

## 260820-2026 - Competition

Norway – Miscellaneous business and business-related services – Fisketorget in Bergen – Development, construction and concession operation.

OJ S 74/2026 16/04/2026

Contract or concession notice – standard regime

Services

### 1. Buyer

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#### 1.1. Buyer

Official name: Bergen kommune - Byrådsavdeling for næring, kultur og idrett

Email: [kristian.gromholt@bergen.kommune.no](mailto:kristian.gromholt@bergen.kommune.no)

Legal type of the buyer: Body governed by public law, controlled by a local authority

Activity of the contracting authority: General public services

### 2. Procedure

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#### 2.1. Procedure

Title: Fisketorget in Bergen – Development, construction and concession operation.

Description: Bergen municipality shall procure a joint venture partner who shall develop, build and operate Fisketorget in Bergen in accordance with a licence from the municipality (hereafter the Contracting Authority). The project is anchored in the town council's decision on further development of Fisketorget. The city council decided that the realisation of a new concept with grinda buildings at Fisketorget, including operation, shall be put out for competition. The contract will be valid for 10 years from when the building has been erected and is in operation, with an option for a 5 year extension. The decision is based on the "Strategy for the Development of Torget og Mathallen" (City Council Case 241/18) and the political vision that Torget shall be the city and region's market place for local and local products and an attractive meeting place for all.

Procedure identifier: d4fdd15e-b069-4cd7-b6f1-c713c8fdbbae

Internal identifier: 2025/156115

Type of procedure: Open

Main features of the procedure: The contract will be divided into three phases: Phase 1: Project development in cooperation with the Contracting Authority Phase 2: Construction phase 3: Operations The concession holder is responsible for leading the development process. The municipality has decision making authorities. The engineering design and other development costs for Phase 1 will be partly covered by elapsed time up to a specific roof (see the annex). This applies to interruption clauses between the phases, so that the Contracting Authority is basically not bound beyond phase 1. The other phases thus make up options for the Contracting Authority. The contracting authority will only be obliged to pay the accrued engineering design costs in accordance with phase 1, c.f. the stated cost limit/roof. In the event of an interruption after phase 2, the Contracting Authority will be obliged to cover any investment costs that the licensee has laid out in connection with. the construction phase. The operation shall be carried out in accordance with the Operational Concept and the contract in general. A remuneration shall be paid to the Contracting Authority. See the separate annex. Phase 1 is estimated to last for 4-8 months from when the contract is signed, or until it is completed by the contracting authority, or until the contract for phase 2 is signed. Phase 2 is estimated to last for 3-4 months. Phase 3 shall last for ten (10) years from the take-over

(possibly after trial operation has been carried out - if applicable) and signing of the agreement for phase 3. Option in Phase 3: Extension for 5 (5) years. The estimated scope of the procurement is based on historical figures for turnover at Fisketorget and the estimated change in turnover related to improvement of the square area. The estimated turnover for concession holders over 10+5 years: NOK 200 million excluding VAT.

#### **2.1.1. Purpose**

Main nature of the contract: Services

Main classification (cpv): 79900000 Miscellaneous business and business-related services

Additional classification (cpv): 45213100 Construction work for commercial buildings, 55512000 Canteen management services, 70200000 Renting or leasing services of own property, 71200000 Architectural and related services, 71500000 Construction-related services , 77700000 Services incidental to fishing

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

Country: Norway

Anywhere in the given country

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

Postal address: Torget 5

Town: Bergen

Postcode: 5014

Country subdivision (NUTS): Vestland (NO0A2)

Country: Norway

#### **2.1.3. Value**

Estimated value excluding VAT: 200 000 000,00 NOK

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

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

Directive 2014/23/EU

Konsesjonskontraktforskriften - The Concession Contract Regulations § 5-1(1) and (2).

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

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

## **5. Lot**

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### **5.1. Lot: LOT-0000**

Title: Fisketorget in Bergen – Development, construction and concession operation.

Description: Bergen municipality shall procure a joint venture partner who shall develop, build and operate Fisketorget in Bergen in accordance with a licence from the municipality (hereafter the Contracting Authority). The project is anchored in the town council's decision on further development of Fisketorget. The city council decided that the realisation of a new concept with grinda buildings at Fisketorget, including operation, shall be put out for competition. The contract will be valid for 10 years from when the building has been erected and is in operation, with an option for a 5 year extension. The decision is based on the "Strategy for the Development of Torget og Mathallen" (City Council Case 241/18) and the political vision that Torget shall be the city and region's market place for local and local products and an attractive meeting place for all.

Internal identifier: 2025/156115

### 5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79900000 Miscellaneous business and business-related services

Additional classification (cpv): 45213100 Construction work for commercial buildings, 55512000 Canteen management services, 70200000 Renting or leasing services of own property, 71200000 Architectural and related services, 71500000 Construction-related services , 77700000 Services incidental to fishing

### 5.1.2. Place of performance

Country: Norway

Anywhere in the given country

### 5.1.2. Place of performance

Postal address: Torget 5

Town: Bergen

Postcode: 5014

Country subdivision (NUTS): Vestland (NO0A2)

Country: Norway

### 5.1.3. Estimated duration

Start date: 03/06/2026

Duration end date: 06/06/2041

### 5.1.5. Value

Estimated value excluding VAT: 200 000 000,00 NOK

### 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

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

### 5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

### 5.1.10. Award criteria

Justification for not indicating the weighting of the award criteria: Cf. the Concession Contract Regulations § 8-9(1).

### 5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Norwegian

Deadline for requesting additional information: 04/05/2026 10:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://permalink.mercell.com/281107921.aspx>

### 5.1.12. Terms of procurement

#### Terms of submission:

Electronic submission: Required

Address for submission: <https://permalink.mercell.com/281107921.aspx>

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

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Variants: Not allowed

Deadline for receipt of tenders: 11/05/2026 10:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 3 Months

**Information that can be supplemented after the submission deadline:**

At the discretion of the buyer, some missing tenderer-related documents may be submitted later.

Additional information: At the contracting authority's discretion, some missing tender related documents can be submitted at a later date.

**Terms of contract:**

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

A non-disclosure agreement is required: no

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

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

Review organisation: HRP AS

Information about review deadlines: Appeals shall be submitted without delay. The Contracting Authority continually processes appeals.

Organisation providing additional information about the procurement procedure: HRP AS

Organisation providing offline access to the procurement documents: HRP AS

Organisation receiving requests to participate: HRP AS

Organisation processing tenders: HRP AS

## 8. Organisations

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**8.1. ORG-0001**

Official name: Bergen kommune - Byrådsavdeling for næring, kultur og idrett

Registration number: 964338531

Department: Byrådsavdeling for næring, kultur og idrett

Postal address: Postboks 7700

Town: BERGEN

Postcode: 5020

Country subdivision (NUTS): Vestland (NO0A2)

Country: Norway

Contact point: Kristian Gromholt

Email: [kristian.gromholt@bergen.kommune.no](mailto:kristian.gromholt@bergen.kommune.no)

Telephone: +47 48400203

Fax: +47 48400203

Internet address: <https://www.hrpas.no>

**Roles of this organisation:**

Buyer

**8.1. ORG-0002**

Official name: HRP AS

Registration number: HRP AS

Department: HRP AS

Postal address: Dronning Euphemias gate 16

Town: Oslo  
Postcode: 0191  
Country subdivision (NUTS): Oslo (NO081)  
Country: Norway  
Contact point: Ivan Lied  
Email: [ivalie@hrpas.no](mailto:ivalie@hrpas.no)  
Telephone: 41270236

**Roles of this organisation:**

Organisation providing additional information about the procurement procedure  
Organisation providing offline access to the procurement documents  
Organisation receiving requests to participate  
Organisation processing tenders

**8.1. ORG-0003**

Official name: HRP AS  
Registration number: HRP AS  
Department: HRP AS  
Postal address: Dronning Euphemias gate 16  
Town: Oslo  
Postcode: 0191  
Country subdivision (NUTS): Oslo (NO081)  
Country: Norway  
Contact point: Ivan Lied  
Email: [ivalie@hrpas.no](mailto:ivalie@hrpas.no)  
Telephone: 41270236

**Roles of this organisation:**

Review organisation

## Notice information

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Notice identifier/version: 8bb25fbe-8004-4372-b2ed-2f45ba70bd3d - 01  
Form type: Competition  
Notice type: Contract or concession notice – standard regime  
Notice subtype: 19  
Notice dispatch date: 14/04/2026 18:32:19 (UTC+00:00) Western European Time, GMT  
Notice dispatch date (eSender): 14/04/2026 18:40:11 (UTC+00:00) Western European Time, GMT  
Languages in which this notice is officially available: English  
Notice publication number: 260820-2026  
OJ S issue number: 74/2026  
Publication date: 16/04/2026