

248319-2026 - Direct award preannouncement

Norway – Buying and selling of real estate – Intention notice sheltered accommodation flats
Vingnes
OJ S 71/2026 13/04/2026
Voluntary ex-ante transparency notice
Services - Supplies

1. Buyer

1.1. Buyer

Official name: Lillehammer Kommune

Email: kjell.helge.smehus@lillehammer.kommune.no

2. Procedure

2.1. Procedure

Title: Intention notice sheltered accommodation flats Vingnes

Description: Lillehammer municipality would like to make the market aware that we intend to enter into a contract for the procurement of real estate at Vingnes from Konseptpluss AS.

Lillehammer municipality needs housing for persons with a need for 24 hour care. In addition the municipality needs a base for the service and common areas/activity areas. The

residences are intended for persons with disabilities and others with a need for 24 hour care.

The decision on what needs shall be covered as well as the terms for this, was dealt with and adopted in the municipal council case 45/2025. Lillehammer kommune intends to enter into

agreement with Konseptpluss AS (org. no. 997439481) which means that the municipality

acquires a housing scheme with a total of 51 residential units for persons with a need for 24

hour care. Areas for personnel as well as common areas are included. Why signing a contract

without a prior notice is legal: Lillehammer municipality intends to enter into a contract without a prior notice since the procurement is outside the scope of the procurement regulations, cf.

Procedure identifier: 1882ea34-a40d-4c84-8549-f684358ca384

Internal identifier: 2026/2653

Type of procedure: Negotiated without prior call for competition

2.1.1. Purpose

Main nature of the contract: Services

Additional nature of the contract: Supplies

Main classification (cpv): 70120000 Buying and selling of real estate

Additional classification (cpv): 70000000 Real estate services, 70100000 Real estate services with own property

2.1.2. Place of performance

Country subdivision (NUTS): Innlandet (NO020)

Country: Norway

2.1.4. General information

Legal basis:

Directive 2014/24/EU

Anskaffelsesforskriften - -

5. Lot

5.1. Lot: LOT-0000

Title: Intention notice sheltered accommodation flats Vingnes

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residences are intended for persons with disabilities and others with a need for 24 hour care.

The decision on what needs shall be covered as well as the terms for this, was dealt with and adopted in the municipal council case 45/2025. Lillehammer kommune intends to enter into

agreement with Konseptpluss AS (org. no. 997439481) which means that the municipality

acquires a housing scheme with a total of 51 residential units for persons with a need for 24

hour care. Areas for personnel as well as common areas are included. Why signing a contract

without a prior notice is legal: Lillehammer municipality intends to enter into a contract without

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5.1.1. Purpose

Main nature of the contract: Services

Additional nature of the contract: Supplies

Main classification (cpv): 70120000 Buying and selling of real estate

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5.1.2. Place of performance

Country subdivision (NUTS): Innlandet (NO020)

Country: Norway

5.1.6. General information

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

5.1.16. Further information, mediation and review

Review organisation: Gudbrandsdal tingrett

Information about review deadlines: Eventuell innsigelse må være Oppdragsgiver i hende innen 24. april 2026.

6. Results

Direct award

:

Justification for direct award: The procurement falls outside the scope of application of the directive

Other justification: Lillehammer municipality would like to make the market aware that we intend to enter into a contract for the procurement of real estate at Vingnes from Konseptpluss

AS. Lillehammer municipality needs housing for persons with a need for 24 hour care. In

addition the municipality needs a base for the service and common areas/activity areas. The

residences are intended for persons with disabilities and others with a need for 24 hour care.

The decision on what needs shall be covered as well as the terms for this, was dealt with and

decided in the municipal council's case 45/2025. Lillehammer municipality intends to enter into

a contract with Konseptpluss AS (org. no. 997439481), which means that the municipality

acquires a housing facility with a total of 51 residential units for persons with a need for 24 hour care. Areas for personnel as well as common areas are included. Why signing a contract without a prior notice is legal: Lillehammer municipality intends to enter into a contract without a prior notice since the procurement is outside the scope of the procurement regulations, cf. Konseptpluss AS offers to deliver a ready designed flats building for a housing cooperative founded by the municipality and all shares in a limited company that becomes the owner of a ready designed service building. The aim is that the flats shall be sold to persons with decisions on 24 hour care and that the service areas can be used by those who shall provide the necessary services to residents. The municipality has not exercised a decisive influence on the nature of the work or planning. After the contract neither can nor shall the municipality participate in project planning or engineering design, nor has the municipality participated or contributed to the engineering design before the contract has been signed. Builders for the execution of the project will be oP Vingnes Bolig for the flat buildings and oP Vingnes Næring for the activity areas and personnel areas, and these are responsible for the project execution in its entirety. Lillehammer municipality has not set specified requirements for the buildings, but has been presented with a ready-developed package in the tender offer. The residences are also not special buildings, but are actually normal residential units that shall be sold from the housing cooperative to the target group. The municipality believes that the contractual relationship must be characterised as an agreement for the acquisition of real estate and not as a "building and construction contract" in accordance with the public procurement regulations § 4-1 letter d) third alternative. The municipality's distance to engineering design and execution is decisive. The contractual relationship comes under the exception in PPR § 2-4 first section letter a), i.e. that the rules on public procurements will not apply.

6.1. Result lot identifier: LOT-0000

6.1.2. Information about winners

Winner:

Official name: Konseptpluss AS

Tender:

Tender identifier: otiumPLUS VINGNES, Lillehammer kommune

Identifier of lot or group of lots: LOT-0000

Contract information:

Identifier of the contract: 2026/2653

Title: Contract for the procurement of real estate at Vingnes

8. Organisations

8.1. ORG-0001

Official name: Lillehammer Kommune

Registration number: 945578564

Postal address: Postboks 986

Town: Lillehammer

Postcode: 2626

Country subdivision (NUTS): Innlandet (NO020)

Country: Norway

Contact point: Kjell Helge Smehus

Email: kjell.helge.smehus@lillehammer.kommune.no

Telephone: +47 61050500

Fax: +47 61050571

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

Roles of this organisation:

Buyer

8.1. ORG-0002

Official name: Gudbrandsdal tingrett

Registration number: 935364833

Town: Lill

Postcode: 2601

Country subdivision (NUTS): Innlandet (NO020)

Country: Norway

Roles of this organisation:

Review organisation

8.1. ORG-0003

Official name: Konseptpluss AS

Registration number: 997439481

Town: Lillestrøm

Postcode: 2000

Country subdivision (NUTS): Akershus (NO084)

Country: Norway

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0000

Notice information

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