

629243-2026 - Competition

Denmark – Building and facilities management services – Ejendomsadministration af ældre- og plejeboliger i Herning Kommune

OJ S 177/2026 14/09/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Herning Kommune

Email: line.ellehave.sorensen@herning.dk

Legal type of the buyer: Regional authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Ejendomsadministration af ældre- og plejeboliger i Herning Kommune

Description: Udbuddet vedrører indgåelse af kontrakt om administration af kommunalt ejede almene ældre- og plejeboliger i Herning Kommune. Kontrakten omfatter alle opgaver forbundet med administrationen af disse boliger herunder bl.a. modtagelse og besvarelse af henvendelser fra lejerne, udarbejdelse af lejekontrakter, opkrævning af indskud og husleje mv., almindelig regnskabsførelse, flytteopgørelser, forbrugsregnskaber, restanceopkrævning, håndtering af beboerklager, sekretariatsbetjening af beboer- og afdelingsmøder samt udarbejdelse af budgetter og regnskaber

Procedure identifier: 8414123e-b6aa-498f-ad4b-20e5486bab43

Internal identifier: 9b6bb3b1-0036-4953-9240-30508e03e0b9

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79993000 Building and facilities management services

Additional classification (cpv): 75123000 Administrative housing services

2.1.2. Place of performance

Town: Herning

Postcode: 7400

Country subdivision (NUTS): Vestjylland (DK041)

Country: Denmark

2.1.3. Value

Estimated value excluding VAT: 10 000 000,00 DKK

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

5. Lot

5.1. Lot: LOT-0000

Title: Ejendomsadministration af ældre- og plejeboliger i Herning Kommune

Description: Udbuddet vedrører indgåelse af kontrakt om administration af kommunalt ejede almene ældre- og plejeboliger i Herning Kommune. Kontrakten omfatter alle opgaver forbundet med administrationen af disse boliger herunder bl.a. modtagelse og besvarelse af henvendelser fra lejerne, udarbejdelse af lejekontrakter, opkrævning af indskud og husleje mv., almindelig regnskabsførelse, flytteopgørelser, forbrugsregnskaber, restanceopkrævning, håndtering af beboerklager, sekretariatsbetjening af beboer- og afdelingsmøder samt udarbejdelse af budgetter og regnskaber

Internal identifier: 820497f7-4a97-4ee8-9d84-39ae07cfa29e

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 79993000 Building and facilities management services

Additional classification (cpv): 75123000 Administrative housing services

5.1.2. Place of performance

Town: Herning

Postcode: 7400

Country subdivision (NUTS): Vestjylland (DK041)

Country: Denmark

5.1.3. Estimated duration

Start date: 01/01/2027

Duration end date: 31/12/2032

5.1.5. Value

Estimated value excluding VAT: 10 000 000,00 DKK

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

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD), Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Name: Pris

Description: Underkriteriet "Pris" evalueres på baggrund af tilbudsgivers angivne enhedspris ekskl. moms pr. bolig pr. år inkl. alle øvrige omkostninger forbundet med kontraktens opfyldelse. Enhedsprisen multipliceret med det samlede antal boliger angivet i bilag 4 – tilbudsliste, hvorved den samlede pris pr. år beregnes. Den samlede pris pr. år multipliceres med kontraktens varighed i år (6 år), Det herved beregnede beløb udgør den

evalueringstekniske sum, som danner grundlag for evalueringen af underkriteriet "Pris".
Kontrakten tildeles den tilbudsgiver, der tilbyder den laveste evalueringstekniske sum.
Category of award weight criterion: Weight (percentage, exact)
Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 04/10/2026 22:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://www.ethics.dk/ethics/eo#/d6b6c7db-514b-4d4c-872c-5c36adf16c57/publicMaterial>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.ethics.dk/ethics/eo#/d6b6c7db-514b-4d4c-872c-5c36adf16c57/homepage>

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

Electronic catalogue: Allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 12/10/2026 10:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 6 Months

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: Required

Electronic ordering will be used: no

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: Klagenævnet for Udbud

Organisation providing additional information about the procurement procedure: Herning Kommune

Organisation providing offline access to the procurement documents: Herning Kommune

Organisation providing more information on the review procedures: Konkurrence- og Forbrugerstyrelsen

Organisation receiving requests to participate: Herning Kommune

Organisation processing tenders: Herning Kommune

8. Organisations

8.1. ORG-0001

Official name: Herning Kommune

Registration number: 29 18 99 19
Postal address: Torvet 5
Town: Herning
Postcode: 7400
Country subdivision (NUTS): Vestjylland (DK041)
Country: Denmark
Contact point: Line Ellehave-Sørensen
Email: line.ellehave.sorensen@herning.dk
Telephone: 96282345

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: Klagenævnet for Udbud
Registration number: 37795526
Postal address: Toldboden 2
Town: Viborg
Postcode: 8800
Country subdivision (NUTS): Vestjylland (DK041)
Country: Denmark
Contact point: Klagenævnet for Udbud
Email: kflu@naevneneshus.dk
Telephone: +45 72405600
Internet address: <https://naevneneshus.dk/start-din-klage/klagenaevnet-for-udbud/>

Roles of this organisation:

Review organisation

8.1. ORG-0003

Official name: Konkurrence- og Forbrugerstyrelsen
Registration number: 10294819
Postal address: Carl Jacobsens Vej 35
Town: Valby
Postcode: 2500
Country subdivision (NUTS): Byen København (DK011)
Country: Denmark
Contact point: Konkurrence- og Forbrugerstyrelsen
Email: kfst@kfst.dk
Telephone: +45 41715000
Internet address: <https://www.kfst.dk>

Roles of this organisation:

Organisation providing more information on the review procedures

8.1. ORG-0004

Official name: Merzell Holding ASA
Registration number: 980921565
Postal address: Askekroken 11
Town: Oslo

Postcode: 0277
Country subdivision (NUTS): Oslo (NO081)
Country: Norway
Contact point: eSender
Email: publication@mercell.com
Telephone: +47 21018800
Fax: +47 21018801
Internet address: <http://mercell.com/>

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: 4f94eb1c-8476-4906-99b9-4206daf52f08 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 11/09/2026 06:48:44 (UTC+00:00) Western European Time, GMT
Notice dispatch date (eSender): 11/09/2026 07:26:15 (UTC+00:00) Western European Time, GMT
Languages in which this notice is officially available: Danish
Notice publication number: 629243-2026
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