

629234-2026 - Competition

Norway – Construction work – Århusjordet housing estate - Area 1 - Fyresdal municipality

OJ S 177/2026 14/09/2026

Contract or concession notice – standard regime - Change notice
Works

1. Buyer

1.1. Buyer

Official name: Fyresdal kommune

Email: postmottak@fyresdal.kommune.no

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

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Århusjordet housing estate - Area 1 - Fyresdal municipality

Description: Fyresdal municipality shall construct a total of 26 residential units at Århusjordet, as an extension of Folkestadbyen. The new housing estate will consist of several types of housing with different number of residential units per housing type. The project also includes a garage building (carport) and outdoor areas with parking and green areas. The sites are currently taken over as they appear. The development of roads and plot areas for the dwellings is carried out in a previous contract, and the water and sewage installations as well as electrical infrastructure are carried out to the site border. The buildings shall be constructed with a wooden supporting system. An option price shall also be given for execution with standard railings with an equivalent function. The project is divided into three areas: Area 1: Three residential buildings (housing type 04, 06 and 07), garage building (carport), central heating system, joint buried sanitation installations as well as the delivery and assembly of a solar panel facility Area 2: Four residential buildings (housing type 02 and detached house) Area 3: Two residential buildings (semi-detached houses and wooden dwellings) See the tender documentation for further details on each area as well as interface between the areas. This procurement is for area 1. The contract work shall be carried out as a turnkey contract in accordance with NS 8407, with the clarifications, changes and additions included in the tender documentation. The work is planned to start as soon as possible after contracting. The residences shall be ready for moving into by 30.09.2028 at the latest.

Procedure identifier: b8a35338-19b4-49e6-b041-42ab626970ec

Internal identifier: 10250893

Type of procedure: Open

The procedure is accelerated: no

Main features of the procedure: The procurement shall be carried out in accordance with the applicable Public Procurements Act, ACT 2016-06-17-73, and the Public Procurement Regulations (procurement regulations), FOR-2016-08-12-974, part I and part III, with the clarifications and supplements as stated in the tender documentation. The open tender contest has been chosen as the procurement procedure.

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 71240000 Architectural, engineering and planning services

2.1.2. Place of performance

Town: Fyresdal

Postcode: 3870

Country subdivision (NUTS): Telemark (NO094)

Country: Norway

2.1.3. Value

Estimated value excluding VAT: 45 600 000,00 NOK

2.1.4. General information

Legal basis:

Directive 2014/24/EU

Anskaffelsesforskriften - The Public Procurement Act), LOV 2016-06-17-73, and the Public Procurement Regulations (procurement regulations), FOR-2016-08-12-974, part I and part III, with the clarifications and supplements as stated in the tender documentation.

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Notice, Procurement Document

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 of obligations in the fields of environmental law: Is the tenderer aware of breaches of environmental provisions as stated in national law, the relevant notice or procurement documents or Article 18 (2) of Directive 2014/24/EU.

Breaching of obligations in the fields of labour law: Is the tenderer aware of breaches of provisions on working conditions as stated in national law, the relevant notice or procurement documents or Article 18 (2) of Directive 2014/24/EU.

Breaching of obligations in the fields of social law: Is the tenderer aware of breaches of provisions on social conditions as stated in national law, the relevant notice or procurement documents or Article 18 (2) of Directive 2014/24/EU.

Agreements with other economic operators aimed at distorting competition: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Grave professional misconduct: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Misrepresentation, withheld information, unable to provide required documents or obtained confidential information of this procedure: Have the tenderer: a) given grossly incorrect information when notifying the information required to verify that there is no basis for rejection, or of the qualification requirements being met, b) failed to provide such information, c) subject to immediately submitting the supporting documents requested by the Contracting Authority, or d) improperly affecting the Contracting Authority's decision process to acquire confidential information that could give this an unlawful advantage in connection with competition, or negligently has given misleading information that can have a significant influence on decisions on rejection, selection or award?

Conflict of interest due to its participation in the procurement procedure: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Direct or indirect involvement in the preparation of this procurement procedure: Has the tenderer or an entity associated with the supplier advised the contracting authority or in another way been involved in the planning of the competition?

Early termination, damages, or other comparable sanctions: Has the tenderer committed significant breaches of contract in connection with the fulfilment of a previous public contract, a previous contract with a public contracting authority or a previous concession contract, where the breach has led to the cancellation of the contract, compensation or other similar sanctions?

Breaching 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. Will the purely national rejection reasons, as stated in the relevant notice or in the procurement documents, apply?

Breaching obligation relating to payment of social security contributions: Have tenderers failed to fulfil all their social security obligations in the country where they are established and in their member state, if this is a different country than what he is established in?

Breaching obligation relating to payment of taxes: Has the tenderer not fulfilled his tax and duty obligations in the country in which he is established, and in the contracting authority's member state, if this is a different country than what he is established in?

Business activities are suspended: Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Bankruptcy: Is the tenderer in a bankruptcy situation? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Arrangement with creditors: Is the supplier in a situation where he has been forced debt arrangement? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Insolvency: Is the tenderer in an insolvency situation? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Assets being administered by liquidator: Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Analogous situation like bankruptcy, insolvency or arrangement with creditors under national law: Is the supplier in a situation where he has been forced debt arrangement? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not

necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

5. Lot

5.1. Lot: LOT-0000

Title: Århusjordet housing estate - Area 1 - Fyresdal municipality

Description: Fyresdal municipality shall construct a total of 26 residential units at Århusjordet, as an extension of Folkestadbyen. The new housing estate will consist of several types of housing with different number of residential units per housing type. The project also includes a garage building (carport) and outdoor areas with parking and green areas. The sites are currently taken over as they appear. The development of roads and plot areas for the dwellings is carried out in a previous contract, and the water and sewage installations as well as electrical infrastructure are carried out to the site border. The buildings shall be constructed with a wooden supporting system. An option price shall also be given for execution with standard railings with an equivalent function. The project is divided into three areas: Area 1: Three residential buildings (housing type 04, 06 and 07), garage building (carport), central heating system, joint buried sanitation installations as well as the delivery and assembly of a solar panel facility Area 2: Four residential buildings (housing type 02 and detached house) Area 3: Two residential buildings (semi-detached houses and wooden dwellings) See the tender documentation for further details on each area as well as interface between the areas. This procurement is for area 1. The contract work shall be carried out as a turnkey contract in accordance with NS 8407, with the clarifications, changes and additions included in the tender documentation. The work is planned to start as soon as possible after contracting. The residences shall be ready for moving into by 30.09.2028 at the latest.

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5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 71240000 Architectural, engineering and planning services

5.1.2. Place of performance

Town: Fyresdal

Postcode: 3870

Country subdivision (NUTS): Telemark (NO094)

Country: Norway

5.1.3. Estimated duration

Start date: 29/09/2026

Duration end date: 30/09/2028

5.1.5. Value

Estimated value excluding VAT: 45 600 000,00 NOK

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): no

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Norwegian

Address of the procurement documents: <https://permalink.mercell.com/287064452.aspx>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://permalink.mercell.com/287064452.aspx>

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

Electronic catalogue: Not allowed

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Variants: Not allowed

Deadline for receipt of tenders: 21/09/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 3 Months

Information about public opening:

Opening date: 21/09/2026 07:00:00 (UTC+00:00) Western European Time, GMT

Terms of contract:

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

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Øvre Telemark tingrett

Information about review deadlines: In accordance with the Law on Public Procurements, the Procurement Regulations and the tender documentation.

Organisation providing additional information about the procurement procedure: Sweco Norge AS (Hovedenhet)

Organisation providing more information on the review procedures: Øvre Telemark tingrett

8. Organisations

8.1. ORG-0001

Official name: Sweco Norge AS (Hovedenhet)

Registration number: 967032271

Postal address: Norbygata 14

Town: OSLO

Postcode: 0187

Country subdivision (NUTS): Oslo (NO081)

Country: Norway
Contact point: Marianne Nørstrud
Email: post@sweco.no
Telephone: +47 67128000
Internet address: <http://www.sweco.no>

Roles of this organisation:

Organisation providing additional information about the procurement procedure

8.1. ORG-0002

Official name: Fyresdal kommune
Registration number: 939 772 766
Postal address: Klokkehamaren 6
Town: Fyresdal
Postcode: 3870
Country subdivision (NUTS): Telemark (NO094)
Country: Norway
Email: postmottak@fyresdal.kommune.no
Telephone: 35 06 71 00

Roles of this organisation:

Buyer

8.1. ORG-0003

Official name: Øvre Telemark tingrett
Registration number: 935365317
Town: Notodden
Postcode: 3672
Country subdivision (NUTS): Telemark (NO094)
Country: Norway
Email: ovre.telemark.tingrett@domstol.no
Telephone: 35 12 28 20

Roles of this organisation:

Review organisation

Organisation providing more information on the review procedures

10. Change

Version of the previous notice to be changed

:

fc369574-4d35-45eb-b08d-066fa13ae397-01

Main reason for change

:

Information updated

10.1. Change

Section identifier: PROCEDURE

10.1. Change

Section identifier: LOT-0000

Notice information

Notice identifier/version: 51d65580-48e9-41c8-82cc-d0e728ab9f17 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 10/09/2026 14:50:04 (UTC+00:00) Western European Time, GMT

Notice dispatch date (eSender): 10/09/2026 14:50:26 (UTC+00:00) Western European Time, GMT

Languages in which this notice is officially available: English

Notice publication number: 629234-2026

OJ S issue number: 177/2026

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