

93126-2026 - Competition

Norway – Construction project management services – Project manager for engineering design services for the construction work at Urnes World Heritage Centre.

OJ S 27/2026 09/02/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Fortidsminneforeningen

Email: post@fortidsminneforeningen.no

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Recreation, culture and religion

2. Procedure

2.1. Procedure

Title: Project manager for engineering design services for the construction work at Urnes World Heritage Centre.

Description: The Norwegian Relics Association shall construct a World Heritage Centre at Urnes stave church in Luster municipality. Stavkirken at Urnes is Norway's oldest stave church and it is a unique cultural memorial on UNESCO's World Heritage List. An architect competition was held 2021/22 and the winning proposal "Urneskilen", prepared by Lipinski Architects, A.C.B. and Tobias Laukenmann from Malmø and Copenhagen, will form the basis for the realisation of Urnes World Heritage Centre. The Central Relics Association shall be the builder and shall have overall project responsibility for the realisation of the centre. The aim of the new visitor centre is to ensure sustainable visitor operation and future preservation of the stave church, as well as to provide Urnes with depth and breadth equivalent to the obligations of a UNESCO World Heritage Site. The centre shall strengthen the local community at Ornes and facilitate sustainable development in accordance with UNESCO's principles. Sub projects that contribute to the content and tenders in the centre, indoor and outdoor, are also included in the project. The largest sub projects are the exhibition "Urnes stave church – wood and faith over a thousand years" and "Urneskilen" on the centre's site. The indoor exhibition areas shall house two different exhibition concepts with different exhibition designs and content. Both exhibitions shall contribute to visits being carried out in a logistically good way and allow for experiences, reflection and learning for individual visitors, groups and school classes. They shall be connected with the rest of the public offer at the centre in order to provide an overall experience. Urneskilen is a communication and experience area connected to an apple garden on the centre site, with a focus on sustainable management of natural resources and the UN sustainability goals. The starting point is close to Ornes, with nature and the cultural landscape as a source of experiences and knowledge, with a focus on central sustainability themes such as species diversity, cultural landscape and food production. The construction project is approx. 1,000 m² and has a total cost of NOK 90 million. The building is fully financed with support from government, county, municipality and private donors. The architects behind the winning draft in the architect competition shall be involved actively in further planning, and work is being carried out with them for the completion of the sketch phase. The procurement is for a project manager for the engineering design of the

construction work for Urnes World Heritage Centre. The assignment will start as soon as possible after the contract has been awarded. The assignment's length will be until the preliminary project phase is completed, but will, depending on the choice of contractor/contract form, be able to continue until the centre is opened. The preliminary project phase is expected to be completed by 2026. The parties must agree on the final extent of the assignment and what load it shall have per month. Tenderers shall offer one named resource that shall be dedicated to the assignment. In addition tenderers shall offer a deputy who shall take over for the if the offered resource falls ill or for special important reasons cannot fulfil the assignment. Both the offered resource and the deputy will be evaluated. Both the project manager and the deputy must understand oral and written Norwegian. The project manager shall, in cooperation with the Old Remembrance Association, run the engineering design work from the completed sketch project to the complete work documentation and assessment of received tender offers. It may be necessary to extend the engagement into the further construction project. The contracting authority shall have an option for such an extension. Particularly important areas of responsibility for the project manager are:

- Overall responsibility for progress, project management, contracts, finance, risk management and reporting.
- Coordinate and follow-up that the engineering designers carry out their assignments in accordance with signed contracts with the contracting authority.
- Responsibility for government contact and responsible applicant in accordance with the Planning and Building Act.
- Prepare project goals and ensure goal achievement.
- Ensure that Safety, Health and Working Environment (SHA), environment, quality assurance (KS), risk analysis and risk management are carried out.
- Prepare relevant targets for sustainability and environmental considerations in cooperation with the contracting authority.
- Control the interdisciplinary interfaces by using project related tools such as PA book and responsibility matrix.
- Management of the project's implementation in relevant phases and follow-up of quality, efficiency and ethics, equivalent to the construction industry's "Systematic completion".
- Building information modelling (BIM) shall be an integrated part of the engineering design process and the project manager shall manage the BIM processes.

The contracting authority would like close cooperation between the project manager and the association's project managers. When the project manager is in place, the interface between the roles shall be clarified and adapted. The position requires close connection to the project, with the possibility to meet at the construction site at short notice both during the engineering design services and in any construction phase. The expected response time shall be described in the tender.

Procedure identifier: 05acf541-dc6b-4eed-95ce-8f858f93520e

Internal identifier: 3356

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): 71541000 Construction project management services

Additional classification (cpv): 45000000 Construction work, 45212300 Construction work for art and cultural buildings, 45212310 Construction work for buildings relating to exhibitions, 45212313 Museum construction work

2.1.2. Place of performance

Country subdivision (NUTS): Vestland (NO0A2)

Country: Norway

2.1.3. Value

Estimated value excluding VAT: 3 500 000,00 NOK

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, in the event a enforceable verdict has 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 combating 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 out 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 reliability that is 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: Project manager for engineering design services for the construction work at Urnes World Heritage Centre.

Description: The Norwegian Relics Association shall construct a World Heritage Centre at Urnes stave church in Luster municipality. Stavkirken at Urnes is Norway's oldest stave church and it is a unique cultural memorial on UNESCO's World Heritage List. An architect competition was held 2021/22 and the winning proposal "Urneskilen", prepared by Lipinski Architects, A.C.B. and Tobias Laukenmann from Malmö and Copenhagen, will form the basis for the realisation of Urnes World Heritage Centre. The Central Relics Association shall be the builder and shall have overall project responsibility for the realisation of the centre. The aim of the new visitor centre is to ensure sustainable visitor operation and future preservation of the stave church, as well as to provide Urnes with depth and breadth equivalent to the obligations of a UNESCO World Heritage Site. The centre shall strengthen the local community at Urnes and facilitate sustainable development in accordance with UNESCO's principles. Sub projects that contribute to the content and tenders in the centre, indoor and outdoor, are also included in the project. The largest sub projects are the exhibition "Urnes stave church – wood and faith over a thousand years" and "Urneskilen" on the centre's site. The indoor exhibition areas shall house two different exhibition concepts with different exhibition designs and content. Both exhibitions shall contribute to visits being carried out in a logistically good way and allow for experiences, reflection and learning for individual visitors, groups and school classes. They shall be connected with the rest of the public offer at the centre in order to provide an overall experience. Urneskilen is a communication and experience area connected to an apple garden on the centre site, with a focus on sustainable management of natural resources and the UN sustainability goals. The starting point is close to Urnes, with nature and the cultural landscape as a source of experiences and knowledge, with a focus on central sustainability themes such as species diversity, cultural landscape and food production. The construction project is approx. 1,000 m² and has a total cost of NOK 90 million. The building is fully financed with support from government, county, municipality and private donors. The architects behind the winning draft in the architect competition shall be involved actively in further planning, and work is being carried out with them for the completion of the sketch phase. The procurement is for a project manager for the engineering design of the construction work for Urnes World Heritage Centre. The assignment will start as soon as possible after the contract has been awarded. The assignment's length will be until the preliminary project phase is completed, but will, depending on the choice of contractor/contract form, be able to continue until the centre is opened. The preliminary project phase is expected to be completed by 2026. The parties must agree on the final extent of the assignment and what load it shall have per month. Tenderers shall offer one named resource that shall be dedicated to the assignment. In addition tenderers shall offer a deputy who shall take over for the if the offered resource falls ill or for special important reasons cannot fulfil the assignment. Both the offered resource and the deputy will be evaluated. Both the project manager and the deputy must understand oral and written Norwegian. The project manager shall, in cooperation with the Old Remembrance Association, run the engineering design work from the completed sketch project to the complete work documentation and assessment of received tender offers. It may be necessary to extend the engagement into the further construction project. The contracting authority shall have an option for such an extension. Particularly important areas of responsibility for the project manager are:

- Overall responsibility for progress, project management, contracts, finance, risk management and reporting.
- Coordinate and follow-up that the engineering designers carry out their assignments in accordance with signed contracts with the contracting authority.
- Responsibility for government contact and responsible applicant in accordance with the Planning and Building Act.
- Prepare project goals and ensure goal achievement.
- Ensure that Safety, Health and Working Environment (SHA), environment,

quality assurance (KS), risk analysis and risk management are carried out. · Prepare relevant targets for sustainability and environmental considerations in cooperation with the contracting authority. · Control the interdisciplinary interfaces by using project related tools such as PA book and responsibility matrix. · Management of the project's implementation in relevant phases and follow-up of quality, efficiency and ethics, equivalent to the construction industry's "Systematic completion". · Building information modelling (BIM) shall be an integrated part of the engineering design process and the project manager shall manage the BIM processes. The contracting authority would like close cooperation between the project manager and the association's project managers. When the project manager is in place, the interface between the roles shall be clarified and adapted. The position requires close connection to the project, with the possibility to meet at the construction site at short notice both during the engineering design services and in any construction phase. The expected response time shall be described in the tender.

Internal identifier: 4389

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71541000 Construction project management services

Additional classification (cpv): 45000000 Construction work, 45212300 Construction work for art and cultural buildings, 45212310 Construction work for buildings relating to exhibitions, 45212313 Museum construction work

5.1.2. Place of performance

Country subdivision (NUTS): Vestland (NO0A2)

Country: Norway

5.1.3. Estimated duration

Start date: 14/05/2026

Duration end date: 27/10/2028

5.1.4. Renewal

Maximum renewals: 1

Other information about renewals: 18 months. Follow-up of the execution of the construction phase, as well as post-inspections and follow-up of the completed building.

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

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: Other economic or financial requirements

Description of selection criterion: For the contracting authority it will be very significant that PL can meet at the construction site at short notice during the execution. There may be a need for site inspections/clarifications, spontaneously standing meetings with contractors etc. The position requires close connection to the project, with the possibility to meet at the construction site at short notice both during the engineering design services and in any construction phase.

Documentation requirements: Response time report

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 services

Description of selection criterion: Tenderers shall have relevant experience from assignments or deliveries of an equivalent nature and extent to the assignment in question. 'equivalent' means assignments of the same type, complexity and size, which ensures that the tenderer has the necessary experience. Documentation requirements: Reference list of the most important relevant assignments carried out in the last 3-5 years. The list shall include a description of the assignments, contract value, date/year, as well as the name of the contracting authority/customer for each reference. The contracting authority can contact the references for verification.

Criterion: Relevant educational and professional qualifications

Description of selection criterion: Tenderers must have key personnel with satisfactory competence and experience to carry out the assignment. Documentation requirements: CVs for key personnel who document relevant education, certifications (if relevant) and experience from similar projects/assignments. CVs shall show roles, areas of responsibility, length of previous assignments and references.

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: Quality

Description: Competence and experience

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

Award criterion number: 30

Criterion:

Type: Quality

Description: Exercise comprehension

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

Award criterion number: 30

Criterion:

Type: Price

Description: Price

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

Award criterion number: 40

Criterion:

Type: Quality

Description: The procurement only includes consultancy services of a nature that has minimal climate footprint. The environmental impact is considered immaterial and the environment is therefore not used as the award criteria for the procurement.

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/3356>

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/3356>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 06/03/2026 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

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: Oslo tingrett

Organisation providing additional information about the procurement procedure:

Fortidsminneforeningen

Organisation providing more information on the review procedures: Fortidsminneforeningen

Organisation receiving requests to participate: Artifik AS

8. Organisations

8.1. ORG-0001

Official name: Fortidsminneforeningen

Registration number: 970167994

Postal address: Dronningens gate 11

Town: Oslo

Postcode: 0152

Country subdivision (NUTS): Oslo (NO081)

Country: Norway
Contact point: Henrik Nesheim
Email: post@fortidsminneforeningen.no
Telephone: +47 23317070
Internet address: <https://fortidsminneforeningen.no/>
Buyer profile: <https://fortidsminneforeningen.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: 2fe8e796-767a-4bc4-bc1e-5b6a94ad3a33 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 05/02/2026 14:27:13 (UTC+00:00) Western European Time, GMT
Languages in which this notice is officially available: English
Notice publication number: 93126-2026
OJ S issue number: 27/2026
Publication date: 09/02/2026