

269346-2026 - Result

Sweden – Real estate services – Tekniska konsulter inom mark och exploatering

OJ S 76/2026 20/04/2026

Contract or concession award notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Luleå kommun

Email: anna.gustafsson@colligio.se

Legal type of the buyer: Regional authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Tekniska konsulter inom mark och exploatering

Description: Tekniska konsulter inom mark och exploatering: Avtalsområde 1 – Fastighetsvärdering Avtalsområde 2 – Mark och exploatering Avtalsområde 3 – Specialist inom förhandling Avtalsområde 4 – Specialist inom strandskydd

Procedure identifier: 946a90d3-998c-47f9-8b54-3111a27f0744

Internal identifier: KLF 2025/1453 (2026/307)

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 70100000 Real estate services with own property, 70121000 Building sale or purchase services, 70122000 Land sale or purchase services, 70300000 Real estate agency services on a fee or contract basis, 70331000 Residential property services, 70332000 Non-residential property services, 70332300 Industrial property services, 71310000 Consultative engineering and construction services, 77200000 Forestry services, 92332000 Beach services

2.1.2. Place of performance

Country subdivision (NUTS): Norrbottens län (SE332)

Country: Sweden

Additional information: -

2.1.3. Value

Estimated value excluding VAT: 20 200 000,00 SEK

2.1.4. General information

Legal basis:

Directive 2014/24/EU

5. Lot

5.1. Lot: LOT-0001

Title: Anbudsområde 1 – Fastighetsvärdering

Description: Leverantören ska tillhandahålla konsulter med kompetens inom fastighetsvärdering.

Internal identifier: Anbudsområde 1 – Fastighetsvärdering

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 70100000 Real estate services with own property, 70121000 Building sale or purchase services, 70122000 Land sale or purchase services, 70300000 Real estate agency services on a fee or contract basis, 70331000 Residential property services, 70332000 Non-residential property services, 70332300 Industrial property services, 71310000 Consultative engineering and construction services, 77200000 Forestry services, 92332000 Beach services

5.1.2. Place of performance

Country subdivision (NUTS): Norrbottens län (SE332)

Country: Sweden

Additional information: -

5.1.3. Estimated duration

Start date: 01/02/2026

Duration end date: 31/01/2028

5.1.5. Value

Estimated value excluding VAT: 4 600 000,00 SEK

5.1.6. General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Kvalitet

Description of the method to be used if weighting cannot be expressed by criteria: kvalitetsutvärdering med poäng

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Förvaltningsrätten i Luleå

Information about review deadlines: Se upphandlingsdokumenten

Organisation providing additional information about the procurement procedure: Luleå kommun

Organisation providing more information on the review procedures: Förvaltningsrätten i Luleå

5.1. Lot: LOT-0002

Title: Anbudsområde 2 – Mark och exploatering

Description: Leverantören ska tillhandahålla konsulter med kompetens inom mark och exploatering.

Internal identifier: Anbudsområde 2 – Mark och exploatering

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 70100000 Real estate services with own property, 70121000 Building sale or purchase services, 70122000 Land sale or purchase services, 70300000 Real estate agency services on a fee or contract basis, 70331000 Residential property services, 70332000 Non-residential property services, 70332300 Industrial property services, 71310000 Consultative engineering and construction services, 77200000 Forestry services, 92332000 Beach services

5.1.2. Place of performance

Country subdivision (NUTS): Norrbottens län (SE332)

Country: Sweden

Additional information: -

5.1.3. Estimated duration

Start date: 01/02/2026

Duration end date: 31/01/2028

5.1.5. Value

Estimated value excluding VAT: 10 000 000,00 SEK

5.1.6. General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Kvalitet

Description of the method to be used if weighting cannot be expressed by criteria: kvalitetsutvärdering med poäng

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Förvaltningsrätten i Luleå

Information about review deadlines: Se upphandlingsdokumenten

Organisation providing additional information about the procurement procedure: Luleå kommun

Organisation providing more information on the review procedures: Förvaltningsrätten i Luleå

5.1. Lot: LOT-0003

Title: Anbudsområde 3 – Specialist inom förhandling

Description: Leverantören ska tillhandahålla konsult med kompetens och erfarenhet av avancerade förhandlingar inom mark- och fastighetsområdet.

Internal identifier: Anbudsområde 3 – Specialist inom förhandling

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 70100000 Real estate services with own property, 70121000 Building sale or purchase services, 70122000 Land sale or purchase services, 70300000 Real estate agency services on a fee or contract basis, 70331000 Residential property services, 70332000 Non-residential property services, 70332300 Industrial property services, 71310000 Consultative engineering and construction services, 77200000 Forestry services, 92332000 Beach services

5.1.2. Place of performance

Country subdivision (NUTS): Norrbottens län (SE332)

Country: Sweden

Additional information: -

5.1.3. Estimated duration

Start date: 01/02/2026

Duration end date: 31/01/2028

5.1.5. Value

Estimated value excluding VAT: 4 600 000,00 SEK

5.1.6. General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Kvalitet

Description of the method to be used if weighting cannot be expressed by criteria: kvalitetsutvärdering med poäng

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Förvaltningsrätten i Luleå

Information about review deadlines: Se upphandlingsdokumenten

Organisation providing additional information about the procurement procedure: Luleå kommun

5.1. Lot: LOT-0004

Title: Anbudsområde 4 – Specialist inom strandskydd

Description: Leverantören ska tillhandahålla konsult med specialistkompetens inom strandskydd. Uppdrag kan omfatta såväl handläggning av enskilda strandskyddsärenden som rådgivning, kvalitetssäkring av beslutsunderlag och stöd till kommunens handläggare i strandskyddsfrågor.

Internal identifier: Anbudsområde 4 – Specialist inom strandskydd

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 70100000 Real estate services with own property, 70121000 Building sale or purchase services, 70122000 Land sale or purchase services, 70300000 Real estate agency services on a fee or contract basis, 70331000 Residential property services, 70332000 Non-residential property services, 70332300 Industrial property services, 71310000 Consultative engineering and construction services, 77200000 Forestry services, 92332000 Beach services

5.1.2. Place of performance

Country subdivision (NUTS): Norrbottens län (SE332)

Country: Sweden

Additional information: -

5.1.3. Estimated duration

Start date: 01/02/2026

Duration end date: 31/01/2028

5.1.5. Value

Estimated value excluding VAT: 1 000 000,00 SEK

5.1.6. General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Kvalitet

Description of the method to be used if weighting cannot be expressed by criteria: kvalitetsutvärdering med poäng

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Förvaltningsrätten i Luleå

Information about review deadlines: Se upphandlingsdokumenten

Organisation providing additional information about the procurement procedure: Luleå kommun

Organisation providing more information on the review procedures: Förvaltningsrätten i Luleå

6. Results

Approximate value of the framework agreements

:

20 200 000,00

SEK

6.1. Result lot identifier: LOT-0001

Winner selection status: At least one winner was chosen.

Framework agreement:

Re-estimated value of the framework agreement: 4 600 000,00 SEK

6.1.2. Information about winners

Winner:

Official name: Svefa Aktiebolag

Tender:

Tender identifier: 1

Identifier of lot or group of lots: LOT-0001

Subcontracting: Not yet known

Contract information:

Identifier of the contract: Contract 255793 (0001)

Date on which the winner was chosen: 11/03/2026

Date of the conclusion of the contract: 10/04/2026

Winner:

Official name: Forum Fastighetsekonomi AB

Tender:

Tender identifier: 5

Identifier of lot or group of lots: LOT-0001

Subcontracting: Not yet known

Contract information:

Identifier of the contract: Contract 255797 (0002)

Date on which the winner was chosen: 11/03/2026

Date of the conclusion of the contract: 10/04/2026

6.1.3. Non-winning tenderers

Non-winning tenderers

:

Official name: Norrbryggan AB

Subcontracting: Not yet known

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 3

6.1. Result lot identifier: LOT-0002

Winner selection status: At least one winner was chosen.

Framework agreement:

Re-estimated value of the framework agreement: 10 000 000,00 SEK

6.1.2. Information about winners**Winner:**

Official name: Svefa Aktiebolag

Tender:

Tender identifier: 1

Identifier of lot or group of lots: LOT-0002

Subcontracting: Not yet known

Contract information:

Identifier of the contract: Contract 255793 (0003)

Date on which the winner was chosen: 11/03/2026

Date of the conclusion of the contract: 10/04/2026

Winner:

Official name: SWECO Sverige AB

Tender:

Tender identifier: 3

Identifier of lot or group of lots: LOT-0002

Subcontracting: Not yet known

Contract information:

Identifier of the contract: Contract 255795 (0004)

Date on which the winner was chosen: 11/03/2026

Date of the conclusion of the contract: 10/04/2026

6.1.3. Non-winning tenderers**Non-winning tenderers**

:

Official name: LICAB AB

Subcontracting: Not yet known

Non-winning tenderers

:

Official name: Norrbryggan AB

Subcontracting: Not yet known

Non-winning tenderers

:

Official name: Hedlins fastighetsutveckling AB

Subcontracting: Not yet known

6.1.4. Statistical information**Received tenders or requests to participate:**

Type of received submissions: Tenders

Number of tenders or requests to participate received: 5

6.1. Result lot identifier: LOT-0003

Winner selection status: At least one winner was chosen.

Framework agreement:

Re-estimated value of the framework agreement: 4 600 000,00 SEK

6.1.2. Information about winners**Winner:**

Official name: Svefa Aktiebolag

Tender:

Tender identifier: 1

Identifier of lot or group of lots: LOT-0003

Subcontracting: Not yet known

Contract information:

Identifier of the contract: Contract 255793 (0005)

Date on which the winner was chosen: 11/03/2026

Date of the conclusion of the contract: 10/04/2026

6.1.3. Non-winning tenderers**Non-winning tenderers**

:

Official name: LICAB AB

Subcontracting: Not yet known

Non-winning tenderers

:

Official name: Norrbryggan AB

Subcontracting: Not yet known

6.1.4. Statistical information**Received tenders or requests to participate:**

Type of received submissions: Tenders

Number of tenders or requests to participate received: 3

6.1. Result lot identifier: LOT-0004

Winner selection status: At least one winner was chosen.

Framework agreement:

Re-estimated value of the framework agreement: 1 000 000,00 SEK

6.1.2. Information about winners**Winner:**

Official name: Svefa Aktiebolag

Tender:

Tender identifier: 1

Identifier of lot or group of lots: LOT-0004

Subcontracting: Not yet known

Contract information:

Identifier of the contract: Contract 255793 (0006)

Date on which the winner was chosen: 11/03/2026

Date of the conclusion of the contract: 10/04/2026

6.1.3. Non-winning tenderers**Non-winning tenderers**

:

Official name: Norrbryggan AB

Subcontracting: Not yet known

6.1.4. Statistical information**Received tenders or requests to participate:**

Type of received submissions: Tenders

Number of tenders or requests to participate received: 2

8. Organisations

8.1. ORG-0001

Official name: Luleå kommun
Registration number: 212000-2742
Postal address: Luleå kommun
Town: Luleå
Postcode: 971 85
Country subdivision (NUTS): Norrbottens län (SE332)
Country: Sweden
Contact point: anna gustafsson
Email: anna.gustafsson@colligio.se
Telephone: 040-636 22 32
Internet address: <http://www.lulea.se/>
Buyer profile: <http://www.lulea.se/>

Roles of this organisation:

Buyer
Organisation providing additional information about the procurement procedure

8.1. ORG-0002

Official name: Förvaltningsrätten i Luleå
Registration number: 202100-2742
Postal address: Skeppsbrogatan 43
Town: Luleå
Postcode: 97231
Country subdivision (NUTS): Norrbottens län (SE332)
Country: Sweden
Email: forvaltningsrattenilulea@dom.se
Telephone: +46 920295490

Roles of this organisation:

Review organisation
Organisation providing more information on the review procedures

8.1. ORG-0003

Official name: Svefa Aktiebolag
Size of the economic operator: Medium
Registration number: 556514-3434
Postal address: Box 3316
Town: STOCKHOLM
Postcode: 10366
Country subdivision (NUTS): Stockholms län (SE110)
Country: Sweden
Contact point: Anna Idrestam
Email: upphandling@svefa.se
Telephone: 010-2029335

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001, LOT-0002, LOT-0003, LOT-0004

8.1. ORG-0004

Official name: Norrbryggan AB

Registration number: 556796-5131
Postal address: Kyrkbacksvägen 8
Town: FALUN
Postcode: 79133
Country subdivision (NUTS): Dalarnas län (SE312)
Country: Sweden
Contact point: Caroline Sundberg Pouchard
Email: caroline.sundberg@bryggan.se
Telephone: 070-6425462

Roles of this organisation:

Tenderer

8.1. ORG-0005

Official name: Forum Fastighetsekonomi AB
Size of the economic operator: Medium
Registration number: 556834-3783
Postal address: Kungsgatan 29, 8tr
Town: STOCKHOLM
Postcode: 11156
Country subdivision (NUTS): Stockholms län (SE110)
Country: Sweden
Contact point: Magnus Hofström
Email: magnus.hofstrom@fforum.se
Telephone: 0705096657

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1. ORG-0006

Official name: LICAB AB
Registration number: 556733-1466
Postal address: Storgatan 11
Town: LULEÅ
Postcode: 97238
Country subdivision (NUTS): Norrbottens län (SE332)
Country: Sweden
Contact point: Emma Hurtig
Email: licab.adm@lic-ab.se
Telephone: +4673681133

Roles of this organisation:

Tenderer

8.1. ORG-0007

Official name: SWECO Sverige AB
Size of the economic operator: Medium
Registration number: 556767-9849
Postal address: Box 34044
Town: STOCKHOLM
Postcode: 10026
Country subdivision (NUTS): Stockholms län (SE110)
Country: Sweden

Contact point: Mgm Nord/Mitt Anbud
Email: anbud-mgm-nord-mitt@sweco.se

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0002

8.1. ORG-0008

Official name: Hedlins fastighetsutveckling AB
Registration number: 559341-6349
Postal address: Bärs Lid 36
Town: Skeplanda
Postcode: 44640
Country subdivision (NUTS): Västra Götalands län (SE232)
Country: Sweden
Contact point: Linda Hedqvist
Email: linda@hedlins.com
Telephone: 0725560400

Roles of this organisation:

Tenderer

Notice information

Notice identifier/version: 5a8eef2f-7c20-49e2-a5b7-272e147efc29 - 01

Form type: Result

Notice type: Contract or concession award notice – standard regime

Notice subtype: 29

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