

69121-2026 - Competition

Norway – Hospital facilities construction work – Procurement of a Turnkey contract with interaction including architect and consultancy services for construction stage 3 Sunnaas hospital, on behalf of Sunnaas Hospital.

OJ S 21/2026 30/01/2026

Contract or concession notice – standard regime

Works - Supplies

1. Buyer

1.1. Buyer

Official name: Sykehusbygg HF

Email: lillian.slatsve@sykehusbygg.no

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Health

1.1. Buyer

Official name: Sunnaas sykehus HF

Email: lillian.slatsve@sykehusbygg.no

Legal type of the buyer: Public undertaking

Activity of the contracting authority: Health

2. Procedure

2.1. Procedure

Title: Procurement of a Turnkey contract with interaction including architect and consultancy services for construction stage 3 Sunnaas hospital, on behalf of Sunnaas Hospital.

Description: The procurement is for the procurement of a turnkey contractor for the execution of construction stage 3 at Sunnaas hospital. Sunnaas Hospital has engaged Sykehusbygg HF to safeguard the project management for the project. This procurement is being carried out by Sykehusbygg HF on behalf of Sunnaas Hospital, hereafter called the contracting authority.

The contracts shall be executed as a turnkey contract with interaction. The competition will be held as a negotiated procedure in accordance with the public procurement regulations. The aim of the procurement is: "join up with a turnkey contractor with architect and consultancy services" connect with the resources that, based on their specific knowledge and experience, have the best prerequisites to solve the project's unique needs and objectives". clarify the financial prerequisites for the tenderer assisting the builder with his assignment, including hourly rates and mark-up.

Procedure identifier: 2d0959e5-4c23-46f6-8a1c-0914cb62f90f

Internal identifier: Omega prosjektarkiv

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

The procedure is accelerated: no

Main features of the procedure: The assignment consists of planning and realising construction work for the project by carrying out a collaboration phase with a preliminary project and thereby carrying out detailed engineering design services for sunnaas hospital construction stage 3. A preliminary project shall be prepared in accordance with the frameworks and assumptions set by the contracting authority and that is visible in the

contracting authority's expectation for the preliminary project report (see annex A2 Framework for interaction). The overall objective with the interaction phase is to jointly develop the best possible decision basis for the start-up of development within the framework that have been decided for the project, including identifying the correct price. The parties shall enter into a turnkey contract based on NS 8407 with an interaction phase. For a more detailed description of the contract model and principles of interaction, refer to Annex A General part. See the complete attached tender documentation including contract documents.

2.1.1. Purpose

Main nature of the contract: Works

Additional nature of the contract: Supplies

Main classification (cpv): 45215140 Hospital facilities construction work

Additional classification (cpv): 44160000 Pipeline, piping, pipes, casing, tubing and related items, 45331210 Ventilation installation work, 71210000 Advisory architectural services, 71222000 Architectural services for outdoor areas, 71223000 Architectural services for building extensions, 71240000 Architectural, engineering and planning services, 71310000 Consultative engineering and construction services, 71311000 Civil engineering consultancy services, 71318000 Advisory and consultative engineering services

2.1.2. Place of performance

Country subdivision (NUTS): Akershus (NO084)

Country: Norway

2.1.4. General information

Additional information: See the attached complete tender documentation including contract documents.

Legal basis:

Directive 2014/24/EU

Anskaffelsesforskriften - The procurement follows the law and regulations on public procurements part III

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0000

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The contracts shall be executed as a turnkey contract with interaction. The competition will be held as a negotiated procedure in accordance with the public procurement regulations. The aim of the procurement is: "join up with a turnkey contractor with architect and consultancy services" connect with the resources that, based on their specific knowledge and experience, have the best prerequisites to solve the project's unique needs and objectives". clarify the financial prerequisites for the tenderer assisting the builder with his assignment, including hourly rates and mark-up.

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5.1.2. Place of performance

Country subdivision (NUTS): Akershus (NO084)

Country: Norway

5.1.3. Estimated duration

Start date: 30/06/2026

Duration end date: 31/08/2029

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

This procurement is also suitable for small and medium-sized enterprises (SMEs): no

Additional information: See the attached complete tender documentation including contract documents.

5.1.7. Strategic procurement

Aim of strategic procurement: Reduction of environmental impacts

Description: Sykehusbygg Health Trust has environmental requirements and environmental targets for all projects, cf. Sykehusbygg's Standard for climate and environment in hospital projects. Environmental requirements and environmental goals have been set for the project. See Annex D2.3 Environment Programme SB3 for further information. This is a procurement of a turnkey contract for the project SB3. According to § 7-9 fourth section of the Public Procurement Regulations, the award criterion can be replaced by climate and environmental requirements, where this clearly improves the climate and environmental effect. Sykehusbygg's assessment is that we, for this procurement, will use the exclusion provisions in PPR § 7-9 fourth paragraph. The climate and environmental requirements prepared for this procurement are considered to have a clearly better climate and environmental effect than the use of the award criteria. The assessments are based on what constitutes the climate and environmental impact of the construction project and analyses carried out in the draft project, which aims to identify optimal measures to reduce the climate and environmental impact. This is further justified below. The climate and environmental impact in this project is particularly connected to greenhouse gas emissions and energy use in operation. The main measures for reducing climate and environmental impact are primarily related to: · Use of materials with low climate footprint · Reduce energy use in the operation of the building · Requirements for waste management and minimise the amount of waste · Lowest possible environmental impact from the construction site. Sykehusbygg Health Trust uses Østfold Kalnes Hospital as a reference building for setting requirements for climate and the environment. Based on experience that Sykehusbygg HF has, it is a requirement to reduce CO2 emissions from all materials added by

40% in relation to reference buildings with a value of 451 kg CO2 ekv./m2. This is a requirement that is on par with construction projects of similar complexity with the lowest emission from materials. Furthermore, the aim is that real energy consumption shall correspond to passive-house level. One of the main aims of the preliminary project that the turnkey contractor shall be involved in is to optimise the building to be material efficient and energy efficient. The aim is, therefore, an area efficient and energy efficient building. Work carried out as a part of the draft project underpins that there is no notable potential for more environmentally friendly solutions than the requirement specifications require. By following the main rule, the project risks ending up with a winning offer with poorer safeguarding of environmental considerations than what is now added as requirements in the tender documentation. If so, it is clear that using requirements gives better climate and environmental effect than using environmental considerations as the award criteria.

Approach to reducing environmental impacts: Climate change mitigation

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: 4

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

5.1.10. Award criteria

Criterion:

Type: Price

Name: Price

Description: See the attached tender documentation Part I

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

Award criterion number: 30

Criterion:

Type: Quality

Name: Competence and experience

Description: See the attached tender documentation Part I

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

Award criterion number: 70

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: Norwegian

Address of the procurement documents: <https://permalink.mercell.com/274428225.aspx>

Ad hoc communication channel:

Name: Som Konkurransgjennomføringsverktøy (KGV) benyttes Mercell. Trykk "Vis interesse" på kunngjøringen for å sikre tilgang til kommunikasjon som sendes ut på kunngjøringen.

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://permalink.mercell.com/274428225.aspx>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Description of the financial guarantee: See the description in the attached tender documentation.

Deadline for receipt of requests to participate: 05/03/2026 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

A non-disclosure agreement is required: yes

Additional information about the non-disclosure agreement: See the attached tender documentation.

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: Follo og Nordre Østfold tingrett

Information about review deadlines: See the attached tender documentation as well as the deadlines that will be given in the sending of the Orientation on recommendations in the completion of the competition.

Organisation providing additional information about the procurement procedure: Sykehusbygg HF

Organisation providing offline access to the procurement documents: Sykehusbygg HF

8. Organisations

8.1. ORG-0001

Official name: Sykehusbygg HF

Registration number: 814630722

Postal address: Holtermanns veg 3

Town: TRONDHEIM

Postcode: 7030

Country subdivision (NUTS): Trøndelag/Tröndelage (NO060)

Country: Norway

Contact point: Lillian Slåtsve

Email: lillian.slatsve@sykehusbygg.no

Telephone: 93009644

Roles of this organisation:

Buyer

Group leader

Organisation providing additional information about the procurement procedure

Organisation providing offline access to the procurement documents

8.1. ORG-0002

Official name: Follo og Nordre Østfold tingrett
Registration number: 926 725 920
Town: Ski
Postcode: 1401
Country subdivision (NUTS): Østfold (NO083)
Country: Norway

Roles of this organisation:

Review organisation

8.1. ORG-0003

Official name: Sunnaas sykehus HF
Registration number: 883 971 752
Town: Nesodden
Postcode: 3212
Country subdivision (NUTS): Østfold (NO083)
Country: Norway
Email: lillian.slatsve@sykehusbygg.no
Telephone: 93009644

Roles of this organisation:

Buyer

Notice information

Notice identifier/version: 52112726-bd5a-4593-8f21-23049c7f8b2f - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 29/01/2026 12:23:21 (UTC+00:00) Western European Time, GMT
Notice dispatch date (eSender): 29/01/2026 13:12:39 (UTC+00:00) Western European Time, GMT
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