

27482-2025 - Competition

Norway – Construction work – Vinjarheim Bukollektiv – Design/build Contract

OJ S 10/2025 15/01/2025

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: Suldal kommune

Email: arild.vaage@suldal.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

2.1. Procedure

Title: Vinjarheim Bukollektiv – Design/build Contract

Description: The aim of the procurement is to demolish parts of the current buildings in Suldalsosen, as well as to expand with a new abdominal collective. The abdominal collective will be approx. 1400 m2 gross.

Procedure identifier: 7e9b9474-2cf7-4753-a331-0cb1adcb46ca

Internal identifier: 137217

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: The building volume consists of a number of gable roof houses with different directions that host a smaller volume of flat roofs. Roughly speaking, one can divide the volume into buildings A and B. Building A including administration, day centre, storkjøken, various personnel functions and technical rooms. In building B there are eight leiligheter divided between two wings, one common room placed south, and a middle building with a hairdressing room, a reinhaled central and functional areas connected to the department. The intermediate building is also where the new buildings tie on the existing 2004 building, which includes eight arches and a large common room. A grip shall be made in a few rooms in the existing building. One of the main objectives of the architecture for the bukolektiv is that persons shall be the most mogleg self-reliant, feel safe lift, be able to orientate themselves in the room, and be sensory stimulated in a positive way. Aesthetics in the form of colour and materials shall be particularly emphasised in the project for implementing and reducing institutional care, it shall also be recognisable from Suldal sjukeheim. The building's structure lies around 2 outdoor atrium in order to maintain the qualities for the users. Elements such as materiality and colour use, living rooms, sitting sections, indoor roundabouts and large window areas underline this. Vinjarheim Bukollektiv shall be a future right and focus heavily on architectural and structural qualities for buildings and additions, in the form of functional, internal and external environment. The building shall benefit from a lot of new welfare technology and this is a big priority. The heat pump shall be used and there is an option for solar panels on the roof.

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work
Additional classification (cpv): 42500000 Cooling and ventilation equipment, 42520000 Ventilation equipment, 45100000 Site preparation work, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215100 Construction work for buildings relating to health, 45215200 Construction work for social services buildings, 45215210 Construction work for subsidised residential accommodation, 45215214 Residential homes construction work, 45220000 Engineering works and construction works, 45222000 Construction work for engineering works except bridges, tunnels, shafts and subways, 45223000 Structures construction work, 45260000 Roof works and other special trade construction works, 45300000 Building installation work, 45310000 Electrical installation work, 45320000 Insulation work, 45321000 Thermal insulation work, 45323000 Sound insulation work, 45330000 Plumbing and sanitary works, 45331000 Heating, ventilation and air-conditioning installation work, 45331200 Ventilation and air-conditioning installation work, 45331210 Ventilation installation work, 45332000 Plumbing and drain-laying work, 45400000 Building completion work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45450000 Other building completion work

2.1.2. Place of performance

Country subdivision (NUTS): Rogaland (NO0A1)
Country: Norway

2.1.3. Value

Estimated value excluding VAT: 85 000 000,00 NOK

2.1.4. General information

Legal basis:

Directive 2014/24/EU
Anskaffelsesforskriften -

2.1.6. Grounds for exclusion

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.

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

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 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).

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?

Payment of taxes: Has the tenderer not fulfilled his tax and duty obligations in the country in which 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.

5. Lot

5.1. Lot: LOT-0000

Title: Vinjarheim Bukollektiv – Design/build Contract

Description: The aim of the procurement is to demolish parts of the current buildings in Suldalsosen, as well as to expand with a new abdominal collective. The abdominal collective will be approx. 1400 m2 gross.

Internal identifier: 137217

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Main nature of the contract: Works

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5.1.2. Place of performance

Country subdivision (NUTS): Rogaland (NO0A1)

Country: Norway

5.1.3. Estimated duration

Start date: 30/06/2025

Duration end date: 01/03/2027

5.1.5. Value

Estimated value excluding VAT: 85 000 000,00 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

5.1.9. Selection criteria

Criterion:

Type: Economic and financial standing

Name: 'Total' annual turnover

Description of selection criterion: The tenderer's ("total") annual turnover for the number of financial years requested in the tender notice or in the procurement documents is as follows:

Use of this criterion: Not used

Criterion:

Type: Economic and financial standing

Name: Average annual turnover

Description of selection criterion: The tenderer's average annual turnover for the number of years requested in the notice or in the procurement documents is as follows:

Use of this criterion: Not used

Criterion:

Type: Economic and financial standing

Name: "Specific annual turnover"

Description of selection criterion: Are the tenderer's ("specific") annual turnover within the area that the contract applies to and specified in the notice or in the procurement documents for the number of accounting years requested is as follows:

Use of this criterion: Not used

Criterion:

Type: Economic and financial standing

Name: Average set-up

Description of selection criterion: Is the tenderer's average annual turnover within the area requested by the contract and specified in the notice or in the procurement documents for the number of financial years requested:

Use of this criterion: Not used

Criterion:

Type: Economic and financial standing

Name: The tenderer's establishment date

Description of selection criterion: If the information about the turnover (combined or specific) is not available for the entire requested period, please state the date the company was established, or the tenderers started their business:

Use of this criterion: Not used

Criterion:

Type: Economic and financial standing

Name: Financial key figures

Description of selection criterion: For financial key figures stated in the notice or in the procurement documents, the tenderer declares that the actual value(s) of the requested key figures are as follows:

Use of this criterion: Not used

Criterion:

Type: Economic and financial standing

Name: Liability insurance

Description of selection criterion: The insured amount in the tenderer's liability insurance is the following:

Use of this criterion: Not used

Criterion:

Type: Economic and financial standing

Name: Other economic and financial requirements

Description of selection criterion: Regarding any other economic and financial requirements that have been stated in the notice or in the procurement documents, the tenderer declares that:

Use of this criterion: Not used

Criterion:

Type: Other

Name: Certificates issued by independent bodies for quality assurance standards.
Description of selection criterion: Can tenderers submit certificates issued by independent bodies that document that the tenderer fulfils the stated quality assurance standards, including universal design requirements?
Use of this criterion: Not used

Criterion:

Type: Other

Name: Certificates issued by independent bodies for environmental management standards.
Description of selection criterion: Is the tenderer able to submit certificates issued by independent bodies as documentation that the tenderer fulfils the stated environmental management systems or standards?
Use of this criterion: Not used

Criterion:

Type: Suitability to pursue the professional activity

Name: Registered in a trade register

Description of selection criterion: Tenderers are registered in a professional register in the member state in which the tenderer is established. As described in annex XI of directive 2014/24/EU; suppliers from certain member states may have to fulfil other requirements in the mentioned annex.

Use of this criterion: Not used

Criterion:

Type: Suitability to pursue the professional activity

Name: Registered in a trade register or company register.

Description of selection criterion: Tenderers are registered in a company register or a trade register in the member state in which the tenderer is established. As described in annex XI of directive 2014/24/EU; suppliers from certain member states may have to fulfil other requirements in the mentioned annex.

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: Only for building and construction works:

Description of selection criterion: Only for public building and construction works: During the reference period the tenderer has carried out the following work of the requested type. The contracting authority can require up to five years experience and allow experience from the previous five years to be taken into consideration.

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: Technical personnel or technical units

Description of selection criterion: Tenderers can use the following technical personnel or technical units , particularly those who are responsible for quality control: For technical personnel or technical units that do not directly belong to the tenderer´s business, but if the capacity the tenderer will use, cf. part II, section C, separate ESPD forms shall be supplemented.

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: For public building and construction work, technical personnel or units that shall carry out the work

Description of selection criterion: Tenderers can use the following technical personnel or technical units for public building and construction work to fulfil the contract:

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: Technical facilities and quality assurance measures

Description of selection criterion: The tenderer utilises the following technical facilities and quality assurance measures and the tenderer's survey and research facility is as follows:

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: Investigation and research facilities

Description of selection criterion: The tenderer's survey and research facilities are as follows:

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: Management and tracing of the supply chain

Description of selection criterion: The tenderer will be able to use the following management of the supply chain and tracing systems for the execution of the contract:

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: Control Permission

Description of selection criterion: For goods or services that are complicated, or that in exceptional cases shall be used for a particular purpose: Will the tenderer allow checks of the tenderer's production capacity or technical capacity and, where necessary, of the survey and research facilities that the tenderer has at its disposal and of quality control measures? The inspections shall be undertaken by the contracting authority or the contracting authority can leave it to a competent public body in the country where the tenderer is established.

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: Education and professional qualifications

Description of selection criterion: The following education and professional qualifications are possessed by the tenderer and/or (depending on the requirements set in the notice or in the procurement documents) of the leading employees:

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: Environmental management measures

Description of selection criterion: Tenderers can employ the following environmental management measures in connection with the execution of the contract:

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: Number of employees in the management

Description of selection criterion: The tenderer's number of employees in the management during the last three years was as follows:

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: Average workforce

Description of selection criterion: The tenderer's average annual workforce in the last three years has been as follows:

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: Tools, materials and technical equipment.

Description of selection criterion: Tenderers can use the following tools, material and technical equipment to carry out the contract:

Use of this criterion: Not used

Criterion:

Type: Technical and professional ability

Name: Portion of the contract to sub-suppliers.

Description of selection criterion: The tenderer is considering to outsource the following part (as a percentage) of the contract to sub-suppliers. Note that if the tenderer has decided to outsource a part of the contract to sub-suppliers and will use the sub-suppliers' capacity to carry out this part, a special ESPD will be supplemented for such sub-suppliers, see part II, section C, above.

Use of this criterion: Not used

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Norwegian

Deadline for requesting additional information: 28/02/2025 11:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://permalink.mercell.com/246948168.aspx>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://permalink.mercell.com/246948168.aspx>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 07/03/2025 11:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 07/03/2025 11:30:00 (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

Electronic auction: no

5.1.16. Further information, mediation and review

Mediation organisation: Haugaland og Sunnhordland Tingrett

Review organisation: Haugaland og Sunnhordland Tingrett

Organisation providing information concerning the general regulatory framework for taxes applicable in the place where the contract is to be performed: Haugaland og Sunnhordland Tingrett

Organisation providing information concerning the general regulatory framework for environmental protection applicable in the place where the contract is to be performed: Haugaland og Sunnhordland Tingrett

Organisation providing information concerning the general regulatory framework for employment protection and working conditions applicable in the place where the contract is to be performed: Haugaland og Sunnhordland Tingrett

Organisation providing additional information about the procurement procedure: Suldal kommune

Organisation providing offline access to the procurement documents: Omega 365 Areal AS

Organisation providing more information on the review procedures: Haugaland og Sunnhordland Tingrett

8. Organisations

8.1. ORG-0001

Official name: Omega 365 Areal AS

Registration number: 986930264

Postal address: Kvassanesvegen 4

Town: Ølensvåg

Postcode: 5582

Country subdivision (NUTS): Rogaland (NO0A1)

Country: Norway

Contact point: Thor André Vestvik Ingebrigtsen

Email: thorandre@omega.no

Telephone: +47 97540000

Internet address: <https://areal.omega365.com/>

Roles of this organisation:

Organisation providing offline access to the procurement documents

8.1. ORG-0002

Official name: Suldal kommune

Registration number: 964979189

Town: Sand

Country: Norway

Email: arild.vaage@suldal.kommune.no

Telephone: 99400212

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

8.1. ORG-0003

Official name: Haugaland og Sunnhordland Tingrett

Registration number: 964 979 189

Postal address: Sørhauggt. 80

Town: Haugesund

Postcode: 5501

Country: Norway

Email: haugaland.og.sunnhordland.tingrett@domstol.no

Telephone: 52701400

Roles of this organisation:

Review organisation

Organisation providing more information on the review procedures

Mediation organisation

Organisation providing information concerning the general regulatory framework for taxes applicable in the place where the contract is to be performed

Organisation providing information concerning the general regulatory framework for environmental protection applicable in the place where the contract is to be performed

Organisation providing information concerning the general regulatory framework for employment protection and working conditions applicable in the place where the contract is to be performed

Notice information

Notice identifier/version: 9e74ee4a-ed17-48b6-902b-6fbe41879626 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 13/01/2025 14:18:45 (UTC+00:00) Western European Time, GMT

Notice dispatch date (eSender): 13/01/2025 14:49:56 (UTC+00:00) Western European Time, GMT

Languages in which this notice is officially available: English

Notice publication number: 27482-2025

OJ S issue number: 10/2025

Publication date: 15/01/2025