

694016-2026 - Competition

Norway – Repair and maintenance services of mechanical building installations – Framework agreement for service, annual inspections and improvements to smoke hatches and fire curtains for the Western area.

OJ S 195/2026 08/10/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Statsbygg

Email: postmottak@statsbygg.no

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

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Framework agreement for service, annual inspections and improvements to smoke hatches and fire curtains for the Western area.

Description: Statsbygg requests tender offers on a framework agreement for annual inspections, service and improvements to technical fire installations and equipment at Statsbygg's properties in the former counties of Hordaland, parts of Sogn og Fjordane and all of Trøndelag, cf. "County Section Sub-Contract A" and "County Section Part B". The framework agreement includes inspections, service, maintenance, improvements and minor replacements and repairs of components belonging to smoke hatches and fire curtains at Statsbygg's properties. Please refer to the attached document '07. Requirement specifications for inspections, service, maintenance of smoke hatches and fire curtains" for further details on the contract's content and extent.

Procedure identifier: 1345a14d-0fe2-4400-8792-b845699de598

Internal identifier: 9516

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50712000 Repair and maintenance services of mechanical building installations

Additional classification (cpv): 50413200 Repair and maintenance services of firefighting equipment, 50700000 Repair and maintenance services of building installations

2.1.2. Place of performance

Country subdivision (NUTS): Vestland (NO0A2)

Country: Norway

2.1.2. Place of performance

Country subdivision (NUTS): Møre og Romsdal (NO0A3)

Country: Norway

2.1.2. Place of performance

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

Country: Norway

2.1.3. Value

Estimated value excluding VAT: 5 000 000,00 NOK

Maximum value of the framework agreement: 7 000 000,00 NOK

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.5. Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 2

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 2

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: Sub-contract A

Description: Statsbygg requests tender offers on a framework agreement for annual inspections, service and improvements to technical fire installations and equipment at Statsbygg's properties in the former counties of Hordaland, parts of Sogn og Fjordane and all of Trøndelag, cf. "County Section Sub-Contract A" and "County Section Part B". The framework agreement includes inspections, service, maintenance, improvements and minor replacements and repairs of components belonging to smoke hatches and fire curtains at Statsbygg's properties. Please refer to the attached document '07. Requirement specifications for inspections, service, maintenance of smoke hatches and fire curtains" for further details on the contract's content and extent.

Internal identifier: 12425

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50712000 Repair and maintenance services of mechanical building installations

Additional classification (cpv): 50413200 Repair and maintenance services of firefighting equipment, 50700000 Repair and maintenance services of building installations

5.1.2. Place of performance

Country subdivision (NUTS): Vestland (NO0A2)

Country: Norway

5.1.2. Place of performance

Country subdivision (NUTS): Møre og Romsdal (NO0A3)

Country: Norway

5.1.2. Place of performance

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

Country: Norway

5.1.3. Estimated duration

Duration: 48 Months

5.1.4. Renewal

Maximum renewals: 3

Other information about renewals: 1 + 1 + 1 year. The framework agreements will be signed for a period of 1 year with the right for Statsbygg to extend the contract for a further 3 years, one year at a time (1+1+1).

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: Enrolment in a relevant professional register

Description of selection criterion: Tenderers are required to have a legally established company. Documentation requirements: Company Registration Certificate, foreign companies are required to have an equivalent certificate in the country where the company is registered, alternatively StartBANK ID.

Criterion: Other economic or financial requirements

Description of selection criterion: Tenderers are required to have satisfactory financial implementation ability. The size of the turnover, one in relation to the contract value, can be emphasised. Documentation requirements: The Directorate of Public Construction and Property will carry out a credit rating of tenderers. Tenderers may, in addition, be asked to submit auditor confirmed annual accounts, alternatively state StartBANK ID.

Criterion: Average yearly manpower

Description of selection criterion: Tenderers shall have sufficient implementation ability (competence) and suitable manpower to carry out assignments under the contract.

Documentation requirements: An overview shall be given of the tenderer's workforce. The overview shall highlight the number of executing (service personnel) with competence for the execution of the contract. The overview shall show what competence the executing has.

Criterion: References on specified works

Description of selection criterion: Tenderers shall have sufficient experience from assignments with a transferable value to this contract, including inspections of smoke hatches and fire curtains. Documentation requirements: Tenderers shall provide a description of minimum 2, maximum 4 reference assignments with a transferable value in the last 3 years, with information on, among other things: · The assignment/contract name · Description of the assignment/contract · Type of building · Reference person, with name, contact information and role in the reference assignment.

5.1.10. Award criteria

Criterion:

Type: Price

Description: Price

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

Award criterion number: 100

Criterion:

Type: Quality

Description: This procurement is for a framework agreement for inspections, service and maintenance of fire protection equipment and fire technical installations, as well as the procurement of new equipment/products and/or materials as needed. The most important climate footprint and environmental impacts in this procurement are driving to and from the

properties and emissions in connection with. production and waste generation in connection with. equipment/products and/or materials procured. Concrete environmental requirements are set in the competition in order to reduce the total climate footprint and environmental impact. 100% emission free vehicles are required. The requirements are set at a level where the potential for further climate and environmental gains through a competition for award criteria is limited. An award criteria will therefore not be able to contribute to providing better climate and environmental performance than these stipulated requirements. Based on this, the terms for utilising the provision in the Norwegian Public Procurement Regulations § 5 b second paragraph of the third period are being assessed as fulfilled. Statsbygg is therefore exempted from the obligation to weight climate and the environment with a minimum of 30 percent or prioritise this among the three highest weighted award criteria.
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/9516>
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/9516>
Languages in which tenders or requests to participate may be submitted: Norwegian
Electronic catalogue: Not allowed
Deadline for receipt of tenders: 09/11/2026 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:
Framework agreement, without reopening of competition
Maximum number of participants: 1
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: Statsbygg
Organisation providing more information on the review procedures: Statsbygg
Organisation receiving requests to participate: Artifik AS

5.1. Lot: LOT-0002

Title: Sub-contract B

Description: Sub-contract B - for properties located in trøndelag county.

Internal identifier: 12426

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50712000 Repair and maintenance services of mechanical building installations

Additional classification (cpv): 50413200 Repair and maintenance services of firefighting equipment, 50700000 Repair and maintenance services of building installations

5.1.2. Place of performance

Country subdivision (NUTS): Vestland (NO0A2)

Country: Norway

5.1.2. Place of performance

Country subdivision (NUTS): Møre og Romsdal (NO0A3)

Country: Norway

5.1.2. Place of performance

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

Country: Norway

5.1.3. Estimated duration

Duration: 48 Months

5.1.4. Renewal

Maximum renewals: 3

Other information about renewals: 1 + 1 + 1 year. The framework agreements will be signed for a period of 1 year with the right for Statsbygg to extend the contract for a further 3 years, one year at a time (1+1+1).

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: Enrolment in a relevant professional register

Description of selection criterion: Tenderers are required to have a legally established company. Documentation requirements: Company Registration Certificate, foreign companies are required to have an equivalent certificate in the country where the company is registered, alternatively StartBANK ID.

Criterion: Other economic or financial requirements

Description of selection criterion: Tenderers are required to have satisfactory financial implementation ability. The size of the turnover, one in relation to the contract value, can be

emphasised. Documentation requirements: The Directorate of Public Construction and Property will carry out a credit rating of tenderers. Tenderers may, in addition, be asked to submit auditor confirmed annual accounts, alternatively state StartBANK ID.

Criterion: Average yearly manpower

Description of selection criterion: Tenderers shall have sufficient implementation ability (competence) and suitable manpower to carry out assignments under the contract.

Documentation requirements: An overview shall be given of the tenderer's workforce. The overview shall highlight the number of executing (service personnel) with competence for the execution of the contract. The overview shall show what competence the executing has.

Criterion: References on specified works

Description of selection criterion: Tenderers shall have sufficient experience from assignments with a transferable value to this contract, including inspections of smoke hatches and fire curtains. Documentation requirements: Tenderers shall provide a description of minimum 2, maximum 4 reference assignments with a transferable value in the last 3 years, with information on, among other things: · The assignment/contract name · Description of the assignment/contract · Type of building · Reference person, with name, contact information and role in the reference assignment.

5.1.10. Award criteria

Criterion:

Type: Price

Description: Price

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

Award criterion number: 100

Criterion:

Type: Quality

Description: This procurement is for a framework agreement for inspections, service and maintenance of fire protection equipment and fire technical installations, as well as the procurement of new equipment/products and/or materials as needed. The most important climate footprint and environmental impacts in this procurement are driving to and from the properties and emissions in connection with. production and waste generation in connection with. equipment/products and/or materials procured. Concrete environmental requirements are set in the competition in order to reduce the total climate footprint and environmental impact. 100% emission free vehicles are required. The requirements are set at a level where the potential for further climate and environmental gains through a competition for award criteria is limited. An award criteria will therefore not be able to contribute to providing better climate and environmental performance than these stipulated requirements. Based on this, the terms for utilising the provision in the Norwegian Public Procurement Regulations § 5 b second paragraph of the third period are being assessed as fulfilled. Statsbygg is therefore exempted from the obligation to weight climate and the environment with a minimum of 30 percent or prioritise this among the three highest weighted award criteria.

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/9516>

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/9516>

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 09/11/2026 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:

Framework agreement, without reopening of competition

Maximum number of participants: 1

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: Statsbygg

Organisation providing more information on the review procedures: Statsbygg

Organisation receiving requests to participate: Artifik AS

8. Organisations

8.1. ORG-0001

Official name: Statsbygg

Registration number: 971278374

Postal address: Biskop Gunnerus' gate 6

Town: Oslo

Postcode: 0155

Country subdivision (NUTS): Oslo (NO081)

Country: Norway

Contact point: Stig Etnestad

Email: postmottak@statsbygg.no

Telephone: +47 22954000

Internet address: <https://statsbygg.no>

Buyer profile: <https://statsbygg.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: 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: ca2def18-24c7-4f68-9ada-bfd529f518f8 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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