

## 678590-2026 - Hange

**Norra – Sotsiaalmajade ehitustööd – Procurement of 40 sheltered accommodation services facilitated for around the clock caring services.**

**OJ S 191/2026 02/10/2026**

**Hanketeade või kontsessiooniteade – üldkord  
Ehitustööd**

### 1. Hankija

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#### 1.1. Hankija

Ametlik nimi: Øygarden Kommune

E-posti aadress: [postmottak@oygarden.kommune.no](mailto:postmottak@oygarden.kommune.no)

Hankija õiguslik vorm: Kohaliku omavalitsuse kontrollitav avalik-õiguslik isik

Hankija tegevus: Üldised avalikud teenused

### 2. Menetlus

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#### 2.1. Menetlus

Pealkiri: Procurement of 40 sheltered accommodation services facilitated for around the clock caring services.

Kirjeldus: Øygarden municipality intends to enter into a contract with a tenderer for the procurement of 40 residences for facilitated for the welfare services. A dialogue has been held for the competition with special inspections of what the site could offer. Based on this it is decided that the localisation of the towns must be at Ågotnes or Straume. The attached competition lies the geographical limitations for the two locations. This is based on Strategies for the work on the area part of the municipal plan 2027-2039, with minor adaptations. There is an increasing need for welfare buildings in the municipality, both now and in the future. Users of the new residences will be older, with or without dementia, with function with a certain degree of self-help. These are persons who have services that are more encompassing than the home service can currently offer in their own home. The project must qualify for investment from Husbanken and fulfil Husbanken's requirements for the localisation and design of a welfare building. The municipality will handle the application with the housing bank. After an approved application to the Housing Bank of Norway, the municipality will apply for partial payment of in-house tenderers. This accounts for 40 per cent of the investment award. The partial payments will be paid out to tenderers as a pre-ent on the purchase price. The project shall deliver 40 new sheltered accommodations with a personnel base and common area. Complete description of the requirement specifications.

Menetluse tunnus: 91f8f6ab-fc3f-4f6f-b383-53df555089c5

Sisemine tunnus: 9342

Menetluse liik: Väljakuulutamisega läbirääkimistega hankemenetlus / konkurentsipõhine läbirääkimistega hankemenetlus

Kiirendatud menetlus: ei

##### 2.1.1. Eesmärk

Lepingu olemus: Ehitustööd

Peamine liigitus (cpv): 45215210 Sotsiaalmajade ehitustööd

Täiendav liigitus (cpv): 45000000 Ehitustööd, 45215000 Tervishoiu- ja sotsiaalteenustega seotud hoonete, krematooriumide ja avalike käimlate ehitustööd

### **2.1.2. Lepingu täitmise koht**

Riik – jaotus (NUTS): Vestland (NO0A2)

Riik: Norra

### **2.1.4. Üldine teave**

**Õiguslik alus:**

Direktiiv 2014/24/EU

### **2.1.6. Kõrvaldamise alused**

Väljajätmise aluste allikad: Teade

Siseriikliku õiguse kohane samalaadne olukord, näiteks 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 in such a situation is obligatory in accordance with the current national law with no exceptions, when the tenderer is still able to carry out the contract.

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 in such a situation is obligatory in accordance with the current national law with no exceptions, when the tenderer is still able to carry out the contract.

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, 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.

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 in such a situation is obligatory in accordance with the current national law with no exceptions, when the tenderer is still able to carry out the contract.

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).

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

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.

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).

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).

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).

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 in such a situation is obligatory in accordance with the current national law with no exceptions, when the tenderer is still able to carry out the contract.

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.

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 in such a situation is obligatory in accordance with the current national law with no exceptions, when the tenderer is still able to carry out the contract.

Valeandmete esitamine, teabe esitamata jätmine, suutmatus nõutud dokumente esitada või selle menetluse kohta konfidentsiaalse teabe saamine: Has the tenderer: a) given grossly incorrect information with the notification of the information required to verify that there is no basis for rejection, or of the qualification requirements being fulfilled, b) failed to provide such information, c) made reservations immediately to present the supporting documents requested by the contracting authority, or d) improperly affected the contracting authority's decision process to acquire confidential information that could give this an unlawful advantage in connection with competition, or negligently has given misleading information that can have a significant influence on decisions on rejection, selection or award?

Hankemenetluses osalemisega kaasnev huvide konflikt: Is the tenderer 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?

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.

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?

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.

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?

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 in such a situation is obligatory in accordance with the current national law with no exceptions, when the tenderer is still able to carry out the contract.

Maksude tasumise kohustuse rikkumine: Has the tenderer not fulfilled all of his tax and duty obligations in both the country where he is established and in the contracting authority's member state, if this is a different country than what he is established in?

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 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.

Ametialaste käitumisreeglite rikkumine kaitsealaste riigihangete valdkonnas: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body, or has the competence to represent or control or make decisions in such bodies, have been legally convicted of offences regarding professional behaviour in defence procurements?

Usaldusväarsuse puudumine riigi julgeolekule avalduvate ohtude välistamiseks: Is the tenderer assessed to lack the reliability necessary to exclude the risk of national security?

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.

## 5. Osa

### 5.1. Osa: LOT-0001

Pealkiri: Procurement of 40 sheltered accommodation services facilitated for around the clock caring services.

Kirjeldus: Øygarden municipality intends to enter into a contract with a tenderer for the procurement of 40 residences for facilitated for the welfare services. A dialogue has been held for the competition with special inspections of what the site could offer. Based on this it is decided that the localisation of the towns must be at Ågotnes or Straume. The attached competition lies the geographical limitations for the two locations. This is based on Strategies for the work on the area part of the municipal plan 2027-2039, with minor adaptations. There is an increasing need for welfare buildings in the municipality, both now and in the future. Users of the new residences will be older, with or without dementia, with function with a certain degree of self-help. These are persons who have services that are more encompassing than the home service can currently offer in their own home. The project must qualify for investment from Husbanken and fulfil Husbanken's requirements for the localisation and design of a welfare building. The municipality will handle the application with the housing bank. After an approved application to the Housing Bank of Norway, the municipality will apply for partial payment of in-house tenderers. This accounts for 40 per cent of the investment award. The partial payments will be paid out to tenderers as a pre-ent on the purchase price. The project shall deliver 40 new sheltered accommodations with a personnel base and common area. Complete description of the requirement specifications.

Sisemine tunnus: 12206

#### **5.1.1. Eesmärk**

Lepingu olemus: Ehitustööd

Peamine liigitus (cpv): 45215210 Sotsiaalmajade ehitustööd

Täiendav liigitus (cpv): 45000000 Ehitustööd, 45215000 Tervishoiu- ja sotsiaalteenustega seotud hoonete, krematooriumide ja avalike käimlate ehitustööd

#### **5.1.2. Lepingu täitmise koht**

Riik – jaotus (NUTS): Vestland (NO0A2)

Riik: Norra

#### **5.1.3. Eeldatav kestus**

Kestus: 26 Kuud

#### **5.1.6. Üldine teave**

##### **Reserveeritud osalemine:**

Osalemine ei ole reserveeritud.

Hankeprojekt, mida ei rahastata ELi vahenditest

Hanke suhtes kohaldatakse riigihankelepingut (GPA): ei

#### **5.1.7. Strateegilised hanked**

Strateegilise hanke eesmärk: Keskkonnamõju vähendamine

Kirjeldus: Reduction of environmental impact

#### **5.1.9. Kvalifitseerimistingimused**

Valikukriteeriumide allikad: Teade

Kriteerium: Finants suhtarv

Valikukriteeriumi kirjeldus: Tenderers shall have their tax and duty payments in order (tax, VAT etc.). Documentation requirements: Tax certificate issued by the tax authorities (maximum 6 months old). Foreign tenderers shall submit equivalent certificates from their home country.

Kriteerium: Registreerimine asjakohases kutsealases registris

Valikukriteeriumi kirjeldus: Tenderers shall be a legally established company registered in a company register, trade register or trade register in their country of establishment.

Documentation requirements: Company Registration Certificate from the Brønnøysund Register Centre or other valid register statement confirming that the tenderer is registered and legally established. Foreign tenderers submit equivalent certificates from their jurisdiction.

Kriteerium: Muud majanduslikud või finantsnõuded

Valikukriteeriumi kirjeldus: Tenderers must have sufficient economic and financial capacity to fulfil the contract. Documentation requirements: Credit rating from a certified credit rating agency (based on the most recent annual fiscal figures), not older than 3 months.

Kriteerium: Viited määratud töödele

Valikukriteeriumi kirjeldus: Tenderers shall have relevant experience with the execution of projects that include the construction of buildings of approximately identical storleik and complexity. The experience can be as a builder/property developer or as a turnkey contractor. Documentation requirements: A description of the tenderer's up to 3 most relevant assignments/projects. The description shall include an extension for the relevant project, what type of building, location (geographical), area, date of execution, approximately the contract value and the tenderer's role in the project. It is the tenderer's responsibility to show that the levelled assignments/projects are of approximately samanlike storleik and complexity. Documentation for relevant projects that the tenderer has carried out for more than five years will also be considered, but the completion of the project cannot be for more than 10 years.

**Teave kaheetapilise menetluse teise etapi kohta:**

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

#### **5.1.10. Pakkumuste hindamise kriteeriumid**

**Kriteerium:**

Liik: Hind

Kirjeldus: Price

Hindamise kaalukriteeriumi kategooria: Kaal (protsentides, täpne)

Hindamiskriteerium – arv: 60

**Kriteerium:**

Liik: Kvaliteet

Kirjeldus: Quality

Hindamise kaalukriteeriumi kategooria: Kaal (protsentides, täpne)

Hindamiskriteerium – arv: 40

**Kriteerium:**

Liik: Kvaliteet

Kirjeldus: The contracting authority has not weighted climate and environmental inspections in the award criteria, cf. the public procurement regulations § 7-9 (2). In the city, the contracting authority has asked for climate and environmental requirements in the requirement specifications, cf. § 7-9 (4): "The award criterion in accordance with the second and third paragraphs can be published with climate and environmental requirements in the requirement specifications, if it is clear that this gives a good climate and environmental effect, and this is founded in the procurement document". Here are our foundations. The climate gas emissions from the production of materials and climate gas emissions from energy use in operation are the most important products that the construction project has on climate and environment, based on experiences from the current thinking of life (LCA) for new buildings. Passive house levels are required in order to reduce the work from energy. This is mainly passive measures

in the building body that make the building very energy efficient and which is a recognised level in the industry. In addition there are requirements to reduce at least 15% of the climate gas outlet connected to materials, samanlikna with reference values from the Directorate for Management and Financial Management (DFØ). If these requirements had vore downhill as the award criterion, it is not very likely that one would have achieved an energy need at the level of passive house and a climate gas reduction of 15 %. This means that passive house itself is a costly measure, and that there is also a cost to meir climate friend materials, such as lock carbone concrete or climate gips. A situation can therefore occur where the tenderer does not achieve the goal, or where no tenderer achieves them. When the project in the city surely to set the two objectives as requirements, we are confident that all tenderers will achieve the goal. If the host set the award criteria, the target host cannot be reached for sure. It is therefore clear that it gives a three climate and environmental effect to set the targets as requirements rather than compete on them. According to the procurement regulations § 7-9 (1), the objective of the tender contest is "to reduce the procurement of its joint climate footprint or environmental impact". The exception result in § 7-9 (4) must be submitted in light of this. A multi-disciplinary team of construction professionals, purchasing professionals, contract law doctors as well as climate and environmental expertise have made this assessment. The conclusion is that this procedure will give the best moglege climate and environmental gains, cf. the procurement regulations § 7-9 (1), and that the terms in § 7-9 (4) are thus met. The contracting authority does not need to have the environment as the award criteria in this competition.

Hindamise kaalukriteeriumi kategooria: Kaal (protsentides, täpne)

Hindamiskriteerium – arv: 0

#### **5.1.11. Hankedokumentid**

Juurdepäas teatavatele hankedokumentidele on piiratud

Teave piiratud juurdepääsuga dokumentide kohta on kättesaadav aadressil: <https://app.artifik.no/procurements/9342>

**Sihtotstarbeline teabevahetuskanal:**

Nimi: e-Tendering

#### **5.1.12. Hanke tingimused**

**Esitamise tingimused:**

Elektrooniline esitamine: Nõutav

Esitamise aadress: <https://app.artifik.no/procurements/9342>

Keeled, milles võib pakkumusi või osalemistaotlusi esitada: norra keel

Elektrooniline kataloog: Ei ole lubatud

Osalemistaotluste esitamise tähtaeg: 02/11/2026 11:00:00 (UTC+00:00) Lääne-Euroopa aeg, Greenwichi aeg

**Lepingutingimused:**

Lepingu täitmine peab toimuma kaitstud tööhõive programmide raames: Ei

Lepingu täitmisega seotud tingimused: N/A

E-arveldamine: Nõutav

Kasutatakse elektroonilisi tellimusi: jah

Kasutatakse elektroonilisi makseid: jah

Rahastamiskord: N/A

#### **5.1.15. Vahendid**

**Raamleping:**

Ei kohaldata raamlepingut

**Teave dūnaamilise hankesūsteemi kohta:**

Ei kohaldata dünaamilist hankesüsteemi

#### 5.1.16. Lisateave, lepitus ja vaidlustus

Vaidlustusorgan: Hordaland tingrett

Organisatsioon, mis annab lisateavet hankemenetluse kohta: Øygarden Kommune

Organisatsioon, mis annab lisateavet vaidlustamise kohta: Øygarden Kommune

Organisatsioon, millele laekuvad osalemistaotlused: Artifik AS

## 8. Organisatsioonid

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### 8.1. ORG-0001

Ametlik nimi: Øygarden Kommune

Registreerimisnumber: 922530890

Postiaadress: Foldnesvegen 1

Linn: Øygarden

Sihtnumber: 5354

Riik – jaotus (NUTS): Vestland (NO0A2)

Riik: Norra

Kontaktpunkt: snorre nøstdahl

E-posti aadress: [postmottak@oygarden.kommune.no](mailto:postmottak@oygarden.kommune.no)

Telefon: +47 56160000

Internetiaadress: <https://www.oygarden.kommune.no>

Hankija profiil: <https://www.oygarden.kommune.no>

**Selle organisatsiooni rollid:**

Hankija

Organisatsioon, mis annab lisateavet hankemenetluse kohta

Organisatsioon, mis annab lisateavet vaidlustamise kohta

### 8.1. ORG-0002

Ametlik nimi: Hordaland tingrett

Registreerimisnumber: 926723367

Postiaadress: Postboks 7412

Linn: Bergen

Sihtnumber: 5020

Riik – jaotus (NUTS): Vestland (NO0A2)

Riik: Norra

E-posti aadress: [hordaland.tingrett@domstol.no](mailto:hordaland.tingrett@domstol.no)

Telefon: +47 55699700

Internetiaadress: <https://www.domstol.no/no/domstoler/tingrett/hordaland-tingrett/>

**Selle organisatsiooni rollid:**

Vaidlustusorgan

### 8.1. ORG-0003

Ametlik nimi: Artifik AS

Registreerimisnumber: 925364967

Postiaadress: Stortingsgata 12

Linn: Oslo

Sihtnumber: 0161

Riik – jaotus (NUTS): Oslo (NO081)

Riik: Norra

E-posti aadress: [support@artifik.no](mailto:support@artifik.no)

Internetiaadress: <https://artifik.no>

**Selle organisatsiooni rollid:**

Tugiteenuse osutaja

Organisatsioon, millele laekuvad osalemistaotlused

## Teave teate kohta

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Teate tunnus/version: 9f003620-5357-4141-9733-d8d53abb376a - 01

Vormi liik: Hange

Teate liik: Hanketeade või kontsessiooniteade – üldkord

Teate alaliik: 16

Teate saatmise kuupäev: 01/10/2026 10:30:02 (UTC+00:00) Lääne-Euroopa aeg, Greenwichi aeg

Keeled, milles käesolev teade on ametlikult kättesaadav: inglise keel

Teate avaldamise number: 678590-2026

ELT S väljaande number: 191/2026

Avaldamise kuupäev: 02/10/2026