

643430-2026 - Competition

Norway – Construction work – Temporary compound tradesman services

OJ S 181/2026 18/09/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: Oslo kommune v/ Oslobygg KF

Email: postmottak@obf.oslo.kommune.no

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Temporary compound tradesman services

Description: Oslobygg KF needs to establish a temporary framework agreement for compound trade services. The background for the procurement is an ongoing dispute relating to the ordinary procurement of a framework agreement for compound tradesman services. As a result of the dispute, the implementation of the ordinary procurement is pending. Oslobygg has a continual and significant need for trade services connected to the operation, maintenance and development of the company's property portfolio. It is therefore necessary to ensure sufficient capacity and continuity in the service delivery until the ordinary framework agreement can be established. Based on this, Oslobygg is carrying out a temporary procurement of compound trade services. The framework agreement shall cover Oslobygg's temporary needs and will i.a. include service assignments, ongoing maintenance and major maintenance projects where there may be a need for coordination of several trades. The framework agreement will be valid for 9 months, with an option for Oslobygg to extend the contract for a further 3 months. The total maximum agreement period is therefore 12 months. The temporary framework agreement is intended as a transitional solution up until the situation connected to the ordinary procurement has been clarified and the new ordinary framework agreement can come into force.

Procedure identifier: 990d4292-1d5e-4a09-8724-c3188a084d40

Internal identifier: 8944

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211300 Houses construction work, 45211350 Multi-functional buildings construction work, 45211360 Urban development construction work, 45214100 Construction work for kindergarten buildings, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215200 Construction work for social services buildings, 45215210

Construction work for subsidised residential accommodation, 71000000 Architectural, construction, engineering and inspection services, 71200000 Architectural and related services , 71240000 Architectural, engineering and planning services, 71500000 Construction-related services, 45422000 Carpentry installation work, 45332000 Plumbing and drain-laying work, 45315100 Electrical engineering installation works, 50000000 Repair and maintenance services, 45262520 Bricklaying work, 45262500 Masonry and bricklaying work, 45260000 Roof works and other special trade construction works, 45440000 Painting and glazing work, 45233200 Various surface works, 45261000 Erection and related works of roof frames and coverings, 45261900 Roof repair and maintenance work, 45262700 Building alteration work, 45262000 Special trade construction works other than roof works

2.1.2. Place of performance

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

2.1.3. Value

Estimated value excluding VAT: 500 000 000,00 NOK

Maximum value of the framework agreement: 750 000 000,00 NOK

2.1.4. General information

Legal basis:

Directive 2014/24/EU

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: Temporary compound tradesman services

Description: Oslobygg KF needs to establish a temporary framework agreement for compound trade services. The background for the procurement is an ongoing dispute relating to the ordinary procurement of a framework agreement for compound tradesman services. As a result of the dispute, the implementation of the ordinary procurement is pending. Oslobygg has a continual and significant need for trade services connected to the operation, maintenance and development of the company's property portfolio. It is therefore necessary to ensure sufficient capacity and continuity in the service delivery until the ordinary framework agreement can be established. Based on this, Oslobygg is carrying out a temporary procurement of compound trade services. The framework agreement shall cover Oslobygg's temporary needs and will i.a. include service assignments, ongoing maintenance and major maintenance projects where there may be a need for coordination of several trades. The framework agreement will be valid for 9 months, with an option for Oslobygg to extend the contract for a further 3 months. The total maximum agreement period is therefore 12 months. The temporary framework agreement is intended as a transitional solution up until the situation connected to the ordinary procurement has been clarified and the new ordinary framework agreement can come into force.

Internal identifier: 11668

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211300 Houses construction work, 45211350 Multi-functional buildings construction work, 45211360 Urban development construction work, 45214100 Construction work for kindergarten buildings, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215200 Construction work for social services buildings, 45215210 Construction work for subsidised residential accommodation, 71000000 Architectural, construction, engineering and inspection services, 71200000 Architectural and related services, 71240000 Architectural, engineering and planning services, 71500000 Construction-related services, 45422000 Carpentry installation work, 45332000 Plumbing and drain-laying work,

45315100 Electrical engineering installation works, 50000000 Repair and maintenance services, 45262520 Bricklaying work, 45262500 Masonry and bricklaying work, 45260000 Roof works and other special trade construction works, 45440000 Painting and glazing work, 45233200 Various surface works, 45261000 Erection and related works of roof frames and coverings, 45261900 Roof repair and maintenance work, 45262700 Building alteration work, 45262000 Special trade construction works other than roof works

Options:

Description of the options: The temporary parallel framework agreements will be valid for 9 months, with an option for an extension for three months.

5.1.2. Place of performance

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

5.1.3. Estimated duration

Duration: 12 Months

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: 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: Tenderers shall have good financial capacity to carry out the assignment and must have had a minimum turnover of NOK 50 million per annum on average for the last three fiscal years. Documentation requirements: * The contracting authority will obtain a credit rating based on the last known accounting figures. * The contracting authority reserves the right to obtain annual accounts or other documentation if this is necessary to evaluate the requirement. * Tenderers can present all documentation that they believe is relevant for the assessment of their financial capacity.

Criterion: Environmental management measures

Description of selection criterion: Tenderers shall have a satisfactory environmental management system. Documentation requirements: The tenderer's description of the environmental management system. or Certificate for the tenderer's environmental management system or environmental management standards issued by independent bodies, f.eks. ISO 14001, Miljøfyrtårn, EMAS.

Criterion: Measures for ensuring quality

Description of selection criterion: Tenderers shall have a satisfactory quality assurance system. Documentation requirements: · The tenderer's description of the quality assurance system. or Certificate for the tenderer's quality assurance system issued by independent

bodies which certify that the tenderer fulfils certain quality assurance standards, e.g. ISO9001: 2015.

Criterion: References on specified deliveries

Description of selection criterion: Tenderers shall have good competence and experience as a turnkey contractor where the assignments have been of relevant size and complexity. The reference projects must have a contract sum of minimum NOK 25 million excluding VAT.

Sales tax Experience with framework agreements as such is not required. Documentation requirements: Description of the tenderer's up to 3, minimum 2 most relevant contracts in the course of the last 5 years. The attached template for the project overview shall be used, see annex 19. Reference persons must be provided.

5.1.10. Award criteria

Criterion:

Type: Price

Description: Price

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

Award criterion number: 70

Criterion:

Type: Quality

Description: Assignment comprehension and execution

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

Award criterion number: 30

Criterion:

Type: Quality

Description: Climate and environmental considerations are not weighted as an award criteria by 30%. It is chosen to have strict minimum requirements for the environment that, according to the contracting authority's assessment, will clearly give a better climate or environmental effect than to set up the environment as an award criterion. Pursuant to the Public Procurement Act § 5b, 2nd paragraph, the last sentence, the Contracting Authority is obliged to state a justification for this in the competition documents. In this procurement there are requirements regarding emission free construction site. All machines that are used in the contract shall be emission free and all work shall be carried out emission free. Separate requirements have been set in the contract for emission free transports. Climate gas emissions related to material use in the contract/requirement specifications require collection of EPD for the largest procurements in the assignments, as well as requirements for the maximum allowed greenhouse gas emissions for some main materials. There are separate requirements for the use of re-use materials in the contract, with a higher mark-up for the use of such goods. Active use of the re-use warehouse Reconstruction, where the Contracting Authority is a partner, as well as other commercial re-use systems and markets. The contract states that waste from the construction site shall be source sorted and a minimum of 90 percent of the waste shall be sorted and delivered to a certified waste disposal site or directly for recycling. Surplus materials shall not be discarded. The contract/requirement specifications mean that the tenderer shall find measures and ensure good solutions for waste reduction in the assignments in the contract. According to the contracting authority's assessment, the above mentioned requirements will clearly give a better climate and environmental effect than the equivalent award criteria in the procurement. The exclusionary provision in the Public Procurement Act § 5b, 2 paragraphs, 3rd period will therefore apply.

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/8944>

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/8944>

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 16/10/2026 10:00:00 (UTC+00:00) Western European Time, GMT

Duration during which the tender must remain valid: 3 Months

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, partly without reopening and partly with reopening of competition

Maximum number of participants: 12

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/ Oslobygg KF

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

Organisation receiving requests to participate: Artifik AS

8. Organisations

8.1. ORG-0001

Official name: Oslo kommune v/ Oslobygg KF

Registration number: 924599545

Postal address: Postboks 6391 Etterstad

Town: Oslo

Postcode: 0604

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

Contact point: Samir

Email: postmottak@obf.oslo.kommune.no

Telephone: +47 21802180

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

Buyer profile: <https://www.oslo.kommune.no/etater-foretak-og-ombud/oslobygg-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: 41a8a32e-719f-4d0c-b314-50f3044e9df2 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 16/09/2026 19:13:23 (UTC+00:00) Western European Time, GMT

Languages in which this notice is officially available: English

Notice publication number: 643430-2026

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