

243506-2026 - Competition

Sweden – Social work services with accommodation – Hyresvärdsupphandling av fristående LSS-gruppbo­städer
OJ S 69/2026 09/04/2026
Contract or concession notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: Uppsala kommun

Email: kristin.vadin@ uppsala.se

Legal type of the buyer: Regional authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Hyresvärdsupphandling av fristående LSS-gruppbo­städer

Description: Uppsala kommun inbjuder intresserade leverantörer att ansöka om deltagande i en hyresvärdsupphandling av tre (3) friliggande nyproducerade gruppbo­städer (LSS 9:9) i enplanshus på fastigheter som leverantören tillhandahåller. Kommunen har som målsättning med upphandlingen att ha en (1) färdig och inflyttningsklar gruppbo­stad år 2027 och två (2) färdiga och inflyttningsklara gruppbo­städer år 2028.

Procedure identifier: 7128dc24-15d4-4c13-8c09-1bddf047a451

Internal identifier: KSN-2026-01363

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

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 85311000 Social work services with accommodation

Additional classification (cpv): 45000000 Construction work, 45300000 Building installation work, 70110000 Development services of real estate, 70120000 Buying and selling of real estate, 70121000 Building sale or purchase services, 70122000 Land sale or purchase services, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70200000 Renting or leasing services of own property, 70210000 Residential property renting or leasing services, 71000000 Architectural, construction, engineering and inspection services, 71220000 Architectural design services, 85300000 Social work and related services, 85311200 Welfare services for the handicapped

2.1.2. Place of performance

Country subdivision (NUTS): Uppsala län (SE121)

Country: Sweden

2.1.3. Value

Estimated value excluding VAT: 33 750 000,00 SEK

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.5. Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 3

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 3

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Generell del

Description: Uppsala kommun inbjuder intresserade leverantörer att ansöka om deltagande i en hyresvärdsupphandling av tre (3) friliggande nyproducerade gruppbestäder (LSS 9:9) i enplanshus på fastigheter som leverantören tillhandahåller. Kommunen har som målsättning med upphandlingen att ha en (1) färdig och inflyttningsklar gruppbestäd år 2027 och två (2) färdiga och inflyttningsklara gruppbestäder år 2028.

Internal identifier: 1897163-0

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 85311000 Social work services with accommodation

Additional classification (cpv): 45000000 Construction work, 45300000 Building installation work, 70110000 Development services of real estate, 70120000 Buying and selling of real estate, 70121000 Building sale or purchase services, 70122000 Land sale or purchase services, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70200000 Renting or leasing services of own property, 70210000 Residential property renting or leasing services, 71000000 Architectural, construction, engineering and inspection services, 71220000 Architectural design services, 85300000 Social work and related services, 85311200 Welfare services for the handicapped

5.1.2. Place of performance

Country subdivision (NUTS): Uppsala län (SE121)

Country: Sweden

5.1.3. Estimated duration

Duration: 15 Years

5.1.5. Value

Estimated value excluding VAT: 33 750 000,00 SEK

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

Additional information: Se underlaget

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Se underlaget

Approach to reducing environmental impacts: Climate change adaptation

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: 5

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

Deadline for requesting additional information: 03/05/2026 22:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tendsign.com/doc.aspx?MeFormsNoticeld=88555>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tendsign.com/doc.aspx?MeFormsNoticeld=88555&GoTo=Tender>

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

Electronic catalogue: Allowed

Deadline for receipt of requests to participate: 15/05/2026 21:59:59 (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: yes

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: Förvaltningsrätten

Information about review deadlines: -

Organisation providing more information on the review procedures: Uppsala kommun

5.1. Lot: LOT-0002

Title: Anbudsområde 1 - LSS 2027

Description: Uppsala kommun inbjuder intresserade leverantörer att ansöka om deltagande i en hyresvårdsupphandling av tre (3) friliggande nyproducerade Gruppboväder (LSS 9:9) i enplanshus på fastigheter som leverantören tillhandahåller. Kommunen har som målsättning med upphandlingen att ha en (1) färdig och inflyttningsklar gruppboväder år 2027 och två (2) färdiga och inflyttningsklara gruppboväder år 2028.

Internal identifier: 1897164-1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 85311000 Social work services with accommodation

Additional classification (cpv): 45000000 Construction work, 45300000 Building installation work, 70110000 Development services of real estate, 70120000 Buying and selling of real estate, 70121000 Building sale or purchase services, 70122000 Land sale or purchase services, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70200000 Renting or leasing services of own property, 70210000 Residential property renting or leasing services, 71000000 Architectural, construction, engineering and inspection services, 71220000 Architectural design services, 85300000 Social work and related services, 85311200 Welfare services for the handicapped

5.1.2. Place of performance

Country subdivision (NUTS): Uppsala län (SE121)

Country: Sweden

5.1.3. Estimated duration

Duration: 15 Years

5.1.5. Value

Estimated value excluding VAT: 33 750 000,00 SEK

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

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Se underlaget

Approach to reducing environmental impacts: Climate change adaptation

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: 3

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

Deadline for requesting additional information: 03/05/2026 22:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tendsign.com/doc.aspx?MeFormsNoticeld=88555>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tendsign.com/doc.aspx?MeFormsNoticeld=88555&GoTo=Tender>

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

Electronic catalogue: Allowed

Deadline for receipt of requests to participate: 15/05/2026 21:59:59 (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: yes

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: Förvaltningsrätten

Information about review deadlines: Se underlaget

Organisation providing more information on the review procedures: Uppsala kommun

5.1. Lot: LOT-0003

Title: Anbudsområde 2 - LSS 2028

Description: Uppsala kommun inbjuder intresserade leverantörer att ansöka om deltagande i en hyresvårdsupphandling av tre (3) friliggande nyproducerade gruppboväder (LSS 9:9) i enplanshus på fastigheter som leverantören tillhandahåller. Kommunen har som målsättning med upphandlingen att ha en (1) färdig och inflyttningsklar gruppboväder år 2027 och två (2) färdiga och inflyttningsklara gruppboväder år 2028.

Internal identifier: 1897165-2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 85311000 Social work services with accommodation

Additional classification (cpv): 45000000 Construction work, 45300000 Building installation work, 70110000 Development services of real estate, 70120000 Buying and selling of real estate, 70121000 Building sale or purchase services, 70122000 Land sale or purchase services, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70200000 Renting or leasing services of own property, 70210000 Residential property renting or leasing services, 71000000 Architectural, construction, engineering and inspection services, 71220000 Architectural design services, 85300000 Social work and related services, 85311200 Welfare services for the handicapped

5.1.2. Place of performance

Country subdivision (NUTS): Uppsala län (SE121)

Country: Sweden

5.1.3. Estimated duration

Duration: 15 Years

5.1.5. Value

Estimated value excluding VAT: 33 750 000,00 SEK

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

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Se underlaget

Approach to reducing environmental impacts: Climate change adaptation

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: 3

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

Deadline for requesting additional information: 03/05/2026 22:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://tendsign.com/doc.aspx?MeFormsNoticeld=88555>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://tendsign.com/doc.aspx?MeFormsNoticeld=88555&GoTo=Tender>

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

Electronic catalogue: Allowed

Deadline for receipt of requests to participate: 15/05/2026 21:59:59 (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: yes

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: Förvaltningsrätten

Information about review deadlines: Se underlaget

Organisation providing more information on the review procedures: Uppsala kommun

8. Organisations

8.1. ORG-0001

Official name: Uppsala kommun

Registration number: 2120003005

Department: Kommunstyrelsen, KS - upphandling o inköp

Postal address: Kommunledningskontoret, Avdelning Upphandling

Town: UPPSALA

Postcode: 75375

Country subdivision (NUTS): Uppsala län (SE121)

Country: Sweden

Contact point: Kristin Vadin

Email: kristin.vadin@ uppsala.se

Telephone: 018-7270000

Internet address: <http://www. uppsala.se>

Roles of this organisation:

Buyer

Organisation providing more information on the review procedures

8.1. ORG-0002

Official name: Förvaltningsrätten

Registration number: 202100-2742

Postal address: Box 1853

Town: Uppsala

Postcode: 751 48

Country subdivision (NUTS): Uppsala län (SE121)

Country: Sweden

Email: forvaltningsratteni uppsala@ dom.se

Telephone: 018-431 63 00

Internet address: <https://www.domstol.se/forvaltningsratten-i- uppsala/>

Roles of this organisation:

Review organisation

Notice information

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