

692245-2026 - Competition

Norway – Construction work – Sheltered accommodation flats

OJ S 194/2026 07/10/2026

Contract or concession notice – standard regime

Works

1. Buyer

1.1. Buyer

Official name: Nordreisa Kommune

Email: postmottak@nordreisa.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: Sheltered accommodation flats

Description: Nordreisa municipality invites tenderers to a tender contest for the establishment of 24 new sheltered accommodation flats with accompanying communal areas located next to the current Sonjatun health centre and nursing home at Storslett. A preliminary project has been prepared that shall be further developed in the detailed engineering design phase. The initiative is a project with two floors and a basement under a part of the building. There are 12 apartments on each floor with common areas centrally located in the building. The building is divided into three sections/wings. One west-facing wing, one south-facing mid wing and a more southeast-facing wing. See the annexes.

Procedure identifier: f656ebe2-1561-4373-8f53-a92271c90c12

Internal identifier: 9582

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, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215210 Construction work for subsidised residential accommodation, 45220000 Engineering works and construction works, 45223000 Structures construction work

2.1.2. Place of performance

Country subdivision (NUTS): Troms/Romsa/Tromssa (NO072)

Country: Norway

2.1.3. Value

Estimated value excluding VAT: 86 000 000,00 NOK

2.1.4. General information

Legal basis:

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: Sheltered accommodation flats

Description: Nordreisa municipality invites tenderers to a tender contest for the establishment of 24 new sheltered accommodation flats with accompanying communal areas located next to the current Sonjatun health centre and nursing home at Storslett. A preliminary project has been prepared that shall be further developed in the detailed engineering design phase. The initiative is a project with two floors and a basement under a part of the building. There are 12 apartments on each floor with common areas centrally located in the building. The building is

divided into three sections/wings. One west-facing wing, one south-facing mid wing and a more southeast-facing wing. See the annexes.

Internal identifier: 12508

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, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215210 Construction work for subsidised residential accommodation, 45220000 Engineering works and construction works, 45223000 Structures construction work

Options:

Description of the options: See the annex, tender form. See the annex, tender form.

5.1.2. Place of performance

Country subdivision (NUTS): Troms/Romsa/Tromssa (NO072)

Country: Norway

5.1.3. Estimated duration

Duration: 24 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): yes

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: Other economic or financial requirements

Description of selection criterion: Norwegian tenderers shall submit a VAT and tax certificate.

The certificates shall not be older than 6 months from the deadline for receipt of tenders. Non fulfilment of tax obligations is a reason for rejection, cf. the Public Procurement Regulations § 24-2. It is the tenderer's duty to document fulfilment of tax obligations. Documentation

requirements: Tax certificate for VAT and tax.

Criterion: Other economic or financial requirements

Description of selection criterion: Qualification requirement: * Tenderers shall be a legally established company. If a tender is submitted by a group of suppliers, each group member must be a legally established company. * Tenderers must have satisfactory finances to fulfil the contract. Requirement: Credit rating minimum AA - Good credit worthiness Documentation requirements: Relevant documentation

Criterion: Other economic or financial requirements

Description of selection criterion: * Norwegian companies: Company Registration Certificate

Foreign companies: Registration certificate in a professional register as determined by

legislation in the country where the tenderer is established. * A credit rating based on the most

recent financial figures. Documentation requirements: * Company Registration Certificate * A credit rating based on the most recent financial figures.

Criterion: References on specified services

Description of selection criterion: * Qualification requirement: The company shall have satisfactory technical and professional qualifications to be able to carry out the assignment. *

Documentation requirement 4: * The company shall account for 2 reference projects carried out in the last 5 years. The references shall be of equivalent or higher degree of difficulty. The account shall state the type of assignment, the assignment's value, size, date and recipient. The gender neutral preferred(s) shall be specified for the relevant projects. * An account of the tenderer's project organisation with names and companies, including an overview of resources that the tenderer can use for fulfilment of the contract. * CV for project manager (PL), site manager (AL) and engineering design manager (PGL). CVs shall state formal education, work experience and references to projects they have participated in. The offered project manager, engineering design group manager and site manager shall have completed projects of an equivalent size and complexity. The site manager shall have at least 3 years experience as site manager for projects of an equivalent size and complexity. Documentation requirements: Reference List CV Approvals

5.1.10. Award criteria

Criterion:

Type: Price

Description: Cost

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

Award criterion number: 80

Criterion:

Type: Quality

Description: Assignment comprehension

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

Award criterion number: 20

Criterion:

Type: Quality

Description: The exception provision in the Public Procurement Regulations § 7-9 is used, as it is clear that the climate and environmental requirements in the procurement will result in a better climate and environmental effect than the use of the award criteria. The climate impacts for this procurement have been identified to include climate gas emissions from materials, energy use, transport, site machines, emissions, increased extraction of raw materials and waste production. Emissions from materials and energy use in operation are considered to be the main contributors to the total climate impact of this procurement. In order to reduce the climate impact from energy use in operation, follow the energy limit in TEK 17. In addition there are requirements for a maximum average U-value of 1.0 W/m²K for windows and doors, which will ensure a further reduction in energy use. In order to reduce the climate impact from materials, maximum emissions are chosen from the most contributing materials in accordance with the threshold values in the Green Material Guide v.4.0. The emission value of the products shall be documented by AN EPD presented to the contracting authority. The table below shows the most contributing materials with an accompanying threshold for emissions. The threshold values in the Green Material Guide represent best practice level for emission values for materials. It has been estimated that the market in Nordreisa is not ripe for electrical construction machinery. It is therefore estimated that best practice is Euro 6 technology for site machines. Electricity or bioenergy shall be used for building drying and building heating. In

order to minimise emissions from transport and site machines, a full loading plan with matter shall be executed, waste shall be compressed before transport, and local reception facilities shall be used as far as possible. Excess matter or matter shall be sought from local extractions. Using the threshold values together with the other requirements in contracts, we have considered, in our knowledge and experience, that the market is unlikely to be able to deliver systems that in a competition can clearly provide a better climate and environmental effect. See annex 3 - Environmental Programme.

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/9582>

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/9582>

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 11/11/2026 11:00:00 (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:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Nord-Troms og Senja tingrett

Organisation providing additional information about the procurement procedure: Nordreisa Kommune

Organisation providing more information on the review procedures: Nordreisa Kommune

Organisation receiving requests to participate: Artifik AS

8. Organisations

8.1. ORG-0001

Official name: Nordreisa Kommune

Registration number: 943350833
Postal address: Sentrum 17
Town: Nordreisa
Postcode: 9151
Country subdivision (NUTS): Troms/Romsa/Tromssa (NO072)
Country: Norway
Contact point: Ole Andreas Henriksen
Email: postmottak@nordreisa.kommune.no
Telephone: +47
Internet address: <https://www.nordreisa.kommune.no/>
Buyer profile: <https://www.nordreisa.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: Nord-Troms og Senja tingrett
Registration number: 926723022
Postal address: Postboks 2510
Town: Tromsø
Postcode: 9270
Country subdivision (NUTS): Troms/Romsa/Tromssa (NO072)
Country: Norway
Email: tntspost@domstol.no
Telephone: +47 77603400
Internet address: <https://www.domstol.no/no/domstoler/tingrett/nord-troms-og-senja/>

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: aee4cb02-6d15-42d7-868e-507096c81ab8 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
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