

388248-2026 - Licitación

Noruega – Compraventa de bienes raíces – Kjøp av meglertjenester for salg av tomt i Høvik sentrum E18 Vestkorridoren

OJ S 107/2026 05/06/2026

Anuncio de contrato o de concesión. Régimen normal

Servicios

1. Comprador

1.1. Comprador

Denominación oficial: Statens vegvesen

Correo electrónico: debra.gunnerod@vegvesen.no

Naturaleza jurídica del comprador: Organismo de Derecho público bajo el control de una autoridad estatal

Actividad del poder adjudicador: Servicios públicos generales

2. Procedimiento

2.1. Procedimiento

Título: Kjøp av meglertjenester for salg av tomt i Høvik sentrum E18 Vestkorridoren

Descripción: Statens vegvesen (heretter benevnt som Oppdragsgiver) ønsker å inngå avtale om levering av meglertjenester i forbindelse med salg av eiendommer i Bærum kommune.

Oppdraget omfatter salg av totalt fem eiendommer (gnr./bnr. 14/484, 14/519, 14/143, 14/146 og 14/289) beliggende på Høvik i Bærum kommune. Kjøpesummen fra salgene inngår som en del av finansieringen av prosjektet E18 Vestkorridoren. Eiendommene inngår i vedtatt planprogram for prosjektet. Oppdraget omfatter levering av meglertjenester knyttet til planlegging, gjennomføring og avslutning av salgsprosessen. Leverandøren skal ha et helhetlig ansvar for salget, fra innledende markedsvurdering til signert kjøpekontrakt og gjennomført oppgjør. Formålet med anskaffelsen er å inngå avtale med én kvalifisert leverandør som kan bistå Oppdragsgiver med en effektiv, profesjonell og etterprøvbar salgsprosess, med mål om å oppnå best mulig markedspris. Formålet med anskaffelsen er å inngå avtale med én leverandør som skal bistå oppdragsgiver med å gjennomføre en effektiv, profesjonell og etterprøvbar salgsprosess for eiendommer i Høvik sentrum, med sikte på å oppnå best mulig markedspris. Salget utgjør en del av finansieringen av prosjektet E18 Vestkorridoren, og skal gjennomføres i samsvar med gjeldende planforutsetninger.

Identificador del procedimiento: b9716e8c-6c43-4a0d-a144-9c35eedecb4c

Identificador interno: 26/144285

Tipo de procedimiento: Abierto

El procedimiento está acelerado: no

2.1.1. Finalidad

Naturaleza del contrato: Servicios

Clasificación principal (cpv): 70120000 Compraventa de bienes raíces

Clasificación adicional (cpv): 70300000 Servicios varios de agencias inmobiliarias a comisión o por contrato, 70310000 Servicios de alquiler o venta de edificios, 70320000 Servicios de alquiler o venta de terrenos

2.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Akershus (NO084)

País: Noruega

2.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Oslo (NO081)

País: Noruega

2.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Østfold (NO083)

País: Noruega

2.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Buskerud (NO085)

País: Noruega

2.1.4. Información general

Base jurídica:

Directiva 2014/24/UE

2.1.6. Motivos de exclusión

Fuentes de los motivos de exclusión: 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 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

5.1. Lote: LOT-0000

Título: Kjøp av meglertjenester for salg av tomt i Høvik sentrum E18 Vestkorridoren

Descripción: Statens vegvesen (heretter benevnt som Oppdragsgiver) ønsker å inngå avtale om levering av meglertjenester i forbindelse med salg av eiendommer i Bærum kommune. Oppdraget omfatter salg av totalt fem eiendommer (gnr./bnr. 14/484, 14/519, 14/143, 14/146 og 14/289) beliggende på Høvik i Bærum kommune. Kjøpesummen fra salgene inngår som en del av finansieringen av prosjektet E18 Vestkorridoren. Eiendommene inngår i vedtatt planprogram for prosjektet. Oppdraget omfatter levering av meglertjenester knyttet til planlegging, gjennomføring og avslutning av salgsprosessen. Leverandøren skal ha et helhetlig ansvar for salget, fra innledende markedsvurdering til signert kjøpekontrakt og gjennomført oppgjør. Formålet med anskaffelsen er å inngå avtale med én kvalifisert leverandør som kan bistå Oppdragsgiver med en effektiv, profesjonell og etterprøvbar salgsprosess, med mål om å oppnå best mulig markedspris. Formålet med anskaffelsen er å inngå avtale med én leverandør som skal bistå oppdragsgiver med å gjennomføre en effektiv, profesjonell og etterprøvbar salgsprosess for eiendommer i Høvik sentrum, med sikte på å oppnå best mulig markedspris. Salget utgjør en del av finansieringen av prosjektet E18 Vestkorridoren, og skal gjennomføres i samsvar med gjeldende planforutsetninger. Identificador interno: 26/144285

5.1.1. Finalidad

Naturaleza del contrato: Servicios

Clasificación principal (cpv): 70120000 Compraventa de bienes raíces

Clasificación adicional (cpv): 70300000 Servicios varios de agencias inmobiliarias a comisión o por contrato, 70310000 Servicios de alquiler o venta de edificios, 70320000 Servicios de alquiler o venta de terrenos

Opciones:

Descripción de las opciones: The contract period is 2 years + option for 1 year extension.

5.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Akershus (NO084)

País: Noruega

5.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Oslo (NO081)

País: Noruega

5.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Østfold (NO083)

País: Noruega

5.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Buskerud (NO085)

País: Noruega

5.1.3. Duración estimada

Duración: 2 Años

5.1.4. Renovación

Número máximo de renovaciones: 1

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): sí

Esta contratación también es adecuada para las pequeñas y medianas empresas (pymes): sí

5.1.9. Criterios de selección

Fuentes de los criterios de selección: Anuncio

Criterio: Otros requisitos económicos o financieros

Descripción del criterio de selección: Tenderers must have sufficient financial capacity to fulfil the contract. In order to fulfil the requirement, it is sufficient for the tenderer to be assessed as credit worthy based on Experians Commercial Delphi score. If a tenderer is assessed lower than credit worthy, the contracting authority can undertake an overall assessment based on additional information. Documentation requirement: The contracting authority will obtain a credit rating from Experian. If there is doubt, the Contracting Authority can obtain further information from the tenderer.

Criterio: Técnicos o entidades técnicas para el control de calidad

Descripción del criterio de selección: Tenderers shall have equivalent experience. In order for the experience to be equivalent, it must include the following: • experience with the execution of sales of major property transactions in the relevant area. • experience from the sale of property with high value and/or complexity Documentation requirement: Tenderers shall confirm that they fulfil this requirement when submitting their tender. Tenderers shall present the following documentation proof if requested by the contracting authority: - An overview of a minimum of 3 (maximum 5) of the most important, completed equivalent work during the last three years, including a short description of the assignment, the name of the public or private recipient, as well as information on value/amount/scope and date. A tenderer who is newly established and cannot submit references, must be particularly careful to document and substantiate that they still have the prerequisites required to carry out the assignment. Newly established tenderers can document the necessary experience by referring to experience that the offered persons/resources have built up in services other than the tenderer.

5.1.10. Criterios de adjudicación

Criterio:

Tipo: Precio

Nombre: Pris

Descripción: Leverandøren skal legge ved utfylt Vedlegg 1 Prisskjema.

Categoría del criterio de adjudicación de peso: Ponderación (porcentaje, exacto)

Criterio de adjudicación: número: 30

Criterio:

Tipo: Calidad

Nombre: Tilbudt personells relevante formelle kompetanse og erfaring

Descripción: Oppdragsgiver vil evaluere tilbudt personells relevante formelle kompetanse og erfaring. Det legges spesielt vekt på at tilbudt personell har erfaring fra og kunnskap om • erfaring fra gjennomføring av eiendomstransaksjoner i aktuelt område. • erfaring fra salg av eiendom med høy verdi og/eller kompleksitet • dokumenterte resultater fra tilsvarende oppdrag

Dokumentasjonskrav: Leverandøren skal legge ved CV for tilbudt personell. CV-en skal inneholde utfyllende informasjon om utdanning og relevant erfaring, og bør bygges opp slik: • Personalialia • Nøkkelpersoner • Utdanning: Årstall, institusjon, linje, grad • Tilleggsutdanning: Årstall, institusjon, beskrivelse av fag, studiepoeng • Tidligere utførte oppdrag (oppdragsgiver, størrelse, verdi og type/art og personens rolle i oppdraget).

Categoría del criterio de adjudicación de peso: Ponderación (porcentaje, exacto)

Criterio de adjudicación: número: 20

Criterio:

Tipo: Calidad

Nombre: Oppdragsfortåelse

Descripción: Oppdragsgiver vil evaluere leverandørens forståelse av behovet/oppdraget, og beskrivelsen av hvordan leverandør vil gå frem for å løse oppdraget. Det vil bli lagt vekt på i hvilken grad leverandøren demonstrerer en god forståelse av oppdraget og evne til å gjennomføre en strukturert, målrettet og effektiv salgsprosess. I vurderingen vil det særlig bli lagt vekt på: • leverandørens forståelse av eiendommens potensial, målgrupper og relevante markedsforhold • kvaliteten på foreslått salgsstrategi, herunder valg av kanaler, tiltak og fremgangsmåte • leverandørens gjennomføringsevne, herunder organisering, ressursbruk og fremdrift • evne til å skape konkurranse i markedet og oppnå høyest mulig salgspris • identifisering av sentrale risikofaktorer, samt foreslåtte tiltak for håndtering av disse

Dokumentasjonskrav: Leverandøren skal beskrive sin forståelse av oppdraget og redegjøre for hvordan oppdraget planlegges gjennomført. Beskrivelsen skal minimum inneholde: • forslag til salgsstrategi og gjennomføringsmodell • fremdriftsplan for gjennomføring av oppdraget • verddivurdering av eiendommen, inkludert minimum tre alternative oppgjørsformer tilpasset dagens marked

Categoría del criterio de adjudicación de peso: Ponderación (porcentaje, exacto)

Criterio de adjudicación: número: 50

5.1.11. Pliegos de contratación

Plazo para solicitar información complementaria: 27/07/2026 10:00:00 (UTC+00:00) Hora de Europa Occidental, GMT

Dirección de los pliegos de contratación: https://eu.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=456425&TID=200417062&B=

5.1.12. Condiciones de la contratación pública

Condiciones de presentación:

Presentación electrónica: Obligatoria

Dirección para la presentación: https://eu.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=456425&TID=200417062&B=

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

Catálogo electrónico: No autorizada

Plazo de recepción de ofertas: 03/08/2026 10:00:00 (UTC+00:00) Hora de Europa Occidental, GMT

Duración durante la cual la oferta debe permanecer válida: 96 Días

Información sobre la apertura pública:

Fecha de apertura: 03/08/2026 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

Facturación electrónica: Obligatoria

Se utilizarán pedidos electrónicos: sí

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: Oslo tingrett

Organización que proporciona más información sobre los procedimientos de recurso: Statens vegvesen

8. Organizaciones

8.1. ORG-0001

Denominación oficial: Statens vegvesen

Número de registro: 971032081

Departamento: Fellesfunksjoner

Dirección postal: Skoggata 19

Localidad: Moss

Código postal: 1500

Subdivisión del país (NUTS): Akershus (NO084)

País: Noruega

Punto de contacto: Debra Gunnerød

Correo electrónico: debra.gunnerod@vegvesen.no

Teléfono: +47 24018815

Dirección de internet: <https://www.vegvesen.no>

Perfil de comprador: <https://eu.eu-supply.com/ctm/company/companyinformation/index/249176>

Funciones de esta organización:

Comprador

Organización que proporciona más información sobre los procedimientos de recurso

8.1. ORG-0002

Denominación oficial: Oslo tingrett

Número de registro: 926 725 939

Dirección postal: C.J. Hambros plass 4

Localidad: Oslo

Código postal: 0125

Subdivisión del país (NUTS): Oslo (NO081)

País: Noruega

Correo electrónico: oslo.tingrett@domstol.no

Teléfono: +47 22035200

Funciones de esta organización:

Organización encargada de los procedimientos de recurso

Información del anuncio

Identificador/versión del anuncio: f16fbd17-5a1c-4a53-8340-24f9cceb56e - 02

Tipo de formulario: Licitación

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

Subtipo de anuncio: 16

Fecha de envío del anuncio: 03/06/2026 14:05:53 (UTC+00:00) Hora de Europa Occidental, GMT

Anuncio: fecha de envío (por parte del eSender): 03/06/2026 15:00:49 (UTC+00:00) Hora de Europa Occidental, GMT

Lenguas en las que este anuncio está disponible oficialmente: inglés

Número de publicación del anuncio: 388248-2026

Número de la edición del DO S: 107/2026

Fecha de publicación: 05/06/2026

