

## 209259-2026 - Licitación

**Noruega – Trabajos de instalación en edificios – Prequalification: Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.**

**OJ S 60/2026 26/03/2026**

**Anuncio de contrato o de concesión. Régimen normal - Anuncio de cambios**

**Obras**

### 1. Comprador

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#### 1.1. Comprador

Denominación oficial: Kode Kunstmuseer og Komponisthjem

Correo electrónico: [vera.iversen@kodebergen.no](mailto:vera.iversen@kodebergen.no)

Naturaleza jurídica del comprador: Organismo de Derecho público

Actividad del poder adjudicador: Actividades recreativas, cultura y religión

### 2. Procedimiento

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#### 2.1. Procedimiento

Título: Prequalification: Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.

Descripción: The procurement will be carried out as a negotiated procedure (two-stage process). Stage 1 is the prequalification phase, and Stage 2 is the tender phase. Only tenderers who fulfil the qualification requirements will be able to submit a tender. There are three central deadlines for this competition that tenderers must pay particular attention to: 1) deadline for requests for prequalification, 2) tender deadline and deadline for final tenders after negotiations, cf. the tender documentation point 1.7. The contracting authority invites tenderers to a site inspection 16/4, 11.00, see the tender documentation point 3.1.

Identificador del procedimiento: 8b98e0a1-6bb6-442e-8b3e-695bcfe1d6d6

Identificador interno: 2023/209

Tipo de procedimiento: Negociado con publicación previa de un anuncio de licitación / licitación con negociación

El procedimiento está acelerado: no

Principales características del procedimiento: The Ole Bull villa at Lysøen is one of Norway's most important cultural historical buildings and a world renowned composer's home. The villa built in 1872-1873 (later built) is characterised by a distinctive construction technique that combines Swiss style with inspiration from Moorish architecture. The villa requires extensive renovation and restoration to ensure that the buildings are maintained for future generations, being made more accessible and form historical frameworks for communication of knowledge and cultural experiences. Kode has engaged external project manager (PL) and engineering design group (PG) for work, who is working on auditing the previously prepared preliminary project, with the aim of defining what measures can be implemented within the project's financial limits. Kode shall through this procurement engage the main contractor (HE) for the execution of the construction work. The works are further described in Annex 9 -

Administrative Regulations - NS 8405. HE will report to BL, but also work closely with PG c /pgl. Due to the nature of the project, many assessments and decisions will be made during the work. We would like HE to present proposals for solutions, in dialogue with Kode, BL and PG. Most of the work will be carried out at the villa, but the cafe extension will also be subject to renovations and improvements. A roof over roof is planned for the villa, which is contracted

as a separate turnkey contract. The work that shall be carried out is primarily of a constructional character, particularly restoration and commissioning of facades, windows, altars and roof, as well as measures in the ground. Internal construction work will also be carried out. Technical installations, particularly electrical installations, will be subject to a comprehensive renewal, whilst HVAC work is expected to be less extensive. Work will be carried out in the surrounding terrain, particularly with the establishment of a new ramp in terrain and adjustments to terrain for improved accessibility. A barracks barracks has been established on the square, which can be used for storing building parts and as a carpentry workshop. There are eating and changing possibilities in the café building located on the property. A more detailed description of the delivery is in Annex 10 - Description of the work.

#### **2.1.1. Finalidad**

Naturaleza del contrato: Obras

Clasificación principal (cpv): 45300000 Trabajos de instalación en edificios

Clasificación adicional (cpv): 42500000 Equipos de refrigeración y ventilación, 42520000

Equipo de ventilación, 45112700 Trabajos de paisajismo, 45200000 Trabajos generales de construcción de inmuebles y obras de ingeniería civil, 45261900 Reparación y mantenimiento de tejados, 45262500 Trabajos de mampostería y albañilería, 45262520 Trabajos de albañilería, 45315100 Trabajos de instalación de ingeniería eléctrica, 45317000 Otros trabajos de instalación eléctrica, 45330000 Trabajos de fontanería, 45331000 Trabajos de instalación de calefacción, ventilación y aire acondicionado, 45331200 Trabajos de instalación de ventilación y aire acondicionado, 45331210 Trabajos de instalación de ventilación, 45332000 Trabajos de instalación sanitaria y de colocación de tuberías de desagüe, 45400000 Acabado de edificios, 45422000 Carpintería y ebanistería, 45440000 Trabajos de pintura y acristalamiento, 45453100 Trabajos de reacondicionamiento, 45454100 Trabajos de restauración, 71421000 Servicios de jardinería paisajística

#### **2.1.2. Lugar de ejecución**

Subdivisión del país (NUTS): Vestland (NO0A2)

País: Noruega

#### **2.1.3. Valor**

Valor estimado, IVA excluido: 80 000 000,00 NOK

#### **2.1.4. Información general**

##### **Base jurídica:**

Directiva 2014/24/UE

Anskaffelsesforskriften - FOA Part III Competition with negotiations

Anskaffelsesforskriften - Negotiated procedure

#### **2.1.6. Motivos de exclusión**

Fuentes de los motivos de exclusión: Documento europeo único de contratación (DEUC), Documento de contratación, Anuncio

Corrupción: 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.

**Fraude:** 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).

**Blanqueo de capitales o financiación del terrorismo:** 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).

**Participación en una organización delictiva:** 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)

**Delitos de terrorismo o delitos ligados a las actividades terroristas:** 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, of 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.

**Trabajo infantil y otras formas de trata de seres humanos:** 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).

**Incumplimiento de obligaciones en materia de Derecho medioambiental:** 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.

Incumplimiento de obligaciones en materia de Derecho laboral: 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.

Incumplimiento de obligaciones en materia de Derecho social: 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.

Acuerdos con otros operadores económicos destinados a falsear la competencia: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Falta profesional grave: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Declaración falsa, ocultación de información, incapacidad de presentar los documentos exigidos u obtención de información confidencial del presente procedimiento: Have the tenderer: a) given grossly incorrect information when notifying the information required to verify that there is no basis for rejection, or of the qualification requirements being met, b) failed to provide such information, c) subject to immediately submitting the supporting documents requested by the Contracting Authority, or d) improperly affecting 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?

Conflicto de intereses debido a su participación en el procedimiento de contratación: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Participación, directa o indirecta, en la preparación del presente procedimiento de contratación : 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?

Rescisión anticipada, imposición de daños y perjuicios u otras sanciones comparables: 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?

Incumplimiento de obligaciones basadas en motivos de exclusión puramente nacionales: 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. Will the purely national rejection reasons, as stated in the relevant notice or in the procurement documents, apply?

Incumplimiento de la obligación de pago de cotizaciones a la seguridad social: 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?

Incumplimiento de la obligación de pago de impuestos: Has the tenderer not fulfilled his tax and duty obligations in the country in which he is established, and in the contracting authority's member state, if this is a different country than what he is established in?

Las actividades empresariales han sido suspendidas: 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 made mandatory in accordance with the current national law without the possibility for exceptions.

Quiebra: 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 made mandatory in accordance with the current national law without the possibility for exceptions.

Convenio con los acreedores: 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 made mandatory in accordance with the current national law without the possibility for exceptions.

Insolvencia: 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 made mandatory in accordance with the current national law without the possibility for exceptions.

Activos que están siendo administrados por un liquidador: 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 made mandatory in accordance with the current national law without the possibility for exceptions.

Situación análoga a la quiebra con arreglo al Derecho nacional: 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 made mandatory in accordance with the current national law without the possibility for exceptions.

## 5. Lote

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### 5.1. Lote: LOT-0000

Título: Prequalification: Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.

Descripción: The procurement will be carried out as a negotiated procedure (two-stage process). Stage 1 is the prequalification phase, and Stage 2 is the tender phase. Only tenderers who fulfil the qualification requirements will be able to submit a tender. There are three central deadlines for this competition that tenderers must pay particular attention to: 1) deadline for requests for prequalification, 2) tender deadline and deadline for final tenders after negotiations, cf. the tender documentation point 1.7. The contracting authority invites tenderers to a site inspection 16/4, 11.00, see the tender documentation point 3.1.

Identificador interno: 2023/209

#### 5.1.1. Finalidad

Naturaleza del contrato: Obras

Clasificación principal (cpv): 45300000 Trabajos de instalación en edificios

Clasificación adicional (cpv): 42500000 Equipos de refrigeración y ventilación, 42520000

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Trabajos de instalación sanitaria y de colocación de tuberías de desagüe, 45400000 Acabado de edificios, 45422000 Carpintería y ebanistería, 45440000 Trabajos de pintura y acristalamiento, 45453100 Trabajos de reacondicionamiento, 45454100 Trabajos de restauración, 71421000 Servicios de jardinería paisajística

**5.1.2. Lugar de ejecución**

Subdivisión del país (NUTS): Vestland (NO0A2)

País: Noruega

**5.1.3. Duración estimada**

Fecha de inicio: 08/07/2026

Fecha de finalización de la duración: 01/09/2027

**5.1.5. Valor**

Valor estimado, IVA excluido: 80 000 000,00 NOK

**5.1.6. Información general**

**Participación reservada:**

La participación no está reservada.

Proyecto de contratación pública no financiado con fondos de la UE

La contratación pública está cubierta por el Acuerdo sobre Contratación Pública (ACP): no

**5.1.9. Criterios de selección**

Fuentes de los criterios de selección: Documento europeo único de contratación (DEUC), Documento de contratación

**Información sobre la segunda fase de un procedimiento de dos fases:**

Número mínimo de candidatos que serán invitados a la segunda fase del procedimiento: 3

El procedimiento se desarrollará en fases sucesivas. En cada fase, pueden eliminarse algunos participantes

El comprador se reserva el derecho de adjudicar el contrato sobre la base de las ofertas iniciales sin necesidad de más negociaciones

**5.1.11. Pliegos de contratación**

Lenguas en las que los pliegos de contratación están disponibles oficialmente: noruego

Dirección de los pliegos de contratación: <https://permalink.mercell.com/280166099.aspx>

**5.1.12. Condiciones de la contratación pública**

**Condiciones de presentación:**

Presentación electrónica: Obligatoria

Dirección para la presentación: <https://permalink.mercell.com/280166099.aspx>

Lenguas en las que pueden presentarse las ofertas o solicitudes de participación: noruego

Catálogo electrónico: No autorizada

Son necesarios el sello o la firma electrónicos avanzados o cualificados [como se definen en el Reglamento (UE) nº 910/2014]

Variantes: No autorizada

Plazo de recepción de solicitudes de participación: 27/04/2026 10:00:00 (UTC+00:00) Hora de Europa Occidental, GMT

**Condiciones del contrato:**

La ejecución del contrato debe realizarse en el marco de programas de empleo protegido: No

Es necesario un acuerdo de confidencialidad: sí

Facturación electrónica: Obligatoria

Se utilizarán pedidos electrónicos: no

Se utilizará el pago electrónico: sí

#### 5.1.15. Técnicas

**Acuerdo marco:**

Ningún acuerdo marco

**Información sobre el sistema dinámico de adquisición:**

Ningún sistema dinámico de adquisición

#### 5.1.16. Información adicional, mediación y recurso

Organización encargada de los procedimientos de recurso: KOFA

Información sobre los plazos de revisión: deadlines are in the tender documentation, point 1.7  
Appeals are submitted by the waiting period.

Organización que proporciona más información sobre los procedimientos de recurso: Kode  
Kunstmuseer og Komponisthjem

## 8. Organizaciones

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### 8.1. ORG-0001

Denominación oficial: Kode Kunstmuseer og Komponisthjem

Número de registro: 990269343

Dirección postal: Vestre Strømkaien 7

Localidad: BERGEN

Código postal: 5008

Subdivisión del país (NUTS): Vestland (NO0A2)

País: Noruega

Punto de contacto: Vera Iversen

Correo electrónico: [vera.iversen@kodebergen.no](mailto:vera.iversen@kodebergen.no)

Teléfono: 48243640

Dirección de internet: <http://www.kodebergen.no>

**Funciones de esta organización:**

Comprador

Organización que proporciona más información sobre los procedimientos de recurso

### 8.1. ORG-0002

Denominación oficial: KOFA

Número de registro: 918195548

Localidad: Bergen

Código postal: 5805

Subdivisión del país (NUTS): Vestland (NO0A2)

País: Noruega

**Funciones de esta organización:**

Organización encargada de los procedimientos de recurso

## 10. Modificación

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Versión del anuncio anterior que debe modificarse

:

e27ca7cc-ee55-4814-9134-e4f08cbd3fc0-01

Principal motivo de la modificación

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Información actualizada

Descripción

:

Version amendment 1: 1) Emphasise that there is a negotiated contest with prequalification in the header. 2) Supplementing of the description, including a site inspection date and a description of the two-stage process.

#### **10.1. Modificación**

Identificador de sección: PROCEDURE

### **Información del anuncio**

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Identificador/versión del anuncio: b4d9a605-92be-4b6d-bfd3-916d99347a99 - 01

Tipo de formulario: Licitación

Tipo de anuncio: Anuncio de contrato o de concesión. Régimen normal

Subtipo de anuncio: 16

Fecha de envío del anuncio: 25/03/2026 10:46:21 (UTC+00:00) Hora de Europa Occidental, GMT

Anuncio: fecha de envío (por parte del eSender): 25/03/2026 10:55:35 (UTC+00:00) Hora de Europa Occidental, GMT

Lenguas en las que este anuncio está disponible oficialmente: inglés

Número de publicación del anuncio: 209259-2026

Número de la edición del DO S: 60/2026

Fecha de publicación: 26/03/2026