

206229-2026 - Kilpailu

Norja – Rakennusten asennustyöt – Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.

OJ S 59/2026 25/03/2026

**Hankintailmoitus tai käyttöoikeussopimusta koskeva ilmoitus – vakiojärjestelmä
Rakennusurakat**

1. Ostaja

1.1. Ostaja

Virallinen nimi: Kode Kunstmuseer og Komponisthjem

Sähköposti: vera.iversen@kodebergen.no

Ostajan oikeudellinen muoto: Julkisoikeudellinen yhteisö

Pääasiallinen toimiala: Virkistys, kulttuuri ja uskonto

2. Menettely

2.1. Menettely

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

Kuvaus: 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.

Menettelyn tunniste: 8b98e0a1-6bb6-442e-8b3e-695bcfe1d6d6

Sisäinen tunniste: 2023/209

Menettelyn tyyppi: Tarjouskilpailukutsun julkaisemisen jälkeinen neuvottelumenettely / tarjousperusteinen neuvottelumenettely

Käytetään nopeutettua menettelyä: ei

Menettelyn tärkeimmät piirteet: A more detailed description of the delivery is in Annex 10 - Description of the work.

2.1.1. Tarkoitus

Pääasiallinen hankintalaji: Rakennusurakat

Pääasiallinen luokitus (cpv): 45300000 Rakennusten asennustyöt

Lisäluokitus (cpv): 42500000 Jäähdytys- ja ilmanvaihtolaitteet, 42520000 Ilmanvaihtolaitteet, 45112700 Maisemarakennustyöt, 45200000 Maa-, tie- ja vesirakennustöiden ja muiden rakennustöiden kokonais- tai osaurakat, 45261900 Katon korjaus ja huolto, 45262500 Tiilimuuraustyöt ja muut muuraustyöt, 45262520 Tiilimuuraustyöt, 45315100 Sähkötekniset asennustyöt, 45317000 Muut sähköasennukset, 45330000 Putkityöt, 45331000 Lämmitys-, ilmanvaihto- ja ilmastointilaitteiden asennustyöt, 45331200 Ilmanvaihto- ja ilmastointilaitteiden asennustyöt, 45331210 Ilmanvaihtojärjestelmän rakennustyöt, 45332000 Putki- ja viemärintyöt, 45400000 Rakennusten lopputyöt, 45422000 Kirvesmiehen- ja puusepäntyöt, 45440000 Maalaus- ja lasitustyöt, 45454100 Entisöintityöt, 71421000 Maisemanhoitopalvelut

2.1.2. Suorituspaikka

Maaryhmittely (NUTS): Vestland (NO0A2)

Maa: Norja

2.1.3. Arvo

Ennakoitu arvo ilman arvonlisäveroa: 80 000 000,00 NOK

2.1.4. Yleistä tietoa

Oikeusperusta:

Direktiivi 2014/24/EU

Anskaffelsesforskriften - FOA Part III Competition with negotiations

2.1.6. Poissulkemisperusteet

Poissulkemisperusteiden ilmoittamispaikka: Yhteinen eurooppalainen hankinta-asiakirja (ESPD), Hankinta-asiakirja, Ilmoitus

Korruptio: 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.

Petos: 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).

Rahanpesu tai terrorismin rahoitus: 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).

Rikollisjärjestön toimintaan osallistuminen: 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)

Terrorismirikokset tai terroritoimintaan liittyvät rikokset: 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.

Lapsityövoima ja muut ihmiskaupan muodot: 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).

Ympäristölainsäädännön mukaisten velvoitteiden rikkominen: 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.

Työlainsäädännön mukaisten velvoitteiden rikkominen: 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.

Sosiaalilainsäädännön mukaisten velvoitteiden rikkominen: 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.

Toisten talouden toimijoiden kanssa kilpailun vääristämiseksi tehdyt sopimukset: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Ammatin harjoittamiseen liittyvä vakava virhe: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Väärien tietojen antaminen, tietojen salaaminen, vaadittujen asiakirjojen toimittamatta jättäminen tai tätä menettelyä koskevien luottamuksellisten tietojen saaminen: 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?

Talouden toimijan hankintamenettelyyn osallistumisesta johtuvat eturistiriidat: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Välitön tai välillinen osallistuminen tämän hankintamenettelyn valmisteluun: 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?

Ennenaikainen irtisanominen, vahingonkorvaukset tai muut vastaavat seuraamukset: 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?

Puhtaasti kansallisten poissulkemisperusteiden nojalla asetettujen velvoitteiden rikkominen: 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?

Sosiaaliturvamaksujen maksamiseen liittyvän velvoitteen rikkominen: 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?

Verojen maksamiseen liittyvän velvoitteen rikkominen: 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?

Liiketoiminta on keskeytetty: 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.

Konkurssi: 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.

Järjestelyt velkojien kanssa: 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.

Maksukyvyttömyys: 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.

Varat selvitysmiehen hallinnassa: 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.

Kansallisesta lainsäädännöstä johtuva konkurssia tai muuta sellaista vastaava tilanne: 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

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

Kuvaus: 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.

Sisäinen tunnistus: 2023/209

5.1.1. Tarkoitus

Pääasiallinen hankintalaji: Rakennusurakat

Pääasiallinen luokitus (cpv): 45300000 Rakennusten asennustyöt

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5.1.2. Suorituspaikka

Maaryhmittely (NUTS): Vestland (NO0A2)

Maa: Norja

5.1.3. Arvioitu kesto

Alkamispäivä: 08/07/2026

Päätymispäivä: 01/09/2027

5.1.5. Arvo

Ennakoitu arvo ilman arvonlisäveroa: 80 000 000,00 NOK

5.1.6. Yleistä tietoa

Varattu osallistuminen:

Osallistumista ei ole varattu.

Hankintaa ei ole rahoitettu EU:n varoista

Hankintaan sovelletaan WTO:n julkisia hankintoja koskevaa sopimusta (GPA): ei

5.1.9. Valintaperusteet

Valintaperusteiden ilmoittamispaikka: Yhteinen eurooppalainen hankinta-asiakirja (ESPD), Hankinta-asiakirja

Tiedot kaksivaiheisen menettelyn jälkimmäisestä vaiheesta:

Menettelyn jälkimmäiseen vaiheeseen kutsuttavien ehdokkaiden vähimmäismäärä: 3

Menettely etenee peräkkäisissä vaiheissa. Kussakin vaiheessa osa osallistujista voidaan karsia

Ostaja varaa oikeuden tehdä sopimus alustavien tarjousten perusteella ilman neuvottelujen toteuttamista

5.1.11. Hankinta-asiakirjat

Kielet, joilla hankinta-asiakirjat ovat virallisesti saatavilla: norja

Hankinta-asiakirjojen osoite: <https://permalink.mercell.com/280166099.aspx>

5.1.12. Hankinnan ehdot

Tarjouksen/hakemuksen jättämisen ehdot:

Tarjouksen/hakemuksen jättäminen sähköisesti: Pakollinen

Tarjouksen/hakemuksen toimitusosoite: <https://permalink.mercell.com/280166099.aspx>

Kielet, joilla tarjoukset tai osallistumishakemukset voidaan toimittaa: norja

Sähköinen luettelo: Ei sallittu

Vaaditaan kehittynyt tai hyväksytty sähköinen allekirjoitus tai leima (sellaisena kuin se on määritelty asetuksessa (EU) N:o 910/2014)

Vaihtoehtoiset tarjoukset: Ei sallittu

Osallistumishakemusten vastaanottamisen määräaika: 27/04/2026 10:00:00 (UTC+00:00)

Länsi-Euroopan aika, GMT

Sopimusehdot:

Sopimuksen täytäntöönpano on rajattu tehtäväksi suojatyöohjelmien puitteissa: Ei

Salassapitosopimus (NDA) vaaditaan: kyllä

Sähköinen laskutus: Pakollinen

Tilaukset tehdään sähköisesti: ei

Maksut tehdään sähköisesti: kyllä

5.1.15. Menetelmät

Puitejärjestely:

Ei puitejärjestelyä

Tietoa dynaamisesta hankintajärjestelmästä:

Ei dynaamista hankintajärjestelmää

5.1.16. Lisätietoja, sovittelu ja muutoksenhaku

Muutoksenhakuelin: KOFA

Tietoa muutoksenhaun määräajoista: deadlines are in the tender documentation, point 1.7

Appeals are submitted by the waiting period.

Muutoksenhakumenettelyjen määräajoista lisätietoja tarjoava organisaatio: Kode Kunstmuseer og Komponisthjem

8. Organisaatiot

8.1. ORG-0001

Virallinen nimi: Kode Kunstmuseer og Komponisthjem

Rekisterinumero: 990269343

Postiosoite: Vestre Strømkaien 7

Postitoimipaikka: BERGEN

Postinumero: 5008

Maaryhmittely (NUTS): Vestland (NO0A2)

Maa: Norja

Yhteyspiste: Vera Iversen

Sähköposti: vera.iversen@kodebergen.no

Puhelin: 48243640

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

Tämän organisaation roolit:

Ostaja

Muutoksenhakumenettelyjen määräajoista lisätietoja tarjoava organisaatio

8.1. ORG-0002

Virallinen nimi: KOFA

Rekisterinumero: 918195548

Postitoimipaikka: Bergen

Postinumero: 5805

Maaryhmittely (NUTS): Vestland (NO0A2)

Maa: Norja

Tämän organisaation roolit:

Muutoksenhakuelin

Ilmoituksen tiedot

Ilmoituksen tunniste/versio: e27ca7cc-ee55-4814-9134-e4f08cbd3fc0 - 01

Lomakkeen tyyppi: Kilpailu

Ilmoituksen tyyppi: Hankintailmoitus tai käyttöoikeussopimusta koskeva ilmoitus – vakiojärjestelmä

Ilmoituksen alatyypinumero: 16

Ilmoituksen lähetyspäivä: 23/03/2026 15:27:59 (UTC+00:00) Länsi-Euroopan aika, GMT

Ilmoituksen lähetyspäivä (eSender): 23/03/2026 15:40:40 (UTC+00:00) Länsi-Euroopan aika, GMT

Kielet, joilla tämä ilmoitus on virallisesti saatavilla: englanti

Ilmoituksen julkaisunumero: 206229-2026

EUVL S -lehden numero: 59/2026

Julkaisupäivä: 25/03/2026