

206229-2026 - Hange

Norra – Hoone installatsioonitööd – Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.

OJ S 59/2026 25/03/2026

Hanketeade või kontsessiooniteade – üldkord

Ehitustööd

1. Hankija

1.1. Hankija

Ametlik nimi: Kode Kunstmuseer og Komponisthjem

E-posti aadress: vera.iversen@kodebergen.no

Hankija õiguslik vorm: Avalik-õiguslik isik

Hankija tegevus: Vaba aeg, kultuur ja religioon

2. Menetlus

2.1. Menetlus

Pealkiri: Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.
Kirjeldus: 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. Code 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.

Menetluse tunnus: 8b98e0a1-6bb6-442e-8b3e-695bcfe1d6d6

Sisemine tunnus: 2023/209

Menetluse liik: Väljakuulutamisega läbirääkimistega hankemenetlus / konkurentsipõhine läbirääkimistega hankemenetlus

Kiirendatud menetlus: ei

Menetluskorra kirjeldus: A more detailed description of the delivery is in Annex 10 - Description of the work.

2.1.1. Eesmärk

Lepingu olemus: Ehitustööd

Peamine liigitus (cpv): 45300000 Hoone installatsioonitööd

Täiendav liigitus (cpv): 42500000 Jahutus- ja ventilatsiooniseadmed, 42520000

Ventilatsiooniseadmed, 45112700 Maastikukujundustööd, 45200000 Ehitiste või nende osade ehitustööd ja tsiviilehitustööd, 45261900 Katuseparandus- ja -hooldustööd, 45262500 Mürsepatööd ja müüriladumine, 45262520 Müüriladumistööd, 45315100 Elektrotehnilised paigaldustööd, 45317000 Muud elektripaigaldustööd, 45330000 Torustikupaigaldus- ja sanitaartehtnilised tööd, 45331000 Kütte-, ventilatsiooni- ja kliimaseadmete paigaldustööd, 45331200 Ventilatsiooni- ja kliimaseadmete paigaldamine, 45331210 Ventilatsiooniseadmete paigaldustööd, 45332000 Vesivarustus- ja kanalisatsioonitööd ja drenaažipaigaldustööd, 45400000 Ehituse viimistlustööd, 45422000 Puusepatoodete paigaldustööd, 45440000 Värvimis- ja klaasimistööd, 45454100 Restaureerimistööd, 71421000 Aiakujundusteenused

2.1.2. Lepingu täitmise koht

Riik – jaotus (NUTS): Vestland (NO0A2)

Riik: Norra

2.1.3. Maksumus

Eeldatav maksumus käibemaksuta: 80 000 000,00 NOK

2.1.4. Üldine teave

Õiguslik alus:

Direktiiv 2014/24/EL

Anskaffelsesforskriften - FOA Part III Competition with negotiations

2.1.6. Kõrvaldamise alused

Väljajätmise aluste allikad: Euroopa ühtne hankedokument (ESPD), Hankedokument, Teade
Korruptsioon: 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.

Pettus: 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).

Rahapesu või terrorismi rahastamine: 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).

Kuritegelikus ühenduses osalemine: 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)

Terroriakti toimepanek või terroristliku tegevusega seotud õigusrikkumised: 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.

Laste tööjõu kasutamine ja muud inimkaubanduse vormid: 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).

Keskkonnaõiguse valdkonnas kohaldatavate kohustuste täitmata jätmine: 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.

Tööõiguse valdkonnas kohaldatavate kohustuste täitmata jätmine: 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.

Sotsiaalõiguse valdkonnas kohaldatavate kohustuste täitmata jätmine: 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.

Konkurentsi moonutamise eesmärgil teiste ettevõtjatega sõlmitud kokkulepped: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Tõsine ametialane rikkumine: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Valeandmete esitamine, teabe esitamata jätmine, suutmatuse nõutud dokumente esitada või selle menetluse kohta konfidentsiaalse teabe saamine: 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?

Hankemenetluses osalemisega kaasnev huvide konflikt: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Otsene või kaude osalemine käesoleva hankemenetluse ettevalmistamisel: 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?

Ennetähtaegne lõpetamine, kahjutasu või võrreldavad sanktsioonid: 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?

Ainult siseriiklikest kõrvalejätmise alustest tulenevate kohustuste rikkumine: 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?

Sotsiaalkindlustusmaksete tasumise kohustuse rikkumine: 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?

Maksude tasumise kohustuse rikkumine: 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?

Äritegevus on peatatud: 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.

Pankrot: 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.

Kokkulepe võlausaldajatega: 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.

Maksejõuetus: 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.

Vara haldab likvideerija: 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.

Siseriikliku õiguse kohane samalaadne olukord, näiteks pankrot: 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. Osa

5.1. Osa: LOT-0000

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

Sisemine tunnus: 2023/209

5.1.1. Eesmärk

Lepingu olemus: Ehitustööd

Peamine liigitus (cpv): 45300000 Hoone installatsioonitööd

Täiendav liigitus (cpv): 42500000 Jahutus- ja ventilatsiooniseadmed, 42520000

Ventilatsiooniseadmed, 45112700 Maastikukujundustööd, 45200000 Ehitiste või nende osade ehitustööd ja tsiviilehitustööd, 45261900 Katuseparandus- ja -hooldustööd, 45262500

Müürsepatööd ja müüri ladumine, 45262520 Müüri ladumistööd, 45315100 Elektrotehnilised paigaldustööd, 45317000 Muud elektripaigaldustööd, 45330000 Torustikupaigaldus- ja sanitaartehnilised tööd, 45331000 Kütte-, ventilatsiooni- ja kliimaseadmete paigaldustööd,

45331200 Ventilatsiooni- ja kliimaseadmete paigaldamine, 45331210 Ventilatsiooniseadmete paigaldustööd, 45332000 Vesivarustus- ja kanalisatsioonitööd ja drenaažipaigaldustööd, 45400000 Ehituse viimistlustööd, 45422000 Puusepatoodete paigaldustööd, 45440000 Värvimis- ja klaasimistööd, 45454100 Restaureerimistööd, 71421000 Aiakujundusteenused

5.1.2. Lepingu täitmise koht

Riik – jaotus (NUTS): Vestland (NO0A2)

Riik: Norra

5.1.3. Eeldatav kestus

Alguskuupäev: 08/07/2026

Kestuse lõppkuupäev: 01/09/2027

5.1.5. Maksumus

Eeldatav maksumus käibemaksuta: 80 000 000,00 NOK

5.1.6. Üldine teave

Reserveeritud osalemine:

Osalemine ei ole reserveeritud.

Hankeprojekt, mida ei rahastata ELi vahenditest

Hanke suhtes kohaldatakse riigihankelepingut (GPA): ei

5.1.9. Kvalifitseerimistingimused

Valikukriteeriumide allikad: Euroopa ühtne hankedokument (ESPD), Hankedokument

Teave kaheetapilise menetluse teise etapi kohta:

Menetluse teise etapi kutsutavate taotlejate miinimumarv: 3

Menetlus toimub järjestikuste etappidena. Igas etapis võidakse mõni osaleja kõrvaldada

Hankija jätab endale õiguse sõlmida leping esialgsete pakkumuste alusel ilma edasiste läbirääkimisteta

5.1.11. Hankedokumendid

Keeled, milles hankedokumendid on ametlikult kättesaadavad: norra keel

Hankedokumentide aadress: <https://permalink.mercell.com/280166099.aspx>

5.1.12. Hanke tingimused

Esitamise tingimused:

Elektrooniline esitamine: Nõutav

Esitamise aadress: <https://permalink.mercell.com/280166099.aspx>

Keeled, milles võib pakkumusi või osalemistaotlusi esitada: norra keel

Elektrooniline kataloog: Ei ole lubatud

Nõutav on täiustatud või kvalifitseeritud e-allkiri või e-tempel (nagu on määratletud määruses (EL) nr 910/2014)

Variandid: Ei ole lubatud

Osalemistaotluste esitamise tähtaeg: 27/04/2026 10:00:00 (UTC+00:00) Lääne-Euroopa aeg, Greenwichi aeg

Lepingutingimused:

Lepingu täitmine peab toimuma kaitstud tööhõive programmide raames: Ei

Vajalik on konfidentsiaalsuskokkulepe: jah

E-arveldamine: Nõutav

Kasutatakse elektroonilisi tellimusi: ei

Kasutatakse elektroonilisi makseid: jah

5.1.15. Vahendid

Raamleping:

Ei kohaldata raamlepingut

Teave dūnaamilise hankesūsteemi kohta:

Ei kohaldata dūnaamilist hankesūsteemi

5.1.16. Lisateave, lepitus ja vaidlustus

Vaidlustusorgan: KOFA

Teave vaidlustamise tähtaegade kohta: deadlines are in the tender documentation, point 1.7
Appeals are submitted by the waiting period.

Organisatsioon, mis annab lisateavet vaidlustamise kohta: Kode Kunstmuseer og
Komponisthjem

8. Organisatsioonid**8.1. ORG-0001**

Ametlik nimi: Kode Kunstmuseer og Komponisthjem

Registreerimisnumber: 990269343

Postiaadress: Vestre Strømkaien 7

Linn: BERGEN

Sihtnumber: 5008

Riik – jaotus (NUTS): Vestland (NO0A2)

Riik: Norra

Kontaktpunkt: Vera Iversen

E-posti aadress: vera.iversen@kodebergen.no

Telefon: 48243640

Internetiaadress: <http://www.kodebergen.no>

Selle organisatsiooni rollid:

Hankija

Organisatsioon, mis annab lisateavet vaidlustamise kohta

8.1. ORG-0002

Ametlik nimi: KOFA

Registreerimisnumber: 918195548

Linn: Bergen

Sihtnumber: 5805

Riik – jaotus (NUTS): Vestland (NO0A2)

Riik: Norra

Selle organisatsiooni rollid:

Vaidlustusorgan

Teave teate kohta

Teate tunnus/version: e27ca7cc-ee55-4814-9134-e4f08cbd3fc0 - 01

Vormi liik: Hange

Teate liik: Hanketeade või kontsessiooniteade – üldkord

Teate alaliik: 16

Teate saatmise kuupäev: 23/03/2026 15:27:59 (UTC+00:00) Lääne-Euroopa aeg, Greenwichi aeg

Teate saatmise kuupäev (eSender): 23/03/2026 15:40:40 (UTC+00:00) Lääne-Euroopa aeg, Greenwichi aeg

Keeled, milles käesolev teade on ametlikult kättesaadav: inglise keel

Teate avaldamise number: 206229-2026

ELT S väljaande number: 59/2026

Avaldamise kuupäev: 25/03/2026