

572030-2026 - Licitación

Noruega – Servicios inmobiliarios – Valuation and valuation

OJ S 158/2026 18/08/2026

Anuncio de contrato o de concesión. Régimen normal

Servicios

1. Comprador

1.1. Comprador

Denominación oficial: Fredrikstad kommune

Correo electrónico: rankjo@fredrikstad.kommune.no

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

Actividad del poder adjudicador: Servicios públicos generales

1.1. Comprador

Denominación oficial: Hvaler kommune

Correo electrónico: rankjo@fredrikstad.kommune.no

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

Actividad del poder adjudicador: Servicios públicos generales

2. Procedimiento

2.1. Procedimiento

Título: Valuation and valuation

Descripción: The contracting authority hereby invites tenderers to a competition for a framework agreement for 2 years, with an option for an extension for 1+1 year for the procurement of valuation and valuation services with one tenderer. The objective of the procurement is valuation, valuation appraisal and consultancy related to the management of properties. Valuation in connection with the procurement/sale and any assessments in connection with market regulations of basic hire is to be included. A comprehensive description of the delivery is in the annexes to the tender documentation.

Identificador del procedimiento: e260f8f9-5c79-4f3b-92c7-2fcd7e1236e6

Identificador interno: 2026/980

Tipo de procedimiento: Abierto

El procedimiento está acelerado: no

Principales características del procedimiento: The contracting authority shall enter into a framework agreement for 2 years, with an option for an extension for 1+1 year with a tenderer for valuation and valuation appraisal services. The objective of the procurement is valuation, valuation appraisal and consultancy related to the management of properties. Valuation in connection with the procurement/sale and any assessments in connection with market regulations of basic hire is to be included. Estimated value: Fredrikstad kommune: The procurement's value is estimated to NOK 300,000 - 600,000 excluding VAT per annum. The maximum value for the entire agreement period of four years is NOK 2.9 million excluding VAT. The estimated value shall be seen as a guideline and is not binding for the contracting authority. The volume can vary both up and down and the contract period will depend on, among other things, the contracting authority's needs, activities, budgetary situations and

other framework factors. Hvaler kommune: The procurement's value is estimated to be approx. NOK 100,000 - 250,000 excluding VAT per annum. The maximum value for the entire agreement period of four years is NOK 1.2 million excluding VAT. The estimated value shall be seen as a guideline and is not binding for the contracting authority. The volume can vary both up and down and the contract period will depend on, among other things, the contracting authority's needs, activities, budgetary situations and other framework factors. The competition is limited against valuations in connection with building inspections, surveying of vibrations, settlement measurement and damage management, valuations in connection with property taxes, real estate agency, sale and valuation of houses. The contracting authority reserves the right to cancel the competition if the submitted tender offers are higher than the budgeted or awarded funds.

2.1.1. Finalidad

Naturaleza del contrato: Servicios

Clasificación principal (cpv): 70000000 Servicios inmobiliarios

Clasificación adicional (cpv): 70111000 Promoción de bienes raíces residenciales, 70112000 Promoción de bienes raíces no residenciales, 70123100 Venta de bienes raíces residenciales, 70123200 Venta de bienes raíces no residenciales, 70130000 Servicios de arrendamiento de bienes raíces propios, 70210000 Servicios de alquiler o arrendamiento financiero relativos a bienes raíces residenciales propios, 70220000 Servicios de alquiler o arrendamiento financiero relativos a bienes raíces no residenciales propios, 70331000 Servicios relacionados con propiedades residenciales, 70332000 Servicios relacionados con propiedades no residenciales

2.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Østfold (NO083)

País: Noruega

2.1.4. Información general

Base jurídica:

Directiva 2014/24/UE

Anskaffelsesforskriften - Procurement Regulations

2.1.6. Motivos de exclusión

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

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, 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.

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 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

5.1. Lote: LOT-0000

Título: Valuation and valuation

Descripción: The contracting authority hereby invites tenderers to a competition for a framework agreement for 2 years, with an option for an extension for 1+1 year for the procurement of valuation and valuation services with one tenderer. The objective of the procurement is valuation, valuation appraisal and consultancy related to the management of properties. Valuation in connection with the procurement/sale and any assessments in connection with market regulations of basic hire is to be included. A comprehensive description of the delivery is in the annexes to the tender documentation.

Identificador interno: 2026/980

5.1.1. Finalidad

Naturaleza del contrato: Servicios

Clasificación principal (cpv): 70000000 Servicios inmobiliarios

Clasificación adicional (cpv): 70111000 Promoción de bienes raíces residenciales, 70112000 Promoción de bienes raíces no residenciales, 70123100 Venta de bienes raíces residenciales, 70123200 Venta de bienes raíces no residenciales, 70130000 Servicios de arrendamiento de bienes raíces propios, 70210000 Servicios de alquiler o arrendamiento financiero relativos a bienes raíces residenciales propios, 70220000 Servicios de alquiler o arrendamiento financiero relativos a bienes raíces no residenciales propios, 70331000 Servicios relacionados con propiedades residenciales, 70332000 Servicios relacionados con propiedades no residenciales

5.1.2. Lugar de ejecución

Subdivisión del país (NUTS): Østfold (NO083)

País: Noruega

5.1.3. Duración estimada

Duración: 48 Meses

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), Anuncio, Documento de contratación

Criterio: Inscripción en un registro mercantil

Descripción del criterio de selección: The tenderer is registered in a company register or a trade register in the member state in which the tenderer is established. As described in annex XI of directive 2014/24/EU; suppliers from certain member states may have to fulfil other requirements in the mentioned annex.

Criterio: Otros requisitos económicos o financieros

Descripción del criterio de selección: Regarding any other economic and financial requirements that have been stated in the notice or in the procurement documents, the tenderer declares that: Minimum qualification requirements Tenderers must have sufficient economic and financial capacity to be able to fulfil the contract. Creditworthiness with no requirement for collateral will be sufficient to meet the requirement. The contracting authority will evaluate the tenderer's fulfilment of the requirement in the following manner: o A credit rating based on the most recent financial figures. The rating shall be carried out by a credit rating company with licence to conduct this service. o The credit rating shall have a minimum rating of creditworthy. o Newly established companies, or companies that are rated lower than credit worthy, can instead submit a parent company guarantee or a bank guarantee that can document sufficient economic and financial capacity to fulfil the contract obligations. o If a parent company guarantee is submitted, the parent company will be rated in an equivalent way so the requirement for creditworthiness thus applies to the parent company. See the annex parent company guarantee. If a tenderer has a justifiable reason for not submitting the documentation required by the contracting authority, he can document his economic and financial capacity by presenting any other document that the Contracting Authority deems appropriate.

Criterio: Referencias sobre servicios específicos

Descripción del criterio de selección: Only for services: In the reference period, the tenderer has carried out the following important goods deliveries of the requested type, or the following important services of the requested type. The contracting authority can require up to three years experience and allow experience from the previous three years to be taken into consideration. Minimum qualification requirements Tenderers shall have experience from comparable contracts. Documented by a description of the tenderer's up to 3 most relevant assignments in the course of the last 3 years. The description must include a statement of the contract's value, date and recipient (name, telephone number and e-mail address). It is the tenderer's responsibility to document relevance through the description. Tenderers can document their experience by referring to competence of the personnel he has at his disposal and can use this assignment, even if the experience has been worked up while the personnel have served another service provider.

5.1.11. Pliegos de contratación

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

Plazo para solicitar información complementaria: 03/09/2026 10:00:00 (UTC+00:00) Hora de Europa Occidental, GMT

Dirección de los pliegos de contratación: <https://permalink.mercell.com/277998963.aspx>

5.1.12. Condiciones de la contratación pública

Condiciones de presentación:

Presentación electrónica: Obligatoria

Dirección para la presentación: <https://permalink.mercell.com/277998963.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 ofertas: 15/09/2026 10:00:00 (UTC+00:00) Hora de Europa Occidental, GMT

Duración durante la cual la oferta debe permanecer válida: 6 Meses

Información sobre la apertura pública:

Fecha de apertura: 15/09/2026 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:

Acuerdo marco sin convocatoria de nueva licitación

Número máximo de participantes: 1

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: Søndre Østfold tingrett

Información sobre los plazos de revisión: In accordance with the Procurement Regulations.

Organización que proporciona más información sobre los procedimientos de recurso: Søndre Østfold tingrett

8. Organizaciones

8.1. ORG-0001

Denominación oficial: Fredrikstad kommune

Número de registro: 940039541

Dirección postal: Rådhuset, Nygaardsgaten 14-16

Localidad: FREDRIKSTAD

Código postal: 1606

Subdivisión del país (NUTS): Østfold (NO083)

País: Noruega

Punto de contacto: Rannveig Kjørvik

Correo electrónico: rankjo@fredrikstad.kommune.no

Teléfono: +47 69306000

Dirección de internet: <http://www.fredrikstad.kommune.no/>

Funciones de esta organización:

Comprador
Jefe de grupo

8.1. ORG-0002

Denominación oficial: Hvaler kommune
Número de registro: 964947082
Localidad: Skjærhalden
Código postal: 1680
Subdivisión del país (NUTS): Østfold (NO083)
País: Noruega
Punto de contacto: Fredrikstad kommune
Correo electrónico: rankjo@fredrikstad.kommune.no
Teléfono: 69306000

Funciones de esta organización:

Comprador

8.1. ORG-0003

Denominación oficial: Søndre Østfold tingrett
Número de registro: 926722808
Localidad: FREDRIKSTAD
Código postal: 1601
Subdivisión del país (NUTS): Østfold (NO083)
País: Noruega

Funciones de esta organización:

Organización encargada de los procedimientos de recurso
Organización que proporciona más información sobre los procedimientos de recurso

Información del anuncio

Identificador/versión del anuncio: 40cb465e-1c19-47b7-9ca8-3ed4db327615 - 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: 14/08/2026 11:22:22 (UTC+00:00) Hora de Europa Occidental, GMT
Anuncio: fecha de envío (por parte del eSender): 14/08/2026 14:02:56 (UTC+00:00) Hora de Europa Occidental, GMT
Lenguas en las que este anuncio está disponible oficialmente: inglés
Número de publicación del anuncio: 572030-2026
Número de la edición del DO S: 158/2026
Fecha de publicación: 18/08/2026