

## 261721-2026 - Competition

### Norway – Consultative engineering and construction services – Framework agreement for the purchase of construction cost calculations

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: Oslo kommune v/ Boligbygg Oslo KF

Email: [postmottak@bby.oslo.kommune.no](mailto:postmottak@bby.oslo.kommune.no)

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

Activity of the contracting authority: Housing and community amenities

## 2. Procedure

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### 2.1. Procedure

Title: Framework agreement for the purchase of construction cost calculations

Description: PURPOSE AND SCOPE The contract includes all the necessary disciplines for preparing a complete cost calculation for renovation projects and in some cases minor new buildings. The framework agreement can also be used for quality assurance of Boligbygg's own calculations/cost estimates. LCC calculations can also occur. Cost calculations can be included in a single phase or several phases of projects. The Municipal Undertaking for Social Housing is implementing projects in several contract forms. Most used are builder managed contracts and turnkey contracts. The contracting authority draws attention to the fact that the stated upper financial framework is based on previous consumption as well as an assessment of future needs. The estimated value is not binding for the contracting authority. Call-offs will take place as and when the contracting authority's needs materialise. Tenderers must be aware that changes in the economic and/or political framework terms can lead to the estimated number of assignments being increased/reduced.

Procedure identifier: c9a88b77-bdef-414f-a016-f333c47ac717

Internal identifier: 4351

Type of procedure: Open

The procedure is accelerated: no

#### 2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71310000 Consultative engineering and construction services

Additional classification (cpv): 71315200 Building consultancy services, 71300000 Engineering services, 71000000 Architectural, construction, engineering and inspection services

#### 2.1.2. Place of performance

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

#### 2.1.3. Value

Estimated value excluding VAT: 3 000 000,00 NOK

Maximum value of the framework agreement: 3 000 000,00 NOK

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

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

Directive 2014/24/EU

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

Sources of grounds for exclusion: Notice

Analogous situation like bankruptcy, insolvency or arrangement with creditors under national law: Is the tenderer in a bankruptcy situation? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers in such a situation is obligatory in accordance with the current national law with no exceptions, when the tenderer is still able to carry out the contract.

Bankruptcy: Is the tenderer in a bankruptcy situation? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers in such a situation is obligatory in accordance with the current national law with no exceptions, when the tenderer is still able to carry out the contract.

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.

Arrangement with creditors: Is the supplier in a situation where he has been forced debt arrangement? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers in such a situation is obligatory in accordance with the current national law with no exceptions, when the tenderer is still able to carry out the contract.

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 combating organised crime (EUT L 300 of 11.11.2008, p. 42).

Agreements with other economic operators aimed at distorting competition: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Breaching of obligations in the fields of environmental law: Is the tenderer aware of breaches of environmental provisions as stated in national law, the relevant notice or procurement documents or Article 18 (2) of Directive 2014/24/EU.

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).

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).

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).

Insolvency: Is the tenderer in an insolvency situation? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers in such a situation is obligatory in accordance with the current national law with no exceptions, when the tenderer is still able to carry out the contract.

Breaching of obligations in the fields of labour law: Is the tenderer aware of breaches of provisions on working conditions as stated in national law, the relevant notice or procurement documents or Article 18 (2) of Directive 2014/24/EU.

Assets being administered by liquidator: Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers in such a situation is obligatory in accordance with the current national law with no exceptions, when the tenderer is still able to carry out the contract.

Misrepresentation, withheld information, unable to provide required documents or obtained confidential information of this procedure: Has the tenderer: a) given grossly incorrect information with the notification of the information required to verify that there is no basis for rejection, or of the qualification requirements being fulfilled, b) failed to provide such information, c) made reservations immediately to present the supporting documents requested by the contracting authority, or d) improperly affected the contracting authority's decision process to acquire confidential information that could give this an unlawful advantage in connection with competition, or negligently has given misleading information that can have a significant influence on decisions on rejection, selection or award?

Conflict of interest due to its participation in the procurement procedure: Is the tenderer aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Direct or indirect involvement in the preparation of this procurement procedure: Has the tenderer or an entity associated with the supplier advised the contracting authority or in another way been involved in the planning of the competition?

Grave professional misconduct: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Early termination, damages, or other comparable sanctions: Has the tenderer committed significant breaches of contract in connection with the fulfilment of a previous public contract, a previous contract with a public contracting authority or a previous concession contract, where the breach has led to the cancellation of the contract, compensation or other similar sanctions?

Breaching of obligations in the fields of social law: Is the tenderer aware of breaches of provisions on social conditions as stated in national law, the relevant notice or procurement documents or Article 18 (2) of Directive 2014/24/EU.

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?

Business activities are suspended: Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers in such a situation is obligatory in accordance with the current national law with no exceptions, when the tenderer is still able to carry out the contract.

Breaching obligation relating to payment of taxes: Has the tenderer not fulfilled all of his tax and duty obligations in both the country where he is established and in the contracting authority's member state, if this is a different country than what he is established in?

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.

Offence concerning its professional conduct in the domain of defence procurement: 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, have been legally convicted of offences regarding professional behaviour in defence procurements?

Lack of reliability to exclude risks to the security of the country: Is the tenderer assessed to lack reliability that is necessary to exclude the risk of national security?

Breaching of obligations set under purely national exclusion grounds: The contracting authority shall state that in Norway there are national rejection reasons. These shall be described in the procurement documents. Tenderers must respond to whether they are in one or more of the situations described in the national rejection reasons.

## 5. Lot

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### 5.1. Lot: LOT-0001

Title: Framework agreement for the purchase of construction cost calculations

Description: PURPOSE AND SCOPE The contract includes all the necessary disciplines for preparing a complete cost calculation for renovation projects and in some cases minor new buildings. The framework agreement can also be used for quality assurance of Boligbygg's

own calculations/cost estimates. LCC calculations can also occur. Cost calculations can be included in a single phase or several phases of projects. The Municipal Undertaking for Social Housing is implementing projects in several contract forms. Most used are builder managed contracts and turnkey contracts. The contracting authority draws attention to the fact that the stated upper financial framework is based on previous consumption as well as an assessment of future needs. The estimated value is not binding for the contracting authority. Call-offs will take place as and when the contracting authority's needs materialise. Tenderers must be aware that changes in the economic and/or political framework terms can lead to the estimated number of assignments being increased/reduced.

Internal identifier: 5679

#### **5.1.1. Purpose**

Main nature of the contract: Services

Main classification (cpv): 71310000 Consultative engineering and construction services

Additional classification (cpv): 71315200 Building consultancy services, 71300000 Engineering services, 71000000 Architectural, construction, engineering and inspection services

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

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

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

Duration: 48 Months

#### **5.1.4. Renewal**

Maximum renewals: 1

Other information about renewals: Two years. The framework agreement period is two years from contract signing. The contracting authority has the option to extend the contract for a further one year + one year.

#### **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: Notice

Criterion: Enrolment in a trade register

Description of selection criterion: The tenderer shall be a legally established company.

Documentation requirements: Norwegian companies: Company Registration Certificate

Foreign companies: Proof that the company is registered in a trade or business register as prescribed by the law of the country where the company is established.

Criterion: Other economic or financial requirements

Description of selection criterion: The tenderer shall have sufficient economic and financial capacity to be able to fulfil the contract. Documentation requirements: The contracting authority will obtain a credit rating. The contracting authority reserves the right to request other financial information if needed. If the Tenderer has valid reasons (e.g. newly started companies) for not submitting the documentation that the Contracting Authority has required, he can document its economic and financial capacity with any other document that the Contracting Authority deems suitable, cf. FOA 16-4 second paragraph.

Criterion: References on specified works

Description of selection criterion: Tenderers shall have experience from similar assignments. By similar means assignments of the same nature, complexity, degree of difficulty and scope. Documentation requirements: Brief description of the most important deliveries in the last three years, including information on: \* The contract's value \* date of delivery \* name of the Contracting Authority \* Description of the assignment's content. The attached reference form shall be used. The contracting authority reserves the right to contact the references.

Criterion: Measures for ensuring quality

Description of selection criterion: Tenderers shall have a relevant quality assurance system for the content of the contract. Documentation requirements: A description of the tenderer's quality assurance methods. Alternatively: Certificate for the company's quality assurance system issued by independent bodies that confirms the tenderer fulfils certain quality assurance standards, for example ISO 9001:2015.

#### **5.1.10. Award criteria**

**Criterion:**

Type: Price

Description: Price

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 50

**Criterion:**

Type: Quality

Description: Assignment comprehension

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 30

**Criterion:**

Type: Quality

Description: Expertise

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 20

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

Access to certain procurement documents is restricted

Information about restricted documents is available at: <https://app.artifik.no/procurements/4351>

**Ad hoc communication channel:**

Name: e-Tendering

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

**Terms of submission:**

Electronic submission: Required

Address for submission: <https://app.artifik.no/procurements/4351>

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 18/05/2026 11:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 2 Months

**Terms of contract:**

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

Conditions relating to the performance of the contract: N/A  
Electronic invoicing: Required  
Electronic ordering will be used: yes  
Electronic payment will be used: yes  
Financial arrangement: N/A

#### 5.1.15. Techniques

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

Framework agreement, without reopening of competition

Maximum number of participants: 1

##### **Information about the dynamic purchasing system:**

No dynamic purchase system

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

Review organisation: Oslo tingrett

Organisation providing additional information about the procurement procedure: Oslo kommune v/ Boligbygg Oslo KF

Organisation providing more information on the review procedures: Oslo kommune v/ Boligbygg Oslo KF

Organisation receiving requests to participate: Artifik AS

## 8. Organisations

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### 8.1. ORG-0001

Official name: Oslo kommune v/ Boligbygg Oslo KF

Registration number: 974780747

Postal address: Nydalen alle 37

Town: Oslo

Postcode: 0484

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

Contact point: Niels Fredrik Brandvol Hohle

Email: [postmottak@bby.oslo.kommune.no](mailto:postmottak@bby.oslo.kommune.no)

Telephone: +47 21802180

Internet address: <https://www.oslo.kommune.no/etater-foretak-og-ombud/boligbygg-oslo-kf/>

Buyer profile: <https://www.oslo.kommune.no/etater-foretak-og-ombud/boligbygg-oslo-kf/>

##### **Roles of this organisation:**

Buyer

Organisation providing additional information about the procurement procedure

Organisation providing more information on the review procedures

### 8.1. ORG-0002

Official name: Oslo tingrett

Registration number: 926725939

Postal address: Postboks 2106 Vika

Town: Oslo

Postcode: 0125

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

Email: [oslo.tingrett@domstol.no](mailto:oslo.tingrett@domstol.no)

Telephone: +47 22035200

Internet address: <https://www.domstol.no/no/domstoler/tingrett/oslo-tingrett/>

**Roles of this organisation:**

Review organisation

**8.1. ORG-0003**

Official name: Artifik AS

Registration number: 925364967

Postal address: Stortingsgata 12

Town: Oslo

Postcode: 0161

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

Email: [support@artifik.no](mailto:support@artifik.no)

Internet address: <https://artifik.no>

**Roles of this organisation:**

Procurement service provider

Organisation receiving requests to participate

## Notice information

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Notice identifier/version: 6e83735a-3352-4dd3-9923-3dc240d9a9da - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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