

387011-2026 - Competition

Norway – Repair and maintenance services – 2026/2779 - Framework agreement for service and maintenance of refrigeration plants and heat pumps in Oslo.

OJ S 107/2026 05/06/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: STATSBYGG

Email: rouven.besters@statsbygg.no

Legal type of the buyer: Organisation awarding a contract subsidised by a central government authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: 2026/2779 - Framework agreement for service and maintenance of refrigeration plants and heat pumps in Oslo.

Description: Two contracts shall be signed in accordance with the following division: one contract for 20 properties in Oslo and a contract for Daikin/McQuay-Machine cooling at the Opera House in Oslo. McQuay (Daikin) WHS 306.3 Course Quay (Daikin) R-134a The objective of the framework agreement is to ensure Statsbygg access to planned and acute needs within service, troubleshooting, maintenance, replacement and installation of cooling installations and heat pumps etc. arising from the operation and maintenance of the buildings: Service and maintenance work for installations heating and cooling installations, as well as troubleshooting Service and maintenance material for heating and cooling installations Replacement and assembly of heating and cooling installations (if needed) Work on systems with refrigerating media New installations with refrigerating media Leakage inspections of F-gas Consultancy refrigeration media Contract will also include leakage checks in accordance with the F-gas regulation. F-gas certification is required in this contract. Tenderers must have both company certification and sufficient personnel certification category 1 in order to carry out service assignments under this framework agreement. Some of the refrigerating products are complicated and large refrigerating machines. On these systems, The Directorate of Public Construction and Property needs a service provider who has 24 hour contingency that can perform servicing and repairs.

Procedure identifier: 15c57de0-9c75-44a4-82a2-d6c0e63387bf

Internal identifier: 2026/2779

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: Two contracts shall be signed in accordance with the following division: • one contract for 20 properties in Oslo and • one contract for Daikin/McQuay-Machine cooling at the Opera house in Oslo. o McQuay (Daikin) WHS 306.3 o McQuay (Daikin) R-134a The objective of the framework agreement is to ensure Statsbygg access to planned and acute needs within service, troubleshooting, maintenance, replacement and installation of refrigeration installations and heat pumps etc. arising from the operation and

maintenance of the buildings. The framework agreement shall apply for the stated owned and leased properties in Oslo and the area. Properties of an equivalent geographical location can be added during the contract period. A detailed overview is in annex "03 Overview of refrigerating machines and heat pump installations". The contract will also include leakage checks in accordance with the F-gas regulation. F-gas certification is required in this contract. Tenderers must have both company certification and sufficient personnel certification category 1 in order to carry out service assignments under this framework agreement. Some of the refrigerating products are complicated and large refrigerating machines. On these systems, The Directorate of Public Construction and Property needs a service provider who has 24 hour contingency that can perform servicing and repairs.

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50000000 Repair and maintenance services

Additional classification (cpv): 42500000 Cooling and ventilation equipment, 42510000 Heat-exchange units, air-conditioning and refrigerating equipment, and filtering machinery, 42511110 Heat pumps, 42512300 HVAC packages, 42530000 Parts of refrigerating and freezing equipment and heat pumps, 42533000 Parts of heat pumps

2.1.2. Place of performance

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

2.1.3. Value

Estimated value excluding VAT: 14 000 000,00 NOK

Maximum value of the framework agreement: 15 000 000,00 NOK

2.1.4. General information

Legal basis:

Directive 2014/24/EU

Anskaffelsesforskriften - Procurement Regulations

2.1.5. Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 2

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 2

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Notice

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.

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).

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).

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)

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.

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).

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.

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.

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.

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?
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.

Misrepresentation, withheld information, unable to provide required documents or obtained confidential information of this procedure: Have the tenderer:a) given grossly incorrect information when notifying the information required to verify that there is no basis for rejection, or of the qualification requirements being met,b) failed to provide such information,c) subject to immediately submitting the supporting documents requested by the Contracting Authority, or d) improperly affecting 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: Are tenderers 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?

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 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. Will the purely national rejection reasons, as stated in the relevant notice or in the procurement documents, apply?

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?

Breaching obligation relating to 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?

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 made mandatory in accordance with the current national law without the possibility for exceptions.

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 made mandatory in accordance with the current national law without the possibility for exceptions.

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 made mandatory in accordance with the current national law without the possibility for exceptions.

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 made mandatory in accordance with the current national law without the possibility for exceptions.

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 made mandatory in accordance with the current national law without the possibility for exceptions.

Analogous situation like bankruptcy, insolvency or arrangement with creditors under national law: 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 made mandatory in accordance with the current national law without the possibility for exceptions.

5. Lot

5.1. Lot: LOT-0001

Title: Sub-contract 1 - Oslo

Description: A contract shall be signed in accordance with the following division: one contract for 20 properties in Oslo The aim of the framework agreement is to ensure the Directorate of Public Construction and Property access to planned and acute needs within service, troubleshooting, maintenance, replacement and assembly of cooling installations and heat pumps etc. arising in the operation and maintenance of the buildings: Service and maintenance work for installations heating and cooling installations, As well as troubleshooting Service and maintenance material for heating and cooling installations Replacement and assembly of heating and cooling installations (if needed) Work on systems with refrigerating media Newing system with refrigerated media Leakage inspections of F-gas Consultancy services for refrigerating media.

Internal identifier: 2026/3244-0

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50000000 Repair and maintenance services

Additional classification (cpv): 42510000 Heat-exchange units, air-conditioning and refrigerating equipment, and filtering machinery, 42511110 Heat pumps, 42512300 HVAC packages, 42530000 Parts of refrigerating and freezing equipment and heat pumps, 42533000 Parts of heat pumps

5.1.2. Place of performance

Town: Oslo

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

5.1.3. Estimated duration

Duration: 48 Months

5.1.5. Value

Maximum value of the framework agreement: 13 000 000,00 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): yes

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Enrolment in a trade register

Description of selection criterion: Tenderers are required to have a legally established company. Company Registration Certificate, foreign companies are required to have an equivalent certificate as prescribed by the laws of the country where the company is registered.

Criterion: Other economic or financial requirements

Description of selection criterion: Tenderers are required to have satisfactory financial implementation ability.

Criterion: Average yearly manpower

Description of selection criterion: Tenderers shall have sufficient implementation ability (capacity) and suitable manpower to carry out assignments under the contract.

Criterion: Relevant educational and professional qualifications

Description of selection criterion: Tenderers shall have the necessary company/company certification for the F-gas regulation.

Criterion: References on specified services

Description of selection criterion: Tenderers shall have sufficient experience from assignments with a comparable value to this contract.

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Norwegian

Deadline for requesting additional information: 29/06/2026 10:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://permalink.mercell.com/285303445.aspx>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://permalink.mercell.com/285303445.aspx>

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

Electronic catalogue: Not allowed

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Variants: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 06/07/2026 08:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 3 Months

Information about public opening:

Opening date: 06/07/2026 08:00:00 (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:**

Framework agreement, without reopening of competition

Maximum number of participants: 100

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Oslo tingrett

Information about review deadlines: Public Procurement Regulations

Organisation providing more information on the review procedures: STATSBYGG

5.1. Lot: LOT-0002

Title: Sub-contract 2 - The Opera

Description: A contract shall be signed in accordance with the following division: one contract for Daikin/McQuay-Machine cooling at the Opera in Oslo. McQuay (Daikin) WHS 306.3

EdErQuay (Daikin) R-134a A framework agreement shall be signed for the following trade

services: Service and maintenance work for installations heating and cooling installations, As well as troubleshooting Service and maintenance material for heating and cooling installations

Replacement and assembly of heating and cooling installations (if needed) Work on

installations with refrigerating media Newing system with refrigerated media Leakage control of

F-gas Consultancy services for refrigerating media

Internal identifier: 2026/3245-1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50000000 Repair and maintenance services

Additional classification (cpv): 42510000 Heat-exchange units, air-conditioning and refrigerating equipment, and filtering machinery, 42511110 Heat pumps, 42512300 HVAC

packages, 42530000 Parts of refrigerating and freezing equipment and heat pumps, 42533000

Parts of heat pumps

5.1.2. Place of performance

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

5.1.3. Estimated duration

Duration: 48 Months

5.1.5. Value

Maximum value of the framework agreement: 2 000 000,00 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): yes

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Enrolment in a trade register

Description of selection criterion: Tenderers are required to have a legally established company.

Criterion: Other economic or financial requirements

Description of selection criterion: Tenderers are required to have satisfactory financial implementation ability.

Criterion: Average yearly manpower

Description of selection criterion: Tenderers shall have sufficient implementation ability (capacity) and suitable manpower to carry out assignments under the contract.

Criterion: Relevant educational and professional qualifications

Description of selection criterion: Tenderers shall have the necessary company/company certification for the F-gas regulation.

Criterion: References on specified services

Description of selection criterion: Tenderers shall have sufficient experience from assignments with a comparable value to this contract.

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Norwegian

Deadline for requesting additional information: 29/06/2026 10:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://permalink.mercell.com/285303445.aspx>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://permalink.mercell.com/285303445.aspx>

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

Electronic catalogue: Not allowed

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Variants: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 06/07/2026 08:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 3 Months

Information about public opening:

Opening date: 06/07/2026 08:00:00 (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:

Framework agreement, without reopening of competition

Maximum number of participants: 100

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Oslo tingrett

Information about review deadlines: Public Procurement Regulations

Organisation providing more information on the review procedures: STATSBYGG

8. Organisations

8.1. ORG-0001

Official name: STATSBYGG

Registration number: 971278374

Postal address: Biskop Gunnerus' gate 6

Town: OSLO

Postcode: 0103

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

Contact point: Rouven Besters

Email: rouven.besters@statsbygg.no

Telephone: +4722954000

Roles of this organisation:

Buyer

Organisation providing more information on the review procedures

8.1. ORG-0002

Official name: Oslo tingrett

Registration number: 926725939

Town: Oslo

Postcode: 0125

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

Roles of this organisation:

Review organisation

Notice information

Notice identifier/version: ca94e013-4650-47fb-b314-f3a5eef187b2 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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