

306661-2026 - Planning

Denmark – Construction work – Markedsdialog vedrørende udbygning af Roskilde Idrætspark

OJ S 86/2026 05/05/2026

Prior information notice or a periodic indicative notice used only for information

Works

1. Buyer

1.1. Buyer

Official name: Roskilde Kommune

Email: henlun@roskilde.dk

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Markedsdialog vedrørende udbygning af Roskilde Idrætspark

Description: Som forberedelse til et kommende udbud af en ønsket udbygning af Roskilde Idrætspark, ønsker Roskilde Kommune at gennemføre en markedsdialog med mulige leverandører. Denne bekendtgørelse er en invitation til markedet om at tilkendegive interesse for at deltage i markedsdialogen. In preparation for an upcoming tender for the planned expansion of Roskilde Sports Park, the City of Roskilde wishes to conduct a market dialogue with potential suppliers. This notice serves as an invitation to the market to express interest in participating in the market dialogue.

Internal identifier: 002c494e-f181-4e7b-888b-041861079d27

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

2.1.2. Place of performance

Country subdivision (NUTS): Østsjælland (DK021)

Country: Denmark

Additional information: Roskilde Kommune ønsker at opgradere Roskilde Stadion til et 1. divisionsfodboldstadion med kapacitet til 4.000 tilskuere, og mulighed for på sigt at opgradere til superligafodbold med plads til 6.000 tilskuere. Den sidstnævnte opgradering til superligafodbold indgår ikke i det aktuelle projekt. I den forbindelse planlægger Roskilde Kommune at gennemføre et EU-udbud af en totalentreprisekontrakt for ombygningen og opgraderingen. EU-udbuddet af totalentreprisekontrakten planlægges kombineret med et samtidigt salg af kommunale arealer, og hvor arealerne overdrages med en forpligtelse til at bebygge arealerne i overensstemmelse med lokalplanen. Vederlaget for totalentreprisen betales således delvist via overdragelse af kommunale arealer, som kan anvendes til private formål efterfølgende. Arealerne er nærmere beskrevet i det plangrundlag, som Roskilde byråd godkendte den 29. april 2026. Totalentreprisen vil omfatte etablering af de dele af stadionbyggeriet, som kommunen ønsker fuldt ejerskab til. Det omfatter kunstgræsbane, tribune, indgange, lobby og indendørs publikumsarealer, omklædning, tekniske anlæg samt parkeringsanlæg. De indendørs funktioner etableres i stueetagen af det byggeri, som køber af de kommunale arealer forpligter sig til at etablere omkring stadion. Udbudsmaterialet vil

forventeligt omfatte en entreprisekontrakt baseret på ABT 18, deklaration om byggepligt på de arealer, der frasælges som led i projektet og en betinget købsaftale for den del af byggeriet, der skal anvendes af kommunen i en ejerlejlighedsmodel. The City of Roskilde plans to upgrade Roskilde Stadium into a first-division soccer stadium with a capacity of 4,000 spectators, with the potential to eventually upgrade it to a Superliga-level stadium with a capacity of 6,000 spectators. The latter upgrade to Superliga football is not included in the current project. In this connection, Roskilde Municipality plans to conduct an EU tender for a turnkey contract for the renovation and upgrade. The EU tender for the turnkey contract is planned in conjunction with a simultaneous sale of municipal land, whereby the land is transferred with an obligation to develop it in accordance with the local plan. The payment for the turnkey contract will thus be partially covered by the transfer of municipal land, which may subsequently be used for private purposes. The land is described in more detail in the planning basis approved by the Roskilde City Council on April 29, 2026. The turnkey contract will include the construction of those parts of the stadium that the municipality wishes to own outright. This includes an artificial turf field, stands, entrances, lobby, and indoor public areas, changing rooms, technical facilities, and parking facilities. The indoor facilities will be established on the ground floor of the building that the purchaser of the municipal land undertakes to construct around the stadium. The tender documents are expected to include a construction contract based on ABT 18, a declaration of construction obligation on the land being sold as part of the project, and a conditional purchase agreement for the portion of the building to be used by the municipality under a condominium model.

2.1.4. General information

Additional information: Materialet vedrørende markedsdialogen kan findes på følgende link: <https://node1.field.dalux.com/service/redirect/client/ten/TID-440500062410254096/da-dk/public/tender/TID-440500062410254096> Formålet med markedsdialogen er bl.a. at kvalificere udbudsmaterialet, herunder særligt i relation til den påtænkte aftalekonstruktion, hvor vederlaget for totalentreprise delvist erlægges via overdragelse af kommunale arealer til private formål, og de bygningsmæssige snitflader denne konstruktion medfører, samt at indhente markedets input til projektets økonomi og en realistisk tidsplan for gennemførelsen. Roskilde Kommune har tidligere været i dialog med en developer om projektet. Denne developer har af arkitektfirmaet Third Nature fået udarbejdet et volumen-studie. Udvalgte fotos fra dette skitseprojekt er anvendt i lokalplan 735 med henblik på at visualisere mulige udformninger af dele af stadion. Roskilde Kommune vil gerne understrege, at kommunen ingen præferencer har for volumenstudiet fra Third Nature. Fotos fra volumenstudiet er alene anvendt i lokalplanen som et eksempel på en mulig udformning af stadion, og Roskilde Kommune har på ingen måde forpligtet sig over for developer, Third Nature eller andre aktører i forbindelse med den ønskede opgradering af Roskilde Idrætspark. Markedsdialogen gennemføres dels skriftligt dels mundtligt i form af individuelle dialogmøder, som evt. kan afholdes online. Markedsdialogmøder vil blive afholdt torsdag den 28. maj kl. 10-12 og kl. 15-16, tirsdag den 2. juni kl. 15-16, eller onsdag den 3. juni kl. 15-16. Tilmelding til markedsdialogen skal ske til mail: henlun@roskilde.dk. Frist for tilmelding til markedsdialog og indsendelse af skriftligt svar på spørgeramme er den 22. maj 2026. På baggrund af de modtagne besvarelser, vil Roskilde Kommune udvælge de virksomheder, som skal deltage i dialogmøderne. The materials related to the market dialogue can be found at the following link: <https://node1.field.dalux.com/service/redirect/client/ten/TID-440500062410254096/da-dk/public/tender/TID-440500062410254096> The purpose of the market dialogue is, among other things, to refine the tender documentation, particularly in relation to the proposed contract structure, where payment for the turnkey contract is partially made through the transfer of municipal land for private use, and the structural interfaces this structure entails, as well as to gather market

input on the project's finances and a realistic timeline for implementation. Roskilde Municipality has previously been in dialogue with a developer regarding the project. This developer commissioned the architectural firm Third Nature to prepare a volume study. Selected photos from this preliminary design have been used in Local Plan 735 to visualize possible designs for parts of the stadium. Roskilde Municipality wishes to emphasize that the municipality has no preference for the volume study from Third Nature. Photos from the volume study are used in the local plan solely as an example of a possible design for the stadium, and Roskilde Municipality has in no way committed itself to the developer, Third Nature, or other stakeholders in connection with the desired upgrade of Roskilde Sports Park. The market dialogue will be conducted partly in writing and partly orally in the form of individual dialogue meetings, which may be held online. Market dialogue meetings will be held on Thursday, May 28, from 10 a.m. to 12 p.m. and from 3 p.m. to 4 p.m., on Tuesday, June 2, from 3 p.m. to 4 p.m., or on Wednesday, June 3, from 3 p.m. to 4 p.m. Registration for the market dialogue must be sent to the email address: henlun@roskilde.dk. The deadline for registering for the market dialogue and submitting written responses to the questionnaire is May 22, 2026. Based on the responses received, Roskilde Municipality will select the companies to participate in the dialogue meetings.

Legal basis:

Directive 2014/24/EU

3. Part

3.1. Part: PAR-0000

Title: Markedsdialog vedrørende udbygning af Roskilde Idrætspark

Description: Som forberedelse til et kommende udbud af en ønsket udbygning af Roskilde Idrætspark, ønsker Roskilde Kommune at gennemføre en markedsdialog med mulige leverandører. Denne bekendtgørelse er en invitation til markedet om at tilkendegive interesse for at deltage i markedsdialogen. In preparation for an upcoming tender for the planned expansion of Roskilde Sports Park, the City of Roskilde wishes to conduct a market dialogue with potential suppliers. This notice serves as an invitation to the market to express interest in participating in the market dialogue.

Internal identifier: 43c7d156-7f0c-4497-812f-241c22a57115

3.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

3.1.2. Place of performance

Country subdivision (NUTS): Østsjælland (DK021)

Country: Denmark

Additional information: Roskilde Kommune ønsker at opgradere Roskilde Stadion til et 1. divisionsfodboldstadion med kapacitet til 4.000 tilskuere, og mulighed for på sigt at opgradere til superligafodbold med plads til 6.000 tilskuere. Den sidstnævnte opgradering til superligafodbold indgår ikke i det aktuelle projekt. I den forbindelse planlægger Roskilde Kommune at gennemføre et EU-udbud af en totalentreprisekontrakt for ombygningen og opgraderingen. EU-udbuddet af totalentreprisekontrakten planlægges kombineret med et samtidigt salg af kommunale arealer, og hvor arealerne overdrages med en forpligtelse til at bebygge arealerne i overensstemmelse med lokalplanen. Vederlaget for totalentreprisen betales således delvist via overdragelse af kommunale arealer, som kan anvendes til private formål efterfølgende. Arealerne er nærmere beskrevet i det plangrundlag, som Roskilde byråd

godkendte den 29. april 2026. Totalentreprisen vil omfatte etablering af de dele af stadionbyggeriet, som kommunen ønsker fuldt ejerskab til. Det omfatter kunstgræsbane, tribune, indgange, lobby og indendørs publikumsarealer, omklædning, tekniske anlæg samt parkeringsanlæg. De indendørs funktioner etableres i stueetagen af det byggeri, som køber af de kommunale arealer forpligter sig til at etablere omkring stadion. Udbudsmaterialet vil forventeligt omfatte en entreprisekontrakt baseret på ABT 18, deklaration om byggepligt på de arealer, der frasælges som led i projektet og en betinget købsaftale for den del af byggeriet, der skal anvendes af kommunen i en ejerlejlighedsmodel. The City of Roskilde plans to upgrade Roskilde Stadium into a first-division soccer stadium with a capacity of 4,000 spectators, with the potential to eventually upgrade it to a Superliga-level stadium with a capacity of 6,000 spectators. The latter upgrade to Superliga football is not included in the current project. In this connection, Roskilde Municipality plans to conduct an EU tender for a turnkey contract for the renovation and upgrade. The EU tender for the turnkey contract is planned in conjunction with a simultaneous sale of municipal land, whereby the land is transferred with an obligation to develop it in accordance with the local plan. The payment for the turnkey contract will thus be partially covered by the transfer of municipal land, which may subsequently be used for private purposes. The land is described in more detail in the planning basis approved by the Roskilde City Council on April 29, 2026. The turnkey contract will include the construction of those parts of the stadium that the municipality wishes to own outright. This includes an artificial turf field, stands, entrances, lobby, and indoor public areas, changing rooms, technical facilities, and parking facilities. The indoor facilities will be established on the ground floor of the building that the purchaser of the municipal land undertakes to construct around the stadium. The tender documents are expected to include a construction contract based on ABT 18, a declaration of construction obligation on the land being sold as part of the project, and a conditional purchase agreement for the portion of the building to be used by the municipality under a condominium model.

3.1.5. General information

Additional information: Materialet vedrørende markedsdialogen kan findes på følgende link: <https://node1.field.dalux.com/service/redirect/client/ten/TID-440500062410254096/da-dk/public/tender/TID-440500062410254096> Formålet med markedsdialogen er bl.a. at kvalificere udbudsmaterialet, herunder særligt i relation til den påtænkte aftalekonstruktion, hvor vederlaget for totalentreprisen delvist erlægges via overdragelse af kommunale arealer til private formål, og de bygningsmæssige snitflader denne konstruktion medfører, samt at indhente markedets input til projektets økonomi og en realistisk tidsplan for gennemførelsen. Roskilde Kommune har tidligere været i dialog med en developer om projektet. Denne developer har af arkitektfirmaet Third Nature fået udarbejdet et volumen-studie. Udvalgte fotos fra dette skitseprojekt er anvendt i lokalplan 735 med henblik på at visualisere mulige udformninger af dele af stadion. Roskilde Kommune vil gerne understrege, at kommunen ingen præferencer har for volumenstudiet fra Third Nature. Fotos fra volumenstudiet er alene anvendt i lokalplanen som et eksempel på en mulig udformning af stadion, og Roskilde Kommune har på ingen måde forpligtet sig over for developer, Third Nature eller andre aktører i forbindelse med den ønskede opgradering af Roskilde Idrætspark. Markedsdialogen gennemføres dels skriftligt dels mundtligt i form af individuelle dialogmøder, som evt. kan afholdes online. Markedsdialogmøder vil blive afholdt torsdag den 28. maj kl. 10-12 og kl. 15-16, tirsdag den 2. juni kl. 15-16, eller onsdag den 3. juni kl. 15-16. Tilmelding til markedsdialogen skal ske til mail: henlun@roskilde.dk. Frist for tilmelding til markedsdialog og indsendelse af skriftligt svar på spørgeramme er den 22. maj 2026. På baggrund af de modtagne besvarelser, vil Roskilde Kommune udvælge de virksomheder, som skal deltage i dialogmøderne. The materials related to the market dialogue can be found at the following link:

<https://node1.field.dalux.com/service/redirect/client/ten/TID-440500062410254096/da-dk/public/tender/TID-440500062410254096> The purpose of the market dialogue is, among other things, to refine the tender documentation, particularly in relation to the proposed contract structure, where payment for the turnkey contract is partially made through the transfer of municipal land for private use, and the structural interfaces this structure entails, as well as to gather market input on the project's finances and a realistic timeline for implementation. Roskilde Municipality has previously been in dialogue with a developer regarding the project. This developer commissioned the architectural firm Third Nature to prepare a volume study. Selected photos from this preliminary design have been used in Local Plan 735 to visualize possible designs for parts of the stadium. Roskilde Municipality wishes to emphasize that the municipality has no preference for the volume study from Third Nature. Photos from the volume study are used in the local plan solely as an example of a possible design for the stadium, and Roskilde Municipality has in no way committed itself to the developer, Third Nature, or other stakeholders in connection with the desired upgrade of Roskilde Sports Park. The market dialogue will be conducted partly in writing and partly orally in the form of individual dialogue meetings, which may be held online. Market dialogue meetings will be held on Thursday, May 28, from 10 a.m. to 12 p.m. and from 3 p.m. to 4 p.m., on Tuesday, June 2, from 3 p.m. to 4 p.m., or on Wednesday, June 3, from 3 p.m. to 4 p.m. Registration for the market dialogue must be sent to the email address: henlun@roskilde.dk. The deadline for registering for the market dialogue and submitting written responses to the questionnaire is May 22, 2026. Based on the responses received, Roskilde Municipality will select the companies to participate in the dialogue meetings.

3.1.6. Procurement documents

Address of the procurement documents: <https://www.ethics.dk/ethics/eo#/3ac7da66-3946-4db7-aba1-1665960b33d2/publicMaterial>

3.1.8. Techniques

Framework agreement:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

3.1.9. Further information, mediation and review

Review organisation: Klagenævnet for Udbud

Organisation providing information concerning the general regulatory framework for taxes applicable in the place where the contract is to be performed: Konkurrence- og Forbrugerstyrelsen

Organisation providing additional information about the procurement procedure: Roskilde Kommune

Organisation providing offline access to the procurement documents: Roskilde Kommune

Organisation providing more information on the review procedures: Konkurrence- og Forbrugerstyrelsen

8. Organisations

8.1. ORG-0001

Official name: Roskilde Kommune

Registration number: EAN og CVR - Roskilde Kommune 29189404

Postal address: Rådhusbuen 1

Town: Roskilde

Postcode: 4000
Country subdivision (NUTS): Østsjælland (DK021)
Country: Denmark
Contact point: Henrik Lund
Email: henlun@roskilde.dk
Telephone: 20562397
Internet address: <https://www.roskilde.dk/da-dk/>

Roles of this organisation:

Buyer
Organisation providing additional information about the procurement procedure
Organisation providing offline access to the procurement documents

8.1. ORG-0002

Official name: Klagenævnet for Udbud
Registration number: 37795526
Postal address: Toldboden 2
Town: Viborg
Postcode: 8800
Country subdivision (NUTS): Vestjylland (DK041)
Country: Denmark
Contact point: Klagenævnet for Udbud
Email: kfu@naevneneshus.dk
Telephone: +45 72405600
Internet address: <https://naevneneshus.dk/start-din-klage/klagenævnet-for-udbud/>

Roles of this organisation:

Review organisation

8.1. ORG-0003

Official name: Konkurrence- og Forbrugerstyrelsen
Registration number: 10294819
Postal address: Carl Jacobsens Vej 35
Town: Valby
Postcode: 2500
Country subdivision (NUTS): Byen København (DK011)
Country: Denmark
Contact point: Konkurrence- og Forbrugerstyrelsen
Email: kfst@kfst.dk
Telephone: +45 41715000
Internet address: <https://www.kfst.dk>

Roles of this organisation:

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

8.1. ORG-0004

Official name: Merzell Holding ASA
Registration number: 980921565
Postal address: Askekroken 11
Town: Oslo
Postcode: 0277
Country subdivision (NUTS): Oslo (NO081)

Country: Norway
Contact point: eSender
Email: publication@mercell.com
Telephone: +47 21018800
Fax: +47 21018801
Internet address: <http://mercell.com/>

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: adb8a477-2b0f-4151-93ef-50d1285633a6 - 01

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Notice type: Prior information notice or a periodic indicative notice used only for information

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