

## 424661-2026 - Competition

Sweden – Multi-dwelling buildings construction work – Valla Norra nybyggnation

OJ S 118/2026 22/06/2026

Contract or concession notice – standard regime

Works

### 1. Buyer

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#### 1.1. Buyer

Official name: Aktiebolaget Svenska Bostäder

Email: [jf@promac.se](mailto:jf@promac.se)

Legal type of the buyer: Regional authority

Activity of the contracting authority: Health

### 2. Procedure

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#### 2.1. Procedure

Title: Valla Norra nybyggnation

Description: Upphandlingen avser en totalentreprenad av nybyggnation av ett flerbostadshus på fastigheten Borlången. Fastigheten ligger inom den första etappen av Årstafältets utbyggnad. Där kommer flera byggaktörer tillsammans med Stockholm stad att utveckla nya bostadskvarter. Beställaren planerar att uppföra ett flerbostadshus på detta område. Bostadshuset byggs med underliggande garage, två trapphus med fem respektive åtta våningar och totalt 58 lägenheter.

Procedure identifier: cf01533d-7811-4fb0-814e-d8224c7fd846

Internal identifier: SB 2026/683

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: no

##### 2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45211340 Multi-dwelling buildings construction work

##### 2.1.2. Place of performance

Country subdivision (NUTS): Stockholms län (SE110)

Country: Sweden

Additional information: -

##### 2.1.3. Value

Estimated value excluding VAT: 140 000 000,00 SEK

##### 2.1.4. General information

**Legal basis:**

Directive 2014/24/EU

##### 2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

### 5. Lot

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## 5.1. Lot: LOT-0001

Title: Valla Norra nybyggnation

Description: Upphandlingen avser en totalentreprenad av nybyggnation av ett flerbostadshus på fastigheten Borlången. Fastigheten ligger inom den första etappen av Årstafältets utbyggnad. Där kommer flera byggaktörer tillsammans med Stockholm stad att utveckla nya bostadskvarter. Beställaren planerar att uppföra ett flerbostadshus på detta område. Bostadshuset byggs med underliggande garage, två trapphus med fem respektive åtta våningar och totalt 58 lägenheter.

Internal identifier: Valla Norra nybyggnation

### 5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45211340 Multi-dwelling buildings construction work

### 5.1.2. Place of performance

Country subdivision (NUTS): Stockholms län (SE110)

Country: Sweden

Additional information: -

### 5.1.3. Estimated duration

Start date: 15/02/2027

Duration end date: 31/08/2029

### 5.1.5. Value

Estimated value excluding VAT: 140 000 000,00 SEK

### 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

### 5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Se upphandlingsdokument

Aim of strategic procurement: Fulfilment of social objectives

Description: Se upphandlingsdokument

Approach to reducing environmental impacts: The transition to a circular economy, Climate change mitigation, Pollution prevention and control

Social objective promoted: Ethnic equality, Gender equality, Human rights due diligence in global supply chains, Employment opportunities for the long-term unemployed, disadvantaged and/or for persons with disabilities, Fair working conditions

### 5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

#### Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

#### 5.1.10. Award criteria

**Criterion:**

Type: Price

#### 5.1.11. Procurement documents

Address of the procurement documents: <https://www.kommersannons.se/stockholm/Notice/NoticeDispatch.aspx?NoticelId=61284>

#### 5.1.12. Terms of procurement

**Terms of submission:**

Electronic submission: Required

Address for submission: <https://www.kommersannons.se/stockholm/Notice/NoticeDispatch.aspx?NoticelId=61284>

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

Electronic catalogue: Allowed

Deadline for receipt of requests to participate: 01/09/2026 23:59:00 (UTC+02:00) Eastern European Time, Central European Summer Time

**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: Förvaltningsrätten i Stockholm

Information about review deadlines: Se upphandlingsdokumenten

Organisation providing additional information about the procurement procedure: Aktiebolaget Svenska Bostäder

Organisation providing more information on the review procedures: Förvaltningsrätten i Stockholm

## 8. Organisations

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### 8.1. ORG-0001

Official name: Aktiebolaget Svenska Bostäder

Registration number: 556043-6429

Postal address: Box 95

Town: Vällingby

Postcode: 162 12

Country subdivision (NUTS): Stockholms län (SE110)

Country: Sweden

Contact point: Mirja Wall Tjelder

Email: [jf@promac.se](mailto:jf@promac.se)

Telephone: 08-50837000

Internet address: <https://www.svenskabostader.se/>

Buyer profile: <https://www.svenskabostader.se/>

**Roles of this organisation:**

Buyer

Organisation providing additional information about the procurement procedure

**8.1. ORG-0002**

Official name: Förvaltningsrätten i Stockholm

Registration number: 202100-2742

Postal address: Tegeluddsvägen 1

Town: Stockholm

Postcode: 11541

Country subdivision (NUTS): Stockholms län (SE110)

Country: Sweden

Email: [forvaltningsrattenistockholm@dom.se](mailto:forvaltningsrattenistockholm@dom.se)

Telephone: +46 856168000

**Roles of this organisation:**

Review organisation

Organisation providing more information on the review procedures

## Notice information

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Notice identifier/version: 0fd9170b-425e-4c31-a6a3-c2fb2aa70bcf - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 18/06/2026 15:48:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: Swedish

Notice publication number: 424661-2026

OJ S issue number: 118/2026

Publication date: 22/06/2026