

678590-2026 - Competition

Norway – Construction work for subsidised residential accommodation – Procurement of 40 sheltered accommodation services facilitated for around the clock caring services.

OJ S 191/2026 02/10/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: Øygarden Kommune

Email: postmottak@oygarden.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: Procurement of 40 sheltered accommodation services facilitated for around the clock caring services.

Description: Øygarden municipality intends to enter into a contract with a tenderer for the procurement of 40 residences for facilitated for the welfare services. A dialogue has been held for the competition with special inspections of what the site could offer. Based on this it is decided that the localisation of the towns must be at Ågotnes or Straume. The attached competition lies the geographical limitations for the two locations. This is based on Strategies for the work on the area part of the municipal plan 2027-2039, with minor adaptations. There is an increasing need for welfare buildings in the municipality, both now and in the future. Users of the new residences will be older, with or without dementia, with function with a certain degree of self-help. These are persons who have services that are more encompassing than the home service can currently offer in their own home. The project must qualify for investment from Husbanken and fulfil Husbanken's requirements for the localisation and design of a welfare building. The municipality will handle the application with the housing bank. After an approved application to the Housing Bank of Norway, the municipality will apply for partial payment of in-house tenderers. This accounts for 40 per cent of the investment award. The partial payments will be paid out to tenderers as a pre-ent on the purchase price. The project shall deliver 40 new sheltered accommodations with a personnel base and common area.

Complete description of the requirement specifications.

Procedure identifier: 91f8f6ab-fc3f-4f6f-b383-53df555089c5

Internal identifier: 9342

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45215210 Construction work for subsidised residential accommodation

Additional classification (cpv): 45000000 Construction work, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences

2.1.2. Place of performance

Country subdivision (NUTS): Vestland (NO0A2)

Country: Norway

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, of 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: Procurement of 40 sheltered accommodation services facilitated for around the clock caring services.

Description: Øygarden municipality intends to enter into a contract with a tenderer for the procurement of 40 residences for facilitated for the welfare services. A dialogue has been held for the competition with special inspections of what the site could offer. Based on this it is decided that the localisation of the towns must be at Ågotnes or Straume. The attached competition lies the geographical limitations for the two locations. This is based on Strategies for the work on the area part of the municipal plan 2027-2039, with minor adaptations. There is an increasing need for welfare buildings in the municipality, both now and in the future. Users of the new residences will be older, with or without dementia, with function with a certain degree of self-help. These are persons who have services that are more encompassing than the home service can currently offer in their own home. The project must qualify for investment from Husbanken and fulfil Husbanken's requirements for the localisation and design of a welfare building. The municipality will handle the application with the housing bank. After an approved application to the Housing Bank of Norway, the municipality will apply for partial payment of in-house tenderers. This accounts for 40 per cent of the investment award. The partial payments will be paid out to tenderers as a pre-ent on the purchase price. The project shall deliver 40 new sheltered accommodations with a personnel base and common area. Complete description of the requirement specifications.

Internal identifier: 12206

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45215210 Construction work for subsidised residential accommodation

Additional classification (cpv): 45000000 Construction work, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences

5.1.2. Place of performance

Country subdivision (NUTS): Vestland (NO0A2)

Country: Norway

5.1.3. Estimated duration

Duration: 26 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

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Reduction of environmental impact

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Financial ratio

Description of selection criterion: Tenderers shall have their tax and duty payments in order (tax, VAT etc.). Documentation requirements: Tax certificate issued by the tax authorities (maximum 6 months old). Foreign tenderers shall submit equivalent certificates from their home country.

Criterion: Enrolment in a relevant professional register

Description of selection criterion: Tenderers shall be a legally established company registered in a company register, trade register or trade register in their country of establishment.

Documentation requirements: Company Registration Certificate from the Brønnøysund Register Centre or other valid register statement confirming that the tenderer is registered and legally established. Foreign tenderers submit equivalent certificates from their jurisdiction.

Criterion: Other economic or financial requirements

Description of selection criterion: Tenderers must have sufficient economic and financial capacity to fulfil the contract. Documentation requirements: Credit rating from a certified credit rating agency (based on the most recent annual fiscal figures), not older than 3 months.

Criterion: References on specified works

Description of selection criterion: Tenderers shall have relevant experience with the execution of projects that include the construction of buildings of approximately identical storleik and complexity. The experience can be as a builder/property developer or as a turnkey contractor. Documentation requirements: A description of the tenderer's up to 3 most relevant assignments/projects. The description shall include an extension for the relevant project, what type of building, location (geographical), area, date of execution, approximately the contract value and the tenderer's role in the project. It is the tenderer's responsibility to show that the levelled assignments/projects are of approximately samanlike storleik and complexity.

Documentation for relevant projects that the tenderer has carried out for more than five years will also be considered, but the completion of the project cannot be for more than 10 years.

Information about the second stage of a two-stage procedure:

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

5.1.10. Award criteria

Criterion:

Type: Price

Description: Price

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

Award criterion number: 60

Criterion:

Type: Quality

Description: Quality

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

Award criterion number: 40

Criterion:

Type: Quality

Description: The contracting authority has not weighted climate and environmental inspections in the award criteria, cf. the public procurement regulations § 7-9 (2). In the city, the contracting authority has asked for climate and environmental requirements in the requirement specifications, cf. § 7-9 (4): "The award criterion in accordance with the second and third paragraphs can be published with climate and environmental requirements in the requirement specifications, if it is clear that this gives a good climate and environmental effect, and this is founded in the procurement document". Here are our foundations. The climate gas emissions from the production of materials and climate gas emissions from energy use in operation are the most important products that the construction project has on climate and environment, based on experiences from the current thinking of life (LCA) for new buildings. Passive house levels are required in order to reduce the work from energy. This is mainly passive measures in the building body that make the building very energy efficient and which is a recognised level in the industry. In addition there are requirements to reduce at least 15% of the climate gas outlet connected to materials, samanlikna with reference values from the Directorate for Management and Financial Management (DFØ). If these requirements had gone downhill as the award criterion, it is not very likely that one would have achieved an energy need at the level of passive house and a climate gas reduction of 15 %. This means that passive house itself is a costly measure, and that there is also a cost to their climate friendly materials, such as low carbon concrete or climate gips. A situation can therefore occur where the tenderer does not achieve the goal, or where no tenderer achieves them. When the project in the city surely to set the two objectives as requirements, we are confident that all tenderers will achieve the goal. If the host set the award criteria, the target host cannot be reached for sure. It is therefore clear that it gives a good climate and environmental effect to set the targets as requirements rather than compete on them. According to the procurement regulations § 7-9 (1), the objective of the tender contest is "to reduce the procurement of its joint climate footprint or environmental impact". The exception result in § 7-9 (4) must be submitted in light of this. A multi-disciplinary team of construction professionals, purchasing professionals, contract law doctors as well as climate and environmental expertise have made this assessment. The conclusion is that this procedure will give the best possible climate and environmental gains, cf. the procurement regulations § 7-9 (1), and that the terms in § 7-9 (4) are thus met. The contracting authority does not need to have the environment as the award criteria in this competition.

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/9342>

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/9342>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 02/11/2026 11:00:00 (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
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:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Hordaland tingrett

Organisation providing additional information about the procurement procedure: Øygarden Kommune

Organisation providing more information on the review procedures: Øygarden Kommune

Organisation receiving requests to participate: Artifik AS

8. Organisations

8.1. ORG-0001

Official name: Øygarden Kommune

Registration number: 922530890

Postal address: Foldnesvegen 1

Town: Øygarden

Postcode: 5354

Country subdivision (NUTS): Vestland (NO0A2)

Country: Norway

Contact point: snorre nøstdahl

Email: postmottak@oygarden.kommune.no

Telephone: +47 56160000

Internet address: <https://www.oygarden.kommune.no>

Buyer profile: <https://www.oygarden.kommune.no>

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: Hordaland tingrett

Registration number: 926723367

Postal address: Postboks 7412

Town: Bergen

Postcode: 5020

Country subdivision (NUTS): Vestland (NO0A2)

Country: Norway

Email: hordaland.tingrett@domstol.no

Telephone: +47 55699700

Internet address: <https://www.domstol.no/no/domstoler/tingrett/hordaland-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: 9f003620-5357-4141-9733-d8d53abb376a - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 01/10/2026 10:30:02 (UTC+00:00) Western European Time, GMT

Languages in which this notice is officially available: English

Notice publication number: 678590-2026

OJ S issue number: 191/2026

Publication date: 02/10/2026