

446033-2026 - Competition

Norway – Lifts – Framework agreement for replacing and modernising lifts.

OJ S 123/2026 30/06/2026

Contract or concession notice – standard regime

Supplies

1. Buyer

1.1. Buyer

Official name: Oslo kommune v/ Boligbygg Oslo KF

Email: postmottak@bby.oslo.kommune.no

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

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Framework agreement for replacing and modernising lifts.

Description: There is a continual need to replace or modernise lifts in The Municipal Undertaking for Social Housing's (BBY) properties that have reached their lifetime. The objective of the procurement is to safeguard BBY's buildings through proper operation, preventive maintenance, continual development and good management.

Procedure identifier: d52d0450-f83d-4841-8df0-86e8059c20d9

Internal identifier: 6397

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: Supplies

Main classification (cpv): 42416100 Lifts

Additional classification (cpv): 45313100 Lift installation work, 45313000 Lift and escalator installation work, 42416130 Mechanical lifts, 42419510 Parts of lifts, 45000000 Construction work, 45300000 Building installation work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50000000 Repair and maintenance services, 42416000 Lifts, skip hoists, hoists, escalators and moving walkways, 42419500 Parts of lift, skip hoists or escalators, 45310000 Electrical installation work

2.1.2. Place of performance

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

2.1.3. Value

Estimated value excluding VAT: 95 000 000,00 NOK

Maximum value of the framework agreement: 95 000 000,00 NOK

2.1.4. General information

Legal basis:

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, by enforceable judgement 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 control of 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 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 the reliability 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 replacing and modernising lifts.

Description: There is a continual need to replace or modernise lifts in The Municipal Undertaking for Social Housing's (BBY) properties that have reached their lifetime. The objective of the procurement is to safeguard BBY's buildings through proper operation, preventive maintenance, continual development and good management.

Internal identifier: 8380

5.1.1. Purpose

Main nature of the contract: Supplies

Main classification (cpv): 42416100 Lifts

Additional classification (cpv): 45313100 Lift installation work, 45313000 Lift and escalator installation work, 42416130 Mechanical lifts, 42419510 Parts of lifts, 45000000 Construction work, 45300000 Building installation work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50000000 Repair and maintenance services, 42416000 Lifts, skip hoists, hoists, escalators and moving walkways, 42419500 Parts of lift, skip hoists or escalators, 45310000 Electrical installation work

5.1.2. Place of performance

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

5.1.3. Estimated duration

Duration: 48 Months

5.1.4. Renewal

Maximum renewals: 1

Other information about renewals: Two years. The framework agreement period is two years. Boligbygg has the right to extend the framework agreement for a further one year at a time, up to 2 times. Boligbygg will notify the Contractor about whether the option will be taken up at the latest three months before the framework agreement expires. The total duration of the framework agreement can, therefore, be 4 years (2+1+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

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 trade register

Description of selection criterion: The tenderer shall be a legally established company.

Documentation requirements: Norwegian companies: Company Registration Certificate.

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: The tenderer shall have sufficient economic and financial capacity to be able to fulfil the contract. Documentation requirements: The contracting authority will obtain a credit rating. The contracting authority reserves the right to request other financial information if needed.

Criterion: Environmental management measures

Description of selection criterion: Tenderers are required to have implemented environmental management measures that ensure that the tenderer is suitable to fulfil the contract's environmental provisions (see the framework agreement point 11 with further referrals). This means that the tenderer has methods for working actively and systematically to reduce negative environmental impact from activities connected to the execution of this contract. Documentation requirements: A description of the tenderer's environmental management measures. If a tenderer has certificates from independent bodies that document the environmental management system, they can be presented as documentation. Refer to the EU Scheme for Environmental Management and Environmental Audit (EMAS), other recognised environmental management systems in regulation (EF) no. 1221/2009 article 45, or equivalent, and other environmental management standards based on relevant European or international standards from accredited bodies such as ISO 14001 or equivalent.

Criterion: Measures for ensuring quality

Description of selection criterion: Tenderers shall have a relevant quality assurance system for the content of the contract. Documentation requirements: A description of the tenderer's quality assurance methods. Alternatively: Certificate for the company's quality assurance system issued by independent bodies that confirms the tenderer fulfils certain quality assurance standards, for example ISO 9001:2015.

Criterion: Supply chain management

Description of selection criterion: Tenderers shall be suitable to fulfil contract requirements for due diligence assessments for responsible businesses. This means that the Tenderer has implemented measures and systems that are used in the Tenderer's work to safeguard basic human rights and decent working conditions, as well as prevent environmental degradation and corruption. Documentation requirements: A description of the tenderer's systems for working with due diligence assessments in accordance with the UN's guiding principles for business and human rights (UNGP) and OECD's guidelines for multinational companies. The documentation shall include: * Formal policies/policies that cover an obligation to comply with the requirements of responsible businesses. * Formal policy/guidelines for accountability for sub-suppliers/the supplier chain, (Supplier Code of Conduct). [This shall only be delivered if sub-suppliers are used.] * Descriptions of the tenderer's processes and routines for how the company works with due diligence assessments. The attached reply form, cf. annex 7 to the tender documentation, is to be used to document fulfilment of the requirement. The reply form contains guidance that the tenderer is expected to use in order to minimise the risk of deviations from the tender requirements. Tenderers can submit other documentation for the requirements, but the contracting authority strongly encourages to use the form to document fulfilment of the qualification requirements. If a tenderer would like to use other companies to document fulfilment of the qualification requirement, a completed and signed commitment statement must be enclosed with the tender. The template for the commitment statement is attached in the tender documentation. Documents can be enclosed in English, Swedish and Danish in order to document fulfilment of the qualification requirements for due diligence assessments for responsible businesses.

Criterion: References on specified deliveries

Description of selection criterion: Tenderers shall have experience from equivalent assignments. Equivalent means assignments of an equivalent nature, complexity, degree of difficulty and scope. Documentation requirements: Overview of the tenderer's maximum 5 most important, relevant deliveries during the last five years, including information on: · The Contracting Authority · The value of the contract work · Contract form · Role in reference

project · Date of execution · Contact person (name and telephone number) The attached reference form, cf. annex 6 of the tender documentation, shall be used. The contracting authority reserves the right to contact the references.

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

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

Description: Total price per address

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

Award criterion number: 40

Criterion:

Type: Quality

Description: Assignment comprehension and progress plan for case assignments.

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

Award criterion number: 40

Criterion:

Type: Quality

Description: Competence of offered personnel

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

Award criterion number: 20

Criterion:

Type: Quality

Description: It is in the procurement regulations that the contracting authorities shall assess the procurement's total climate footprint or environmental impact. As a main rule, climate and environmental considerations shall be weighted with a minimum of 30%. If the contracting authority sets climate or environmental requirements in the requirement specifications, and these requirements clearly give better climate and environmental effect than the use of award criteria, requirements may replace the use of the award criteria, cf. the Public Procurement Regulations § 7-9 fourth paragraph. The relevant procurement concerns maintenance and manufacturing in connection with lift contracts. The majority of emissions in the lifetime of a lift shall be attributed to operation and maintenance, as well as manufacturing and material extraction. However, it is not appropriate to evaluate based on this, as it is challenging to separate suppliers from this. The larger lift suppliers deliver in accordance with industry standards and will use the same materials for the production of their products. The lifts will also be operated in Norwegian electricity mix. The contracting authority estimates that the procurement's climate and environmental impact beyond this is connected to transport to and from the contracting authority, as well as handling waste and materials in connection with the execution. These conditions are concrete, identifiable and are well suited for development through requirements in the requirement specifications and contract. There will not be mass transport in the call-offs, so prizes for emission free mass transport will not be carried out. The contracting authority estimates that the market is sufficiently mature to meet the requirements for the use of emission-free vehicles or other emission-free transport systems when relevant for the execution of the contract. By placing requirements in the contract, the tenderer is guaranteed a commitment to contribute to the use of emission-free vehicles throughout the entire contract period. The use of the requirements also signals to the market that Oslo municipality continues to have strict climate and environmental requirements for transport and therefore contributes to predictability for the supplier market as regards investment costs.

Furthermore, the contracting authority will have requirements for waste management and contract follow-up, including that the tenderer shall report data on fulfilment of the requirement so that the environmental effect of the requirement can be efficiently checked and secured. This makes it possible to check and follow-up that the measures in question are actually taken during the contract period. For this procurement, therefore, requirements in the requirement specifications and contract are considered as a more accurate and verifiable means of achieving real climate and environmental effect than the use of climate and environmental considerations as an independent award criterion. Based on this, the contracting authority considers that climate and environmental considerations should be taken care of through concrete requirements and not as an independent award criteria, cf. the Public Procurement Regulations § 7-9 fourth paragraph.

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

Award criterion number: 0

5.1.11. Procurement documents

Access to certain procurement documents is restricted

Information about restricted documents is available at: <https://app.artifik.no/procurements/6397>

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/6397>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 07/08/2026 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

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, with reopening of competition

Maximum number of participants: 2

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Oslo tingrett

Organisation providing additional information about the procurement procedure: Oslo kommune v/ Boligbygg Oslo KF

Organisation providing more information on the review procedures: Oslo kommune v/ Boligbygg Oslo KF

Organisation receiving requests to participate: Artifik AS

8. Organisations

8.1. ORG-0001

Official name: Oslo kommune v/ Boligbygg Oslo KF

Registration number: 974780747

Postal address: Nydalen alle 37

Town: Oslo

Postcode: 0484

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

Contact point: Fredrik Christian Rodum Agdestein

Email: postmottak@bby.oslo.kommune.no

Telephone: +47 21802180

Internet address: <https://www.oslo.kommune.no/etater-foretak-og-ombud/boligbygg-oslo-kf/>

Buyer profile: <https://www.oslo.kommune.no/etater-foretak-og-ombud/boligbygg-oslo-kf/>

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: Oslo tingrett

Registration number: 926725939

Postal address: Postboks 2106 Vika

Town: Oslo

Postcode: 0125

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

Email: oslo.tingrett@domstol.no

Telephone: +47 22035200

Internet address: <https://www.domstol.no/no/domstoler/tingrett/oslo-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: ab60bf81-24d2-4633-8992-63d1bf4b211e - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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Languages in which this notice is officially available: English

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