

388248-2026 - Competition

Norway – Buying and selling of real estate – Kjøp av meglertjenester for salg av tomt i Høvik sentrum E18 Vestkorridoren

OJ S 107/2026 05/06/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Statens vegvesen

Email: debra.gunnerod@vegvesen.no

Legal type of the buyer: Body governed by public law, controlled by a central government authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Kjøp av meglertjenester for salg av tomt i Høvik sentrum E18 Vestkorridoren

Description: Statens vegvesen (heretter benevnt som Oppdragsgiver) ønsker å inngå avtale om levering av meglertjenester i forbindelse med salg av eiendommer i Bærum kommune. Oppdraget omfatter salg av totalt fem eiendommer (gnr./bnr. 14/484, 14/519, 14/143, 14/146 og 14/289) beliggende på Høvik i Bærum kommune. Kjøpesummen fra salgene inngår som en del av finansieringen av prosjektet E18 Vestkorridoren. Eiendommene inngår i vedtatt planprogram for prosjektet. Oppdraget omfatter levering av meglertjenester knyttet til planlegging, gjennomføring og avslutning av salgsprosessen. Leverandøren skal ha et helhetlig ansvar for salget, fra innledende markedsvurdering til signert kjøpekontrakt og gjennomført oppgjør. Formålet med anskaffelsen er å inngå avtale med én kvalifisert leverandør som kan bistå Oppdragsgiver med en effektiv, profesjonell og etterprøvbar salgsprosess, med mål om å oppnå best mulig markedspris. Formålet med anskaffelsen er å inngå avtale med én leverandør som skal bistå oppdragsgiver med å gjennomføre en effektiv, profesjonell og etterprøvbar salgsprosess for eiendommer i Høvik sentrum, med sikte på å oppnå best mulig markedspris. Salget utgjør en del av finansieringen av prosjektet E18 Vestkorridoren, og skal gjennomføres i samsvar med gjeldende planforutsetninger.

Procedure identifier: b9716e8c-6c43-4a0d-a144-9c35eedecb4c

Internal identifier: 26/144285

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70120000 Buying and selling of real estate

Additional classification (cpv): 70300000 Real estate agency services on a fee or contract basis , 70310000 Building rental or sale services, 70320000 Land rental or sale services

2.1.2. Place of performance

Country subdivision (NUTS): Akershus (NO084)

Country: Norway

2.1.2. Place of performance

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

2.1.2. Place of performance

Country subdivision (NUTS): Østfold (NO083)

Country: Norway

2.1.2. Place of performance

Country subdivision (NUTS): Buskerud (NO085)

Country: Norway

2.1.4. General information

Legal basis:

Directive 2014/24/EU

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 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-0000

Title: Kjøp av meglertjenester for salg av tomt i Høvik sentrum E18 Vestkorridoren

Description: Statens vegvesen (heretter benevnt som Oppdragsgiver) ønsker å inngå avtale om levering av meglertjenester i forbindelse med salg av eiendommer i Bærum kommune.

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del av finansieringen av prosjektet E18 Vestkorridoren. Eiendommene inngår i vedtatt planprogram for prosjektet. Oppdraget omfatter levering av meglertjenester knyttet til planlegging, gjennomføring og avslutning av salgsprosessen. Leverandøren skal ha et helhetlig ansvar for salget, fra innledende markedsvurdering til signert kjøpekontrakt og gjennomført oppgjør. Formålet med anskaffelsen er å inngå avtale med én kvalifisert leverandør som kan bistå Oppdragsgiver med en effektiv, profesjonell og etterprøvbar salgsprosess, med mål om å oppnå best mulig markedspris. Formålet med anskaffelsen er å inngå avtale med én leverandør som skal bistå oppdragsgiver med å gjennomføre en effektiv, profesjonell og etterprøvbar salgsprosess for eiendommer i Høvik sentrum, med sikte på å oppnå best mulig markedspris. Salget utgjør en del av finansieringen av prosjektet E18 Vestkorridoren, og skal gjennomføres i samsvar med gjeldende planforutsetninger.
Internal identifier: 26/144285

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70120000 Buying and selling of real estate

Additional classification (cpv): 70300000 Real estate agency services on a fee or contract basis , 70310000 Building rental or sale services, 70320000 Land rental or sale services

Options:

Description of the options: The contract period is 2 years + option for 1 year extension.

5.1.2. Place of performance

Country subdivision (NUTS): Akershus (NO084)

Country: Norway

5.1.2. Place of performance

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

5.1.2. Place of performance

Country subdivision (NUTS): Østfold (NO083)

Country: Norway

5.1.2. Place of performance

Country subdivision (NUTS): Buskerud (NO085)

Country: Norway

5.1.3. Estimated duration

Duration: 2 Years

5.1.4. Renewal

Maximum renewals: 1

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

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Other economic or financial requirements

Description of selection criterion: Tenderers must have sufficient financial capacity to fulfil the contract. In order to fulfil the requirement, it is sufficient for the tenderer to be assessed as credit worthy based on Experians Commercial Delphi score. If a tenderer is assessed lower than credit worthy, the contracting authority can undertake an overall assessment based on additional information. Documentation requirement: The contracting authority will obtain a credit rating from Experian. If there is doubt, the Contracting Authority can obtain further information from the tenderer.

Criterion: Technicians or technical bodies for quality control

Description of selection criterion: Tenderers shall have equivalent experience. In order for the experience to be equivalent, it must include the following: • experience with the execution of sales of major property transactions in the relevant area. • experience from the sale of property with high value and/or complexity Documentation requirement: Tenderers shall confirm that they fulfil this requirement when submitting their tender. Tenderers shall present the following documentation proof if requested by the contracting authority: - An overview of a minimum of 3 (maximum 5) of the most important, completed equivalent work during the last three years, including a short description of the assignment, the name of the public or private recipient, as well as information on value/amount/scope and date. A tenderer who is newly established and cannot submit references, must be particularly careful to document and substantiate that they still have the prerequisites required to carry out the assignment. Newly established tenderers can document the necessary experience by referring to experience that the offered persons /resources have built up in services other than the tenderer.

5.1.10. Award criteria

Criterion:

Type: Price

Name: Pris

Description: Leverandøren skal legge ved utfylt Vedlegg 1 Prisskjema.

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

Award criterion number: 30

Criterion:

Type: Quality

Name: Tilbudt personells relevante formelle kompetanse og erfaring

Description: Oppdragsgiver vil evaluere tilbudt personells relevante formelle kompetanse og erfaring. Det legges spesielt vekt på at tilbudt personell har erfaring fra og kunnskap om • erfaring fra gjennomføring av eiendomstransaksjoner i aktuelt område. • erfaring fra salg av eiendom med høy verdi og/eller kompleksitet • dokumenterte resultater fra tilsvarende oppdrag

Dokumentasjonskrav: Leverandøren skal legge ved CV for tilbudt personell. CV-en skal inneholde utfyllende informasjon om utdanning og relevant erfaring, og bør bygges opp slik: • Personalialia • Nøkkelkvalifikasjoner • Utdanning: Årstall, institusjon, linje, grad •

Tilleggsutdanning: Årstall, institusjon, beskrivelse av fag, studiepoeng • Tidligere utførte oppdrag (oppdragsgiver, størrelse, verdi og type/art og personens rolle i oppdraget).

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

Award criterion number: 20

Criterion:

Type: Quality

Name: Oppdragsfortåelse

Description: Oppdragsgiver vil evaluere leverandørens forståelse av behovet/oppdraget, og beskrivelsen av hvordan leverandør vil gå frem for å løse oppdraget. Det vil bli lagt vekt på i hvilken grad leverandøren demonstrerer en god forståelse av oppdraget og evne til å

gjennomføre en strukturert, målrettet og effektiv salgsprosess. I vurderingen vil det særlig bli lagt vekt på: • leverandørens forståelse av eiendommens potensial, målgrupper og relevante markedsforhold • kvaliteten på foreslått salgsstrategi, herunder valg av kanaler, tiltak og fremgangsmåte • leverandørens gjennomføringsevne, herunder organisering, ressursbruk og fremdrift • evne til å skape konkurranse i markedet og oppnå høyest mulig salgspris • identifisering av sentrale risikofaktorer, samt foreslåtte tiltak for håndtering av disse

Dokumentasjonskrav: Leverandøren skal beskrive sin forståelse av oppdraget og redegjøre for hvordan oppdraget planlegges gjennomført. Beskrivelsen skal minimum inneholde: • forslag til salgsstrategi og gjennomføringsmodell • fremdriftsplan for gjennomføring av oppdraget • verddivurdering av eiendommen, inkludert minimum tre alternative oppgjørsformer tilpasset dagens marked

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

Award criterion number: 50

5.1.11. Procurement documents

Deadline for requesting additional information: 27/07/2026 10:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: https://eu.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=456425&TID=200417062&B=

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: https://eu.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=456425&TID=200417062&B=

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 03/08/2026 10:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 96 Days

Information about public opening:

Opening date: 03/08/2026 10:00:00 (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:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Oslo tingrett

Organisation providing more information on the review procedures: Statens vegvesen

8. Organisations

8.1. ORG-0001

Official name: Statens vegvesen

Registration number: 971032081

Department: Fellesfunksjoner

Postal address: Skoggata 19

Town: Moss

Postcode: 1500

Country subdivision (NUTS): Akershus (NO084)

Country: Norway

Contact point: Debra Gunnerød

Email: debra.gunnerod@vegvesen.no

Telephone: +47 24018815

Internet address: <https://www.vegvesen.no>

Buyer profile: <https://eu.eu-supply.com/ctm/company/companyinformation/index/249176>

Roles of this organisation:

Buyer

Organisation providing more information on the review procedures

8.1. ORG-0002

Official name: Oslo tingrett

Registration number: 926 725 939

Postal address: C.J. Hambros plass 4

Town: Oslo

Postcode: 0125

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

Email: oslo.tingrett@domstol.no

Telephone: +47 22035200

Roles of this organisation:

Review organisation

Notice information

Notice identifier/version: f16fbd17-5a1c-4a53-8340-24f9cceb56e - 02

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 03/06/2026 14:05:53 (UTC+00:00) Western European Time, GMT

Notice dispatch date (eSender): 03/06/2026 15:00:49 (UTC+00:00) Western European Time, GMT

Languages in which this notice is officially available: English

Notice publication number: 388248-2026

OJ S issue number: 107/2026

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