

368635-2026 - Competition

Norway – Plumbing and sanitary works – Framework agreement for plumbing work for Kongsberg kommunale eiendom KF
OJ S 102/2026 29/05/2026
Contract or concession notice – standard regime
Works

1. Buyer

1.1. Buyer

Official name: Kongsberg kommunale eiendom KF

Email: eiendom@kongsberg.kommune.no

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Framework agreement for plumbing work for Kongsberg kommunale eiendom KF

Description: The contracting authority shall enter into a parallel framework agreement with up to three (3) tenderers for plumbing work of all types, including maintenance, renovation and new installations within the contracting authority's properties, which consists of approx. 130,000 m2 municipal purpose-built buildings, approx. 25,300 m2 municipal residences divided between approx. 300 residences and approx. 9,200 m2 buildings that are not used in municipal service production. See the tender documentation for further information.

Procedure identifier: 37c4dc63-dbcf-43ec-9b34-5c610f0a1447

Internal identifier: 5696

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45330000 Plumbing and sanitary works

Additional classification (cpv): 45000000 Construction work, 45200000 Works for complete or part construction and civil engineering work, 45230000 Construction work for pipelines, communication and power lines, for highways, roads, airfields and railways; flatwork, 45231000 Construction work for pipelines, communication and power lines, 45231100 General construction work for pipelines, 45231300 Construction work for water and sewage pipelines, 45232000 Ancillary works for pipelines and cables, 45232400 Sewer construction work, 45232440 Construction work for sewage pipes, 45240000 Construction work for water projects, 45300000 Building installation work, 45332000 Plumbing and drain-laying work, 71322000 Engineering design services for the construction of civil engineering works, 71500000 Construction-related services

2.1.2. Place of performance

Country subdivision (NUTS): Buskerud (NO085)

Country: Norway

2.1.3. Value

Estimated value excluding VAT: 30 000 000,00 NOK

Maximum value of the framework agreement: 35 000 000,00 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

5.1. Lot: LOT-0001

Title: Framework agreement for plumbing work for Kongsberg kommunale eiendom KF

Description: The contracting authority shall enter into a parallel framework agreement with up to three (3) tenderers for plumbing work of all types, including maintenance, renovation and new installations within the contracting authority's properties, which consists of approx. 130,000 m2 municipal purpose-built buildings, approx. 25,300 m2 municipal residences divided between approx. 300 residences and approx. 9,200 m2 buildings that are not used in municipal service production. See the tender documentation for further information.

Internal identifier: 7403

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45330000 Plumbing and sanitary works

Additional classification (cpv): 45000000 Construction work, 45200000 Works for complete or part construction and civil engineering work, 45230000 Construction work for pipelines, communication and power lines, for highways, roads, airfields and railways; flatwork, 45231000

Construction work for pipelines, communication and power lines, 45231100 General construction work for pipelines, 45231300 Construction work for water and sewage pipelines, 45232000 Ancillary works for pipelines and cables, 45232400 Sewer construction work, 45232440 Construction work for sewage pipes, 45240000 Construction work for water projects, 45300000 Building installation work, 45332000 Plumbing and drain-laying work, 71322000 Engineering design services for the construction of civil engineering works, 71500000

Construction-related services

5.1.2. Place of performance

Country subdivision (NUTS): Buskerud (NO085)

Country: Norway

5.1.3. Estimated duration

Duration: 48 Months

5.1.4. Renewal

Maximum renewals: 2

Other information about renewals: 1 + 1 year. The framework agreement will be valid for 2 years from when it is signed, with an option for the contracting authority to extend for a further 1+1 year. The maximum duration of the framework agreement is therefore four years.

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

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Reduction of environmental impact

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Enrolment in a relevant professional register

Description of selection criterion: Tenderers shall be registered in a company register, professional register or registered in a commerce register in the country where the tenderer is established. Documentation requirements: * Norwegian companies: Company Registration Certificate (not older than one year). * 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: Tenderers must have sufficient economic and financial capacity to be able to fulfil the contract. Creditworthiness with no requirement for guarantees will be sufficient to meet the requirement. Documentation requirements: * A credit rating based on the most recent financial figures. The rating shall be carried out by a credit rating company with licence to conduct this service. * The contracting authority reserves the right to obtain further credit ratings or other financial information that, but not limited to, annual financial statements including notes, the board's annual reports and auditor's reports.

5.1.10. Award criteria

Criterion:

Type: Price

Description: Price

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

Award criterion number: 40

Criterion:

Type: Quality

Description: Environment

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

Award criterion number: 30

Criterion:

Type: Quality

Description: Offered Manpower

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

Award criterion number: 10

Criterion:

Type: Quality

Description: Quality assurance of own work

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/5696>

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/5696>

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 14/08/2026 10:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 77 Days

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, partly without reopening and partly with reopening of competition
Maximum number of participants: 3

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Buskerud tingrett

Organisation providing additional information about the procurement procedure: Kongsberg kommunale eiendom KF

Organisation providing more information on the review procedures: Kongsberg kommunale eiendom KF

Organisation receiving requests to participate: Artifikk AS

8. Organisations

8.1. ORG-0001

Official name: Kongsberg kommunale eiendom KF

Registration number: 954597482

Postal address: Numedalsveien 114

Town: Kongsberg

Postcode: 3617

Country subdivision (NUTS): Buskerud (NO085)

Country: Norway

Contact point: Benedicte Orheim

Email: eiendom@kongsberg.kommune.no

Telephone: +47 32866100

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

Buyer profile: <https://kkekf.no/>

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: Buskerud tingrett

Registration number: 826726342

Postal address: Postboks 1066 Bragernes

Town: Drammen

Postcode: 3001

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

Email: buskerud.tingrett@domstol.no

Telephone: +47 32211600

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

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

Roles of this organisation:

Procurement service provider

Organisation receiving requests to participate

Notice information

Notice identifier/version: 04e754c9-369b-48cf-867d-b5e49143d6d2 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 28/05/2026 08:35:15 (UTC+00:00) Western European Time, GMT

Languages in which this notice is officially available: English

Notice publication number: 368635-2026

OJ S issue number: 102/2026

Publication date: 29/05/2026