

511905-2026 - Competition

Norway – Inspection of ventilation system – Framework agreement ventilation services

OJ S 140/2026 23/07/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Ringerike Boligstiftelse

Email: audun@ringbs.no

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Framework agreement ventilation services

Description: Ringerike Housing Foundation's objective is to acquire, erect, operate, maintain and develop housing for municipal purposes. The entire portfolio of properties is rented out to Ringerike municipality, which leases for various housing purposes. The housing mass per 2026 is on 664 residences divided between 88 buildings at 48 locations within Ringerike municipality, with a total of approx. 62,000 m2 buildings. The Housing Foundation's aim is to offer tenants in varied user groups satisfactory housing conditions with sober and time content. At the same time, the Foundation shall safeguard the value of the properties through value conserving maintenance, and contribute to the quality of life for residents and productivity for employees. Ringerike Housing Foundation is an independent legal entity with six employees. The Board of Trustees will be elected by Ringerike municipality. Ringerike municipality rents the entire property mass and uses it for various health services and leases housing.

Procedure identifier: 36ac42a9-b415-45cf-a625-2d19f686a5b4

Internal identifier: 40024

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: The contracting authority's need for ventilation measures in accordance with the requirements set out in the tender documentation and ensure a long lifetime of the existing system. Annual inspections for small, medium sized and large ventilation installations are the main assignment for the contract. A list of locations and installations is in annex 2b. The service also includes improvement, modernisation and new installations, including materials used. The scope of this agreement is at all times dependent on the contracting authority's grants and need. Works solved with the Contracting Authority's own resources are not a part of the framework agreement. The assignments include i.a. (the list is not exhaustive): Periodic service for all types of ventilation installations - Replacing filters, V-belts and other consumables - General troubleshooting and repairing, condition reports - Revising and preparing drawings and forms in connection with documentation.- Assembly, alteration and expansion of ventilation installations - Marking components in accordance with documentation.- Web based control system for remote monitoring of ventilation systems through ventilation installations. Control control, etc. with data exchange through API - INCREASE

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71315410 Inspection of ventilation system

Additional classification (cpv): 42500000 Cooling and ventilation equipment, 42520000

Ventilation equipment, 45331000 Heating, ventilation and air-conditioning installation work, 45331200 Ventilation and air-conditioning installation work, 45331210 Ventilation installation work

2.1.2. Place of performance

Postal address: Hvervenmoveien 49

Town: Hønefoss

Postcode: 3511

Country subdivision (NUTS): Buskerud (NO085)

Country: Norway

Additional information: The work shall be carried out on properties owned by Ringerike Housing Foundation, geographically bordered by Ringerike municipality.

2.1.3. Value

Estimated value excluding VAT: 12 000 000,00 NOK

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

2.1.4. General information

Legal basis:

Directive 2014/24/EU

Anskaffelsesforskriften - The procurement's value is estimated to NOK 12 million excluding VAT. The competition will be held in accordance with the Public Procurement Act with regulations (FOA), as well as provisions in the tender documentation. The competition will be held as TED - open tender contest in accordance with the regulations Parts I and III.

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, 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.

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 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 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?

5. Lot

5.1. Lot: LOT-0000

Title: Framework agreement ventilation services

Description: Ringerike Housing Foundation's objective is to acquire, erect, operate, maintain and develop housing for municipal purposes. The entire portfolio of properties is rented out to Ringerike municipality, which leases for various housing purposes. The housing mass per 2026 is on 664 residences divided between 88 buildings at 48 locations within Ringerike municipality, with a total of approx. 62,000 m2 buildings. The Housing Foundation's aim is to offer tenants in varied user groups satisfactory housing conditions with sober and time content.

At the same time, the Foundation shall safeguard the value of the properties through value conservery maintenance, and contribute to the quality of life for residents and productivity for employees. Ringerike Housing Foundation is an independent legal entity with six employees. The Board of Trustees will be elected by Ringerike municipality. Ringerike municipality rents the entire property mass and uses it for various health services and leases housing.
Internal identifier: 40024

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71315410 Inspection of ventilation system

Additional classification (cpv): 42500000 Cooling and ventilation equipment, 42520000

Ventilation equipment, 45331000 Heating, ventilation and air-conditioning installation work, 45331200 Ventilation and air-conditioning installation work, 45331210 Ventilation installation work

Options:

Description of the options: The contract will be valid for two years, with an option for an extension for 1+1 year.

5.1.2. Place of performance

Postal address: Hvervenmoveien 49

Town: Hønefoss

Postcode: 3511

Country subdivision (NUTS): Buskerud (NO085)

Country: Norway

Additional information: The work shall be carried out on properties owned by Ringerike Housing Foundation, geographically bordered by Ringerike municipality.

5.1.3. Estimated duration

Start date: 30/11/2026

Duration end date: 30/11/2030

5.1.5. Value

Estimated value excluding VAT: 12 000 000,00 NOK

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

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: Tender requirement

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: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Name: Total price from the price form.

Description: The main form shall include information on hourly rates and mark-ups. Tenderers shall fill in the tab "fixed controls" per control per location/facility, with a price for the inspection and for consumables such as filters and wedge. Information in annex 2b Description of the installations will form the basis for the pricing. The sum from "fixed controls" is automatically collected on the main form. Prices shall also be given for the complete installation of heat pumps for Nordic conditions with AC on the main form.

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

Award criterion number: 30

Criterion:

Type: Quality

Name: Solution proposal

Description: a. Describe how you will cooperate with the contracting authority in the contract period (dialogue, receipt and follow-up of orders, reporting, invoicing, documentation etc.). b. Describe their quality assurance system and the use of the system for the execution of the assignments under the framework agreement. c. Describe how the assignment is staffed and how the contract's response times are complied with within and outside normal working hours, including a duty scheme. d. Describe how local knowledge of the contracting authority's properties is/shall be acquired.

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

Award criterion number: 20

Criterion:

Type: Quality

Name: Assignment specific competence

Description: a. The contracting authority will have a permanent gender neutral preferred at the tenderer with responsibility for follow-up of all deliveries. You shall state the following for a permanent gender neutral preferred: Name, Education and relevant courses, Relevant work experience, Experience from equivalent roles (state the names of the customers and the scope of the contract). b. The contracting authority will have a permanent team of 2-4 persons who shall carry out the deliveries. You should provide the following for each person:

Permanent person for execution: Name, Role in the team, Education and relevant courses, Relevant work experience, Experience from equivalent assignments (state the names of customers and scope of contract)

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

Award criterion number: 20

Criterion:

Type: Quality

Name: Environment

Description: a. Tenderers shall give an account of their environmental management system and their use in the execution of assignments under the framework agreement, as well as any environmental certifications. b. It is important that the tenderer includes environmental assessments in the execution of assignments under the framework agreement. Tenderers shall describe how this is taken care of and what concrete environmental measures will be taken into account in the execution of the assignments under the framework agreement.

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

Award criterion number: 30

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Norwegian

Deadline for requesting additional information: 20/08/2026 10:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://permalink.mercell.com/288097528.aspx>

Ad hoc communication channel:

Name: Mercell KGV

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://permalink.mercell.com/288097528.aspx>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 27/08/2026 08:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 65 Days

Information that can be supplemented after the submission deadline:

At the discretion of the buyer, some missing tenderer-related documents may be submitted later.

Additional information: The sending of tenders is limited by the Public Procurement Regulations, Part I+III

Information about public opening:

Opening date: 27/08/2026 08:00:00 (UTC+00:00) Western European Time, GMT

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

A non-disclosure agreement is required: yes

Additional information about the non-disclosure agreement: The confidentiality provisions in the Act on processing in administration cases dated 10 February 1967 (the Public Administration Act) will apply to the parties and any sub-suppliers and third parties. The client confidentiality also applies after the contract has expired. The tenderer and the tenderer's personnel are obliged to treat all information about the contracting authority and the contract as confidential, even after the contractual relationship has ended. Tenderers shall not publish the content of this contract, or use the contracting authority as a reference, without the contracting authority's consent. Approval cannot be refused without a justifiable reason. Breach of this provision is seen as a significant breach of contract.

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 1

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Mediation organisation: Ringerike og Hallingdal tingrett

Review organisation: Ringerike og Hallingdal tingrett

Information about review deadlines: OPT-301-Lot-ReviewInfo

Organisation providing additional information about the procurement procedure: Ringerike Boligstiftelse
Organisation providing offline access to the procurement documents: Ringerike Boligstiftelse
Organisation providing more information on the review procedures: Ringerike og Hallingdal tingrett
Organisation receiving requests to participate: Ringerike Boligstiftelse
Organisation processing tenders: Ringerike Boligstiftelse

8. Organisations

8.1. ORG-0001

Official name: Ringerike Boligstiftelse
Registration number: 929982894
Postal address: Hvervenmoveien 49
Town: Hønefoss
Postcode: 3511
Country subdivision (NUTS): Buskerud (NO085)
Country: Norway
Contact point: Audun Mjøs
Email: audun@ringbs.no
Telephone: +47 46703000

Roles of this organisation:

Buyer
Organisation providing additional information about the procurement procedure
Organisation providing offline access to the procurement documents
Organisation receiving requests to participate
Organisation processing tenders

8.1. ORG-0002

Official name: Ringerike og Hallingdal tingrett
Registration number: 935365147
Department: Ringerike boligstiftelse
Postal address: Postboks 143 Sentrum
Town: Hønefoss
Postcode: 3502
Country subdivision (NUTS): Buskerud (NO085)
Country: Norway

Roles of this organisation:

Review organisation
Organisation providing more information on the review procedures
Mediation organisation

Notice information

Notice identifier/version: 8d7cb4ce-fc09-484d-b8ed-5bcd7b1c071b - 01
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Notice type: Contract or concession notice – standard regime
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