

483795-2026 - Competition

Denmark – Multi-dwelling buildings construction work – Begrænset udbud med prækvalifikation
OJ S 133/2026 14/07/2026
Contract or concession notice – standard regime
Works

1. Buyer

1.1. Buyer

Official name: Staalhøjgaard ApS

Email: ejendomme@jj-ts.dk

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

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Begrænset udbud med prækvalifikation

Description: Udbuddet gennemføres som begrænset udbud med prækvalifikation vedrørende opførelse af boligbebyggelsen Staalhøjgaard. Byggesagen omfatter opførelse af 44 boliger som udbydes i fagentrepriser. Ordregiver prækvalificerer et begrænset antal ansøgere, som herefter opfordres til at afgive tilbud på de enkelte delkontrakter.

Procedure identifier: e60715f9-5c6a-4543-b3ae-420e07ac238c

Internal identifier: Staalhøjgaard

Type of procedure: Restricted

The procedure is accelerated: no

Main features of the procedure: Udbuddet gennemføres som begrænset udbud med prækvalifikation i fagentrepriser. Ansøgere prækvalificeres, hvorefter et begrænset antal tilbudsgivere opfordres til at afgive tilbud på de enkelte delkontrakter. Tildeling sker efter kriteriet økonomisk mest fordelagtige tilbud baseret på bedste forhold mellem pris og kvalitet. Al kommunikation foregår via byggeprojekt.dk.

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

Postal address: Stålhøjvej 21

Town: Asnæs

Postcode: 4550

Country subdivision (NUTS): Vest- og Sydsjælland (DK022)

Country: Denmark

2.1.3. Value

Estimated value excluding VAT: 44 560 000,00 DKK

2.1.4. General information

Additional information: Der henvises til det samlede udbudsmateriale for nærmere oplysninger om projektet og udbudsprocessen.

Legal basis:

Directive 2014/24/EU

2.1.5. Terms of procurement**Terms of submission:**

Maximum number of lots for which one tenderer can submit tenders: 1

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 1

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

4. Group of lots

4.1. Group of lots: GLO-0001

Lots included: LOT-0001, LOT-0002, LOT-0003, LOT-0004, LOT-0005, LOT-0006

Title: Staalhøjgaard

Description: Udbuddet vedrører opførelse af 44 boliger i boligbebyggelsen Staalhøjgaard. Byggeriet udbydes i fagentrepriser og omfatter jord-, kloak-, beton- og anlægsarbejder, murerarbejder, tømrer- og snedkerarbejder, malerarbejder, el-installationer, VVS-installationer samt ventilationsarbejder. De enkelte delkontrakter (LOTs) udbydes særskilt og tildeles individuelt.

Internal identifier: SHG

4.1.1. Value

Estimated value excluding VAT: 44 560 000,00 DKK

4.1.2. General information

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

4.1.3. Award criteria**Criterion:**

Type: Quality

Name: Bedste forhold mellem pris og kvalitet

Description: Tilbuddene vurderes på baggrund af det mest fordelagtige tilbud baseret på bedste forhold mellem pris og kvalitet. Vurderingen sker på en samlet bedømmelse af underkriterierne pris, kvalitet samt organisation og erfaring, som nærmere beskrevet i udbudsmaterialet.

Description of the method to be used if weighting cannot be expressed by criteria: Vurderingen sker på baggrund af følgende underkriterier: Pris (40 %), kvalitet (35 %) samt organisation og erfaring (25 %), jf. nærmere beskrivelse i udbudsmaterialet.

5. Lot

5.1. Lot: LOT-0001

Title: Jord-, kloak-, beton- og anlæg entreprise

Description: Delkontrakten vedrører jord-, kloak- og betonarbejder i forbindelse med opførelse af 44 boliger i boligbebyggelsen Staalhøjgaard. Arbejdet omfatter terrænregulering, udgravning, ledningsarbejder i jord, kloakarbejder, fundamenter, terrændæk samt øvrige

betonarbejder. Entreprisen omfatter alle nødvendige ydelser og leverancer for arbejdets fuldstændige færdiggørelse i overensstemmelse med udbudsmaterialet, herunder arbejdsbeskrivelser, tegninger og byggesagsbeskrivelse.

Internal identifier: JBK-001

5.1.1. Purpose

Main nature of the contract: Works

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

Additional classification (cpv): 45231300 Construction work for water and sewage pipelines,

45223500 Reinforced-concrete structures, 45112000 Excavating and earthmoving work

Quantity: 44 pieces

5.1.2. Place of performance

Postal address: Stålhøjvej 21

Town: Asnæs

Postcode: 4550

Country subdivision (NUTS): Vest- og Sydsjælland (DK022)

Country: Denmark

5.1.3. Estimated duration

Start date: 12/10/2026

Other duration: Unlimited

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

Approach to reducing environmental impacts: Other

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Other

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

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: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

5.1.10. Award criteria

Criterion:

Type: Price

Name: Tilbudssum

Description: - Laveste tilbudssum tildeles 10 point. - Øvrige scorer beregnes som: (Laveste tilbud / Tilbudsgivers pris) × 10. - Point omregnes forholdsmæssigt til vægtningen 40 %.

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

Award criterion number: 40

Criterion:

Type: Quality

Name: Kvalitet

Description: - Tilbudsgivers plan for mobilisering og daglig tilstedeværelse på byggepladsen. - Redegørelse for hurtig håndtering af byggepladsproblemer. - Tilbudsgivers planlagte ressourceforbrug og bemanning. - Praktisk logistik og adgang til byggepladsen, herunder evt. nærhed og reaktionstid.

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

Award criterion number: 35

Criterion:

Type: Quality

Name: Organisation og erfaring

Description: - Nøglepersoners erfaring og CV'er. - Tidligere projekter af lignende størrelse og karakter. - Intern organisation og rollefordeling.

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

Award criterion number: 25

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Danish

Address of the procurement documents: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

Ad hoc communication channel:

Name: Byggeprojekt

URL: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 21/08/2026

Terms of submission:

Electronic submission: Required

Address for submission: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Description of the financial guarantee: Entreprenøren stiller sikkerhed på 15 % af enterprisesummen ekskl. moms, jf. AB18 § 9.

Deadline for receipt of requests to participate: 12/08/2026 14:00:00 (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

A non-disclosure agreement is required: no

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: Oplysninger om finansiering og betaling: Iht. udbudsbetingelser

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

Mediation organisation: Staalhøjgaard ApS

Review organisation: Staalhøjgaard ApS

Information about review deadlines: Klage over prækvalifikation skal være modtaget senest 20 kalenderdage efter, at ordregiveren har sendt underretning.

Organisation providing information concerning the general regulatory framework for taxes applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of tax legislation: <https://skm.dk/love/gældende-love>

Organisation providing information concerning the general regulatory framework for environmental protection applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of environmental legislation: <https://www.retsinformation.dk/eli/ta/2019/1218>

Organisation providing information concerning the general regulatory framework for employment protection and working conditions applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of employment legislation: <https://www.retsinformation.dk>

Organisation providing additional information about the procurement procedure: Staalhøjgaard ApS

Organisation providing offline access to the procurement documents: Staalhøjgaard ApS

Organisation providing more information on the review procedures: Staalhøjgaard ApS

Organisation receiving requests to participate: Staalhøjgaard ApS

Organisation processing tenders: Staalhøjgaard ApS

5.1. Lot: LOT-0002

Title: Murer entreprise

Description: Delkontrakten vedrører murerarbejder i forbindelse med opførelse af 44 boliger i boligbebyggelsen Staalhøjgaard. Arbejdet omfatter udførelse af ydervægge i tegl, porebetonvægge, sokkelpuds, vægfliser, gulvklinter samt øvrige murerarbejder. Entreprisen omfatter alle nødvendige ydelser og leverancer for arbejdets fuldstændige færdiggørelse i overensstemmelse med udbudsmaterialet, herunder arbejdsbeskrivelser, tegninger og byggesagsbeskrivelse.

Internal identifier: MU-002

5.1.1. Purpose

Main nature of the contract: Works

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

Additional classification (cpv): 45262520 Bricklaying work

Quantity: 44 pieces

5.1.2. Place of performance

Postal address: Stålhøjvej 21

Town: Asnæs

Postcode: 4550

Country subdivision (NUTS): Vest- og Sydsjælland (DK022)

Country: Denmark

5.1.3. Estimated duration

Start date: 12/10/2026

Other duration: Unlimited

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

Approach to reducing environmental impacts: Other

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Other

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

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: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

5.1.10. Award criteria

Criterion:

Type: Price

Name: Tilbudssum

Description: - Laveste tilbudssum tildeles 10 point. - Øvrige scorer beregnes som: (Laveste tilbud / Tilbudsgivers pris) × 10. - Point omregnes forholdsmæssigt til vægtningen 40 %.

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

Award criterion number: 40

Criterion:

Type: Quality

Name: Kvalitet

Description: - Tilbudsgivers plan for mobilisering og daglig tilstedeværelse på byggepladsen. - Redegørelse for hurtig håndtering af byggepladsproblemer. - Tilbudsgivers planlagte ressourceforbrug og bemanning. - Praktisk logistik og adgang til byggepladsen, herunder evt. nærhed og reaktionstid.

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

Award criterion number: 35

Criterion:

Type: Quality

Name: Organisation og erfaring

Description: - Nøglepersoners erfaring og CV'er. - Tidligere projekter af lignende størrelse og karakter. - Intern organisation og rollefordeling.

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

Award criterion number: 25

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Danish

Address of the procurement documents: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

Ad hoc communication channel:

Name: Byggeprojekt

URL: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 21/08/2026

Terms of submission:

Electronic submission: Required

Address for submission: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Description of the financial guarantee: Entreprenøren stiller sikkerhed på 15 % af enterprisesummen ekskl. moms, jf. AB18 § 9.

Deadline for receipt of requests to participate: 12/08/2026 14:00:00 (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

A non-disclosure agreement is required: no

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: Oplysninger om finansiering og betaling: Iht. udbudsbetingelser

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

Mediation organisation: Staalhøjgaard ApS

Review organisation: Staalhøjgaard ApS

Information about review deadlines: Klage over prækvalifikation skal være modtaget senest 20 kalenderdage efter, at ordregiveren har sendt underretning.

Organisation providing information concerning the general regulatory framework for taxes applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of tax legislation: <https://skm.dk/love/gældende-love>

Organisation providing information concerning the general regulatory framework for environmental protection applicable in the place where the contract is to be performed:

Staalhøjgaard ApS

Web address of environmental legislation: <https://www.retsinformation.dk/eli/ta/2019/1218>

Organisation providing information concerning the general regulatory framework for employment protection and working conditions applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of employment legislation: <https://www.retsinformation.dk>

Organisation providing additional information about the procurement procedure: Staalhøjgaard ApS

Organisation providing offline access to the procurement documents: Staalhøjgaard ApS

Organisation providing more information on the review procedures: Staalhøjgaard ApS

Organisation receiving requests to participate: Staalhøjgaard ApS

Organisation processing tenders: Staalhøjgaard ApS

5.1. Lot: LOT-0003

Title: Tømrer entreprise

Description: Delkontrakten vedrører tømrer- og snedkerarbejder i forbindelse med opførelse af 44 boliger i boligbebyggelsen Staalhøjgaard. Arbejdet omfatter levering og montering af tagkonstruktioner, facadebeklædning, vinduer og yderdøre, indvendige døre, gulve, lofter, inventar samt øvrige tømrer- og snedkerarbejder. Entreprisen omfatter alle nødvendige ydelser og leverancer for arbejdets fuldstændige færdiggørelse i overensstemmelse med udbudsmaterialet, herunder arbejdsbeskrivelser, tegninger og byggesagsbeskrivelse.

Internal identifier: TØ-003

5.1.1. Purpose

Main nature of the contract: Works

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

Additional classification (cpv): 45422000 Carpentry installation work

Quantity: 44 pieces

5.1.2. Place of performance

Postal address: Stålhøjvej 21

Town: Asnæs

Postcode: 4550

Country subdivision (NUTS): Vest- og Sydsjælland (DK022)

Country: Denmark

5.1.3. Estimated duration

Start date: 12/10/2026

Other duration: Unlimited

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement
Approach to reducing environmental impacts: Other
Green Procurement Criteria: Other Green Public Procurement criteria
Social objective promoted: Other

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

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: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

5.1.10. Award criteria

Criterion:

Type: Price

Name: Tilbudssum

Description: - Laveste tilbudssum tildeles 10 point. - Øvrige scorer beregnes som: (Laveste tilbud / Tilbudsgivers pris) × 10. - Point omregnes forholdsmæssigt til vægtningen 40 %.

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

Award criterion number: 40

Criterion:

Type: Quality

Name: Kvalitet

Description: - Tilbudsgivers plan for mobilisering og daglig tilstedeværelse på byggepladsen. - Redegørelse for hurtig håndtering af byggepladsproblemer. - Tilbudsgivers planlagte ressourceforbrug og bemanning. - Praktisk logistik og adgang til byggepladsen, herunder evt. nærhed og reaktionstid.

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

Award criterion number: 35

Criterion:

Type: Quality

Name: Organisation og erfaring

Description: - Nøglepersoners erfaring og CV'er. - Tidligere projekter af lignende størrelse og karakter. - Intern organisation og rollefordeling.

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

Award criterion number: 25

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Danish

Address of the procurement documents: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

Ad hoc communication channel:

Name: Byggeprojekt

URL: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 21/08/2026

Terms of submission:

Electronic submission: Required

Address for submission: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of requests to participate: 12/08/2026 14:00:00 (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

A non-disclosure agreement is required: no

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: Oplysninger om finansiering og betaling: Iht. udbudsbetingelser

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

Mediation organisation: Staalhøjgaard ApS

Review organisation: Staalhøjgaard ApS

Information about review deadlines: Klage over prækvalifikation skal være modtaget senest 20 kalenderdage efter, at ordregiveren har sendt underretning.

Organisation providing information concerning the general regulatory framework for taxes applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of tax legislation: <https://skm.dk/love/gældende-love>

Organisation providing information concerning the general regulatory framework for environmental protection applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of environmental legislation: <https://www.retsinformation.dk/eli/ta/2019/1218>

Organisation providing information concerning the general regulatory framework for employment protection and working conditions applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of employment legislation: <https://www.retsinformation.dk>

Organisation providing additional information about the procurement procedure: Staalhøjgaard ApS

Organisation providing offline access to the procurement documents: Staalhøjgaard ApS

Organisation providing more information on the review procedures: Staalhøjgaard ApS

Organisation receiving requests to participate: Staalhøjgaard ApS

Organisation processing tenders: Staalhøjgaard ApS

5.1. Lot: LOT-0004

Title: Maler entreprise

Description: Delkontrakten vedrører malerarbejder i forbindelse med opførelse af 44 boliger i boligbebyggelsen Staalhøjgaard. Arbejdet omfatter malerbehandling af porebetonvægge, gipspladelofter samt indvendigt og udvendigt træværk. Entreprisen omfatter alle nødvendige

ydelser og leverancer for arbejdets fuldstændige færdiggørelse i overensstemmelse med udbudsmaterialet, herunder arbejdsbeskrivelser, tegninger og byggesagsbeskrivelse.
Internal identifier: MA-004

5.1.1. Purpose

Main nature of the contract: Works

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

Additional classification (cpv): 45442100 Painting work

Quantity: 44 pieces

5.1.2. Place of performance

Postal address: Stålhøjvej 21

Town: Asnæs

Postcode: 4550

Country subdivision (NUTS): Vest- og Sydsjælland (DK022)

Country: Denmark

5.1.3. Estimated duration

Start date: 12/10/2026

Other duration: Unlimited

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

Approach to reducing environmental impacts: Other

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Other

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

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: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

5.1.10. Award criteria

Criterion:

Type: Price

Name: Tilbudssum

Description: - Laveste tilbudssum tildeles 10 point. - Øvrige scorer beregnes som: (Laveste tilbud / Tilbudsgivers pris) × 10. - Point omregnes forholdsmæssigt til vægtningen 40 %.

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

Award criterion number: 40

Criterion:

Type: Quality

Name: Kvalitet

Description: - Tilbudsgivers plan for mobilisering og daglig tilstedeværelse på byggepladsen. - Redegørelse for hurtig håndtering af byggepladsproblemer. - Tilbudsgivers planlagte ressourceforbrug og bemanning. - Praktisk logistik og adgang til byggepladsen, herunder evt. nærhed og reaktionstid.

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

Award criterion number: 35

Criterion:

Type: Quality

Name: Organisation og erfaring

Description: - Nøglepersoners erfaring og CV'er. - Tidligere projekter af lignende størrelse og karakter. - Intern organisation og rollefordeling.

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

Award criterion number: 25

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Danish

Address of the procurement documents: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

Ad hoc communication channel:

Name: Byggeprojekt

URL: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

5.1.12. Terms of procurement**Terms of the procedure:**

Estimated date of dispatch of the invitations to submit tenders: 21/08/2026

Terms of submission:

Electronic submission: Required

Address for submission: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of requests to participate: 12/08/2026 14:00:00 (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

A non-disclosure agreement is required: no

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: Oplysninger om finansiering og betaling: Iht. udbudsbetingelser

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

Mediation organisation: Staalhøjgaard ApS

Review organisation: Staalhøjgaard ApS

Information about review deadlines: Klage over prækvalifikation skal være modtaget senest 20 kalenderdage efter, at ordregiveren har sendt underretning.

Organisation providing information concerning the general regulatory framework for taxes applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of tax legislation: <https://skm.dk/love/gældende-love>

Organisation providing information concerning the general regulatory framework for environmental protection applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of environmental legislation: <https://www.retsinformation.dk/eli/ta/2019/1218>

Organisation providing information concerning the general regulatory framework for employment protection and working conditions applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of employment legislation: <https://www.retsinformation.dk>

Organisation providing additional information about the procurement procedure: Staalhøjgaard ApS

Organisation providing offline access to the procurement documents: Staalhøjgaard ApS

Organisation providing more information on the review procedures: Staalhøjgaard ApS

Organisation receiving requests to participate: Staalhøjgaard ApS

Organisation processing tenders: Staalhøjgaard ApS

5.1. Lot: LOT-0005

Title: El entreprise

Description: Delkontrakten vedrører el-installationsarbejder i forbindelse med opførelse af 44 boliger i boligbebyggelsen Staalhøjgaard. Arbejdet omfatter levering og installation af el-anlæg, herunder føringsveje, kabler, tavler, belysning, stikkontakter, svagstrømsinstallationer samt øvrige el-tekniske installationer. Entreprisen omfatter alle nødvendige ydelser og leverancer for arbejdets fuldstændige færdiggørelse i overensstemmelse med udbudsmaterialet, herunder arbejdsbeskrivelser, tegninger og byggesagsbeskrivelse.

Internal identifier: EL-005

5.1.1. Purpose

Main nature of the contract: Works

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

Additional classification (cpv): 45310000 Electrical installation work

Quantity: 44 pieces

5.1.2. Place of performance

Postal address: Stålhøjvej 21

Town: Asnæs

Postcode: 4550

Country subdivision (NUTS): Vest- og Sydsjælland (DK022)

Country: Denmark

5.1.3. Estimated duration

Start date: 12/10/2026

Other duration: Unlimited

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

Approach to reducing environmental impacts: Other

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Other

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

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: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

5.1.10. Award criteria

Criterion:

Type: Price

Name: Tilbudssum

Description: - Laveste tilbudssum tildeles 10 point. - Øvrige scorer beregnes som: (Laveste tilbud / Tilbudsgivers pris) × 10. - Point omregnes forholdsmæssigt til vægtningen 40 %.

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

Award criterion number: 40

Criterion:

Type: Quality

Name: Kvalitet

Description: - Tilbudsgivers plan for mobilisering og daglig tilstedeværelse på byggepladsen. - Redegørelse for hurtig håndtering af byggepladsproblemer. - Tilbudsgivers planlagte ressourceforbrug og bemanning. - Praktisk logistik og adgang til byggepladsen, herunder evt. nærhed og reaktionstid.

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

Award criterion number: 35

Criterion:

Type: Quality

Name: Organisation og erfaring

Description: - Nøglepersoners erfaring og CV'er. - Tidligere projekter af lignende størrelse og karakter. - Intern organisation og rollefordeling.

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

Award criterion number: 25

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Danish

Address of the procurement documents: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

Ad hoc communication channel:

Name: Byggeprojekt

URL: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 21/08/2026

Terms of submission:

Electronic submission: Required

Address for submission: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of requests to participate: 12/08/2026 14:00:00 (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

A non-disclosure agreement is required: no

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: Oplysninger om finansiering og betaling: Iht. udbudsbetingelser

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

Mediation organisation: Staalhøjgaard ApS

Review organisation: Staalhøjgaard ApS

Information about review deadlines: Klage over prækvalifikation skal være modtaget senest 20 kalenderdage efter, at ordregiveren har sendt underretning.

Organisation providing information concerning the general regulatory framework for taxes applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of tax legislation: <https://skm.dk/love/gældende-love>

Organisation providing information concerning the general regulatory framework for environmental protection applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of environmental legislation: <https://www.retsinformation.dk/eli/lta/2019/1218>

Organisation providing information concerning the general regulatory framework for employment protection and working conditions applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of employment legislation: <https://www.retsinformation.dk>

Organisation providing additional information about the procurement procedure: Staalhøjgaard ApS

Organisation providing offline access to the procurement documents: Staalhøjgaard ApS

Organisation providing more information on the review procedures: Staalhøjgaard ApS

Organisation receiving requests to participate: Staalhøjgaard ApS

Organisation processing tenders: Staalhøjgaard ApS

5.1. Lot: LOT-0006

Title: VVS- og ventilation entreprise

Description: Delkontrakten vedrører VVS- og ventilationsarbejder i forbindelse med opførelse af 44 boliger i boligbebyggelsen Staalhøjgaard. Arbejdet omfatter levering og installation af vand-, varme- og afløbsinstallationer, herunder brugsvandsanlæg, varmeanlæg, sanitet samt ventilationsanlæg, herunder kanalsystemer, aggregater og armaturer samt øvrige VVS- og ventilations-tekniske installationer. Entreprisen omfatter alle nødvendige ydelser og leverancer for arbejdets fuldstændige færdiggørelse i overensstemmelse med udbudsmaterialet, herunder arbejdsbeskrivelser, tegninger og byggesagsbeskrivelse.

Internal identifier: VVS-006

5.1.1. Purpose

Main nature of the contract: Works

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

Additional classification (cpv): 45331000 Heating, ventilation and air-conditioning installation work, 45332000 Plumbing and drain-laying work

Quantity: 44 pieces

5.1.2. Place of performance

Postal address: Stålhøjvej 21

Town: Asnæs

Postcode: 4550

Country subdivision (NUTS): Vest- og Sydsjælland (DK022)

Country: Denmark

5.1.3. Estimated duration

Start date: 12/10/2026

Other duration: Unlimited

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

Approach to reducing environmental impacts: Other

Green Procurement Criteria: Other Green Public Procurement criteria

Social objective promoted: Other

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are included

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: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

5.1.10. Award criteria

Criterion:

Type: Price

Name: Tilbudssum

Description: - Laveste tilbudssum tildeles 10 point. - Øvrige scorer beregnes som: (Laveste tilbud / Tilbudsgivers pris) × 10. - Point omregnes forholdsmæssigt til vægtningen 40 %.

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

Award criterion number: 40

Criterion:

Type: Quality

Name: Kvalitet

Description: - Tilbudsgivers plan for mobilisering og daglig tilstedeværelse på byggepladsen. - Redegørelse for hurtig håndtering af byggepladsproblemer. - Tilbudsgivers planlagte ressourceforbrug og bemanning. - Praktisk logistik og adgang til byggepladsen, herunder evt. nærhed og reaktionstid.

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

Award criterion number: 35

Criterion:

Type: Quality

Name: Organisation og erfaring

Description: - Nøglepersoners erfaring og CV'er. - Tidligere projekter af lignende størrelse og karakter. - Intern organisation og rollefordeling.

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

Award criterion number: 25

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Danish

Address of the procurement documents: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

Ad hoc communication channel:

Name: Byggeprojekt

URL: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 21/08/2026

Terms of submission:

Electronic submission: Required

Address for submission: https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Description of the financial guarantee: Entreprenøren stiller sikkerhed på 15 % af entreprisesummen ekskl. moms, jf. AB18 § 9.

Deadline for receipt of requests to participate: 12/08/2026 14:00:00 (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

A non-disclosure agreement is required: no

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

Financial arrangement: Oplysninger om finansiering og betaling: Iht. udbudsbetingelser

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

Mediation organisation: Staalhøjgaard ApS

Review organisation: Staalhøjgaard ApS

Information about review deadlines: Klage over prækvalifikation skal være modtaget senest 20 kalenderdage efter, at ordregiveren har sendt underretning.

Organisation providing information concerning the general regulatory framework for taxes applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of tax legislation: <https://skm.dk/love/gældende-love>

Organisation providing information concerning the general regulatory framework for environmental protection applicable in the place where the contract is to be performed:

Staalhøjgaard ApS

Organisation providing information concerning the general regulatory framework for employment protection and working conditions applicable in the place where the contract is to be performed: Staalhøjgaard ApS

Web address of employment legislation: <https://www.retsinformation.dk>

Organisation providing additional information about the procurement procedure: Staalhøjgaard ApS

Organisation providing offline access to the procurement documents: Staalhøjgaard ApS

Organisation providing more information on the review procedures: Staalhøjgaard ApS

Organisation receiving requests to participate: Staalhøjgaard ApS

Organisation processing tenders: Staalhøjgaard ApS

8. Organisations

8.1. ORG-0001

Official name: Staalhøjgaard ApS

Registration number: 43167375

Postal address: Industriparken 33B

Town: Jyderup

Postcode: 4450

Country subdivision (NUTS): Vest- og Sydsjælland (DK022)

Country: Denmark

Email: ejendomme@jj-ts.dk

Telephone: 31 31 33 05

Information exchange endpoint (URL): https://app.byggeprojekt.dk/webapp/public/2130-26004_Staalhoejgaard

Roles of this organisation:

Buyer

TED eSender

Organisation providing additional information about the procurement procedure

Organisation providing offline access to the procurement documents

Organisation receiving requests to participate

Organisation processing tenders

Review organisation

Organisation providing more information on the review procedures

Mediation organisation

Organisation providing information concerning the general regulatory framework for taxes applicable in the place where the contract is to be performed

Organisation providing information concerning the general regulatory framework for environmental protection applicable in the place where the contract is to be performed

Organisation providing information concerning the general regulatory framework for employment protection and working conditions applicable in the place where the contract is to be performed

8.1. ORG-0000

Official name: Publications Office of the European Union

Registration number: PUBL

Town: Luxembourg

Postcode: 2417

Country subdivision (NUTS): Luxembourg (LU000)

Country: Luxembourg

Email: ted@publications.europa.eu

Telephone: +352 29291

Internet address: <https://op.europa.eu>

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: 3bc31acf-9c8e-4bb7-b46d-b88c61be2748 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 13/07/2026 09:12:27 (UTC+00:00) Western European Time, GMT

Languages in which this notice is officially available: Danish

Notice publication number: 483795-2026

OJ S issue number: 133/2026

Publication date: 14/07/2026