer provides key personnel with more experience than that specified as the minimum requirement. If subcontractors are intended to be used for any of the listed construction works, this must be specifically stated in an appendix on the subcontractors used, including the scope thereof. This appendix must be attached to the contractor's application. Evaluation will be based on the documents listed below, although the Contracting Authority reserves the right to consider information found elsewhere in the submitted bids that, in the Contracting Authority's opinion, is relevant for the evaluation: - CVs for all key staff, including the overall responsible project manager and a minimum of 3 site managers or equivalent profiles. - Each CV must include education, relevant further education / professional development - Previous employment and work functions performed - Any management tasks - The active role they have had on the project Formal requirements and quantity: - The organization description may be a maximum of 2 A4 pages. - One CV must be attached for the overall responsible project manager, of a maximum of 2 A4 pages. - One to two CVs must be attached for the relevant site managers or equivalent profiles, each of a maximum of 2 A4 pages, with a total maximum of 6 CVs. - It is optional which CV/profile is

designated as the last and 5th key employee. If the number of pages is exceeded, the subsequent pages will not be considered in the evaluation. A completed annex must be attached, specifying the intended subcontractors to be used. In the event of replacing these, they must always be separately approved by the Client before replacement can take place.

Criterion:

Type: Quality

Name: Quality / Schedule, logistics, and efficient execution 20%

Description: Quality / Schedule, logistics, and efficient execution: When assessing "Schedule, logistics, efficient execution, and risk management," emphasis will be placed on: Minimum requirements: - How the bidder will ensure a realistic and robust schedule with a view to efficient logistics and execution, including how the bidder will minimize downtime, especially on the critical main road and other critical routes. - How the bidder will ensure realistic and robust compliance with interim milestones and other partial deliveries. - How the bidder will ensure the quality of the work performed in a timely manner. - How the bidder will allocate key personnel, other staff, and any subcontractors, including specifying relevant professional groups and the number of employees per discipline and per activity, and in what order the contract works should be carried out most appropriately. - Expected staffing for all contract works, both for own work and work delegated to subcontractors. It is given a positive weight: - that the tenderer documents in its schedule a robust schedule that demonstrates a thorough professional and technical understanding of the construction project and logistically adapts itself in the most appropriate and cost-effective manner. - That the tenderer identifies the project's critical milestones in the execution phase and identifies the critical highway and relevant alternative critical roads. - That the tenderer documents how any risks and uncertainties are specifically handled and how the tenderer minimises and prevents the risk of delays. - That the tenderer documents how qualified progress and execution are ensured in the event that key employees, other employees for each individual profession and any subcontractors are absent. - That the tenderer incorporates and clarifies the planned staffing for each contract in its time planning on an ongoing basis in order to make visible the allocated manpower resources intended to solve the task. The evaluation will be carried out based on the documents listed below, although the Contracting Authority reserves the right to include information found elsewhere in the submitted bids that, in the Contracting Authority's opinion, is relevant for the evaluation: - Detailed schedule documenting the allocation of resources for key personnel and the number of other staff for each individual discipline and for each activity, including any subcontractors, estimated start and end time for each activity, as well as an indication of the order in which the construction works should be completed. Form requirements and quantity - In addition to the schedule itself, the response may not exceed 4 A4 pages. If the number of pages is exceeded, the following pages will not be included in the assessment.

Criterion:

Type: Quality

Name: Quality / Social Responsibility 10%

Description: Quality / Social Responsibility: When evaluating the response to the sub-criterion "Social Responsibility," emphasis will be placed on: - the bidder documenting how they will actively incorporate social sustainability initiatives and social responsibility in relation to the local community and on the construction site. - the bidder documenting how they: • will specifically handle low-skilled tasks on the construction site • will create cohesion between users and the construction project

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Danish

Address of the procurement documents: <https://node1.field.dalux.com/service/redirect/client/ten/TID-340817672956552976/da-dk/public/tender/TID-340817672956552976>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://node1.field.dalux.com/service/redirect/client/ten/TID-340817672956552976/da-dk/public/tender/TID-340817672956552976>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 08/04/2026 22:05:20 (UTC+02:00) Eastern European Time, Central European Summer Time

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

Mediation organisation: Copenhagen Municipality

Review organisation: Copenhagen Municipality

Information about review deadlines: 14 Calendar Days

8. Organisations

8.1. ORG-0001

Official name: Copenhagen Municipality

Registration number: 64942212

Department: Københavns Ejendomme

Postal address: Borups Allé 177, 2400 København NV

Town: København

Postcode: 2400

Country subdivision (NUTS): Byen København (DK011)

Country: Denmark

Contact point: Dawid B. Rosenstadt

Email: f40j@kk.dk

Telephone: 23721640

Internet address: <https://kobenhavnsejendomme.kk.dk/>

Information exchange endpoint (URL): <https://node1.field.dalux.com/service/redirect/client/ten/TID-340817672956552976/da-dk/public/tender/TID-340817672956552976>

Buyer profile: <https://node1.field.dalux.com/service/redirect/client/ten/TID-340817672956552976/da-dk/public/tender/TID-340817672956552976>

Roles of this organisation:

Buyer

Central purchasing body awarding public contracts or concluding framework agreements for works, supplies or services intended for other buyers
Procurement service provider
Review organisation
Mediation organisation

8.1. ORG-0000

Official name: Publications Office of the European Union
Registration number: PUBL
Town: Luxembourg
Postcode: 2417
Country subdivision (NUTS): Luxembourg (LU000)
Country: Luxembourg
Email: ted@publications.europa.eu
Telephone: +352 29291
Internet address: <https://op.europa.eu>
Roles of this organisation:
TED eSender

Notice information

Notice identifier/version: 1fb2e2f8-7bfc-43c8-bfcd-bce987668b98 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 20/02/2026 13:39:00 (UTC+00:00) Western European Time, GMT
Languages in which this notice is officially available: English, Danish
Notice publication number: 123814-2026
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