

686921-2026 - Competition

Sweden – Janitorial services – Förvaltningspartner

OJ S 193/2026 06/10/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: AB Hammaröbostäder

Email: bostader@hammaro.se

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

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Förvaltningspartner

Description: Denna upphandling omfattar i huvudsak inre- och yttre drift av Hammaröbostädernas fastighetsbestånd. Hammaröbostäder upphandlar en förvaltningspartner som i ett nära samarbete förväntas genomföra bolagets fastighetsförvaltning. Målsättningen är att samlad kompetens, kreativitet och engagemang ska åstadkomma kvalitativa och prisvärda tjänster. Uppdraget omfattar bland annat skötsel av utemiljöer, byggnader och tekniska installationer (VVS, el, brandlarm, kyla, styr- och övervakningssystem samt energiuppföljning), lokalvård, teknisk fastighetsjour, lägenhetsbesiktningar och felanmälningshantering vid behov. Omfattningen kan utvecklas och anpassas under avtalstiden inom ramen för parternas samverkan och fastslagna budget.

Procedure identifier: a13e290b-6d60-4e58-a988-635d93bbd4dc

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: Services

Main classification (cpv): 98341130 Janitorial services

2.1.2. Place of performance

Country subdivision (NUTS): Värmlands län (SE311)

Country: Sweden

2.1.3. Value

Estimated value excluding VAT: 42 000 000,00 SEK

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Förvaltningspartner

Description: Denna upphandling omfattar i huvudsak inre- och yttre drift av Hammaröbostäders fastighetsbestånd. Hammaröbostäder upphandlar en förvaltningspartner som i ett nära samarbete förväntas genomföra bolagets fastighetsförvaltning. Målsättningen är att samlad kompetens, kreativitet och engagemang ska åstadkomma kvalitativa och prisvärda tjänster. Uppdraget omfattar bland annat skötsel av utemiljöer, byggnader och tekniska installationer (VVS, el, brandlarm, kyla, styr- och övervakningssystem samt energiuppföljning), lokalvård, teknisk fastighetsjour, lägenhetsbesiktningar och felanmälningshantering vid behov. Omfattningen kan utvecklas och anpassas under avtalstiden inom ramen för parternas samverkan och fastslagna budget.

Internal identifier: urn:eavrop:mdn:ProcurementProject:136731:Lot:1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 98341130 Janitorial services

Additional classification (cpv): 98341140 Caretaker services

5.1.2. Place of performance

Country subdivision (NUTS): Värmlands län (SE311)

Country: Sweden

5.1.3. Estimated duration

Other duration: Unknown

5.1.4. Renewal

Maximum renewals: 0

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: Request to participate requirement

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

Green Procurement Criteria: No Green Public Procurement criteria

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

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

Minimum number of candidates to be invited for the second stage of the procedure: 3

Maximum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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

5.1.11. Procurement documents

Address of the procurement documents: <https://www.e-avrop.com/hambost/e-Upphandling/NoticeLink.aspx?id=135721>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Allowed

Address for submission: <https://www.e-avrop.com/hambost/e-Upphandling/NoticeLink.aspx?id=135721>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 06/11/2026 00:00:00 (UTC+01:00) Central European Time, Western European Summer Time

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: no

Electronic payment will be used: yes

Legal form that must be taken by a group of tenderers that is awarded a contract: AB

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: Förvaltningsrätten i Karlstad

Organisation providing additional information about the procurement procedure: AB Hammaröbostäder

Organisation providing more information on the review procedures: Förvaltningsrätten i Karlstad

8. Organisations

8.1. ORG-0001

Official name: AB Hammaröbostäder

Registration number: 556470-4426

Postal address: Björkhagsgatan 6

Town: Skoghall

Postcode: 663 21

Country subdivision (NUTS): Värmlands län (SE311)

Country: Sweden

Email: bostader@hammaro.se

Telephone: 054-51 54 40

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

8.1. ORG-0002

Official name: Antirio AB

Registration number: 556533-8133
Postal address: GÅRDSVÄGEN 18
Town: Solna
Postcode: 169 70
Country subdivision (NUTS): Stockholms län (SE110)
Country: Sweden
Email: support@e-avrop.com
Telephone: 08-501 190 00
Internet address: <https://www.e-avrop.com>

Roles of this organisation:

TED eSender

8.1. ORG-0003

Official name: Förvaltningsrätten i Karlstad
Registration number: 202100-2742
Postal address: Box 568
Town: Karlstad
Postcode: 651 12
Country subdivision (NUTS): Värmlands län (SE311)
Country: Sweden
Email: forvaltningsrattenikarlstad@dom.se
Telephone: +46 54-14 85 00
Internet address: <https://www.domstol.se/forvaltningsratten-i-karlstad/>

Roles of this organisation:

Review organisation

Organisation providing more information on the review procedures

Notice information

Notice identifier/version: a8bc01a0-d0da-4dbf-a7d6-8605c7b08c00 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
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