

209259-2026 - Mise en concurrence

Norvège – Travaux d'équipement du bâtiment – Prequalification: Procurement of a main contractor etc. for the renovation of Ole Bull's villa in Lysøen.

OJ S 60/2026 26/03/2026

Avis de marché ou de concession – régime ordinaire - Avis de changement

Travaux

1. Acheteur

1.1. Acheteur

Nom officiel: Kode Kunstmuseer og Komponisthjem

Adresse électronique: vera.iversen@kodebergen.no

Forme juridique de l'acheteur: Organisme de droit public

Activité du pouvoir adjudicateur: Loisirs, culture et culte

2. Procédure

2.1. Procédure

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

Description: The procurement will be carried out as a negotiated procedure (two-stage process). Stage 1 is the prequalification phase, and Stage 2 is the tender phase. Only tenderers who fulfil the qualification requirements will be able to submit a tender. There are three central deadlines for this competition that tenderers must pay particular attention to: 1) deadline for requests for prequalification, 2) tender deadline and deadline for final tenders after negotiations, cf. the tender documentation point 1.7. The contracting authority invites tenderers to a site inspection 16/4, 11.00, see the tender documentation point 3.1.

Identifiant de la procédure: 8b98e0a1-6bb6-442e-8b3e-695bcfe1d6d6

Identifiant interne: 2023/209

Type de procédure: Négociée avec publication préalable d'un appel à la concurrence / concurrentielle avec négociation

La procédure est accélérée: non

Principales caractéristiques de la procédure et informations sur l'endroit où obtenir les règles complètes applicables à la procédure: 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. A more detailed description of the delivery is in Annex 10 - Description of the work.

2.1.1. Objet

Nature principale du marché: Travaux

Nomenclature principale (cpv): 45300000 Travaux d'équipement du bâtiment

Nomenclature complémentaire (cpv): 42500000 Matériel de réfrigération et de ventilation, 42520000 Matériel de ventilation, 45112700 Travaux d'aménagement paysager, 45200000 Travaux de construction complète ou partielle et travaux de génie civil, 45261900 Réparation et entretien de toiture, 45262500 Travaux de maçonnerie et de briquetage, 45262520 Travaux de briquetage, 45315100 Installations électrotechniques, 45317000 Autres travaux d'installation électrique, 45330000 Travaux de plomberie, 45331000 Travaux d'installation de matériel de chauffage, de ventilation et de climatisation, 45331200 Travaux d'installation de matériel de ventilation et de climatisation, 45331210 Travaux d'installation de ventilation, 45332000 Travaux de plomberie et de pose de conduits d'évacuation, 45400000 Travaux de parachèvement de bâtiment, 45422000 Travaux de charpenterie, 45440000 Travaux de peinture et de vitrerie, 45453100 Travaux de remise en état, 45454100 Travaux de réfection, 71421000 Services d'architecture des jardins

2.1.2. Lieu d'exécution

Subdivision pays (NUTS): Vestland (NO0A2)

Pays: Norvège

2.1.3. Valeur

Valeur estimée hors TVA: 80 000 000,00 NOK

2.1.4. Informations générales

Base juridique:

Directive 2014/24/UE

Anskaffelsesforskriften - FOA Part III Competition with negotiations

Anskaffelsesforskriften - Negotiated procedure

2.1.6. Motifs d'exclusion

Sources des motifs d'exclusion: Document unique de marché européen (DUME), Document de marché, Avis

Corruption: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body or has the competence to represent or control or make decisions in such bodies, in the event a enforceable verdict has been convicted of corruption by a verdict handed down not more than five years ago, or a rejection period determined directly in the judgement that still applies? Corruption as defined in Article 3 of the Convention on Combating Corruption, Involving European Communities or European Union Member States (EUT C 195 of 25.6.1997, s. 1), and in Article 2, point 1, in the Council's framework decision 2003/568/RIA of 22 July 2003 on combating corruption in the private

sector (EUT L 192 of 31.7.2003, p. 54). This rejection reason also includes corruption as defined in national law for the contracting authority or supplier.

Fraude: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body or has the competence to represent or control or make decisions in such bodies, at the time a legally convicted of fraud has been convicted of fraud by a verdict handed down not more than five years ago, or a rejection period determined directly in the judgement that still applies? Fraud included in Article 1 of the Convention on protection of the Financial Interests of the European Communities (EFT C 316 of 27.11.1995, p. 48).

Blanchiment de capitaux ou financement du terrorisme: 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).

Participation à une organisation criminelle: 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)

Infractions terroristes ou infractions liées aux activités terroristes: 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.

Travail des enfants et autres formes de traite des êtres humains: 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).

Manquement aux obligations dans le domaine du droit environnemental: 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.

Manquement aux obligations dans le domaine du droit du travail: 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.

Manquement aux obligations dans le domaine du droit 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.

Accords avec d'autres opérateurs économiques en vue de fausser la concurrence: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Faute professionnelle grave: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Faussees déclarations, dissimulation d'informations, incapacité de présenter les documents requis ou obtention d'informations confidentielles sur cette procédure: 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?

Conflit d'intérêt créé par sa participation à la procédure de passation de marché: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Association directe ou indirecte à la préparation de cette procédure de passation de marché: 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?

Résiliation, dommages et intérêts ou autres sanctions 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?

Manquement à des obligations liées à des motifs d'exclusion purement nationaux: 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?

Manquement à l'obligation relative au paiement de cotisations de sécurité sociale: 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?

Manquement à l'obligation relative au paiement d'impôts et taxes: 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?

État de cessation d'activités: 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.

Faillite: 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.

Concordat: 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.

Insolvabilité: 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.

Biens administrés par un liquidateur: 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.

Situation analogue à la faillite prévue dans la législation nationale: 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. Lot

5.1. Lot: LOT-0000

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

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Identifiant interne: 2023/209

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5.1.2. Lieu d'exécution

Subdivision pays (NUTS): Vestland (NO0A2)

Pays: Norvège

5.1.3. Durée estimée

Date de début: 08/07/2026

Date de fin de durée: 01/09/2027

5.1.5. Valeur

Valeur estimée hors TVA: 80 000 000,00 NOK

5.1.6. Informations générales

Participation réservée:

La participation n'est pas réservée.

Projet de passation de marché non financé par des fonds de l'UE

Le marché relève de l'accord sur les marchés publics (AMP): non

5.1.9. Critères de sélection

Sources des critères de sélection: Document unique de marché européen (DUME), Document de marché

Informations sur la seconde étape d'une procédure en deux étapes:

Nombre minimal de candidats à inviter pour la seconde étape de la procédure: 3

La procédure se déroulera en plusieurs étapes. À chaque étape, certains candidats peuvent être éliminés

L'acheteur se réserve le droit d'attribuer le marché sur la base des offres initiales sans mener de négociations

5.1.11. Documents de marché

Langues dans lesquelles les documents de marché sont officiellement disponibles: norvégien

Adresse des documents de marché: <https://permalink.mercell.com/280166099.aspx>

5.1.12. Conditions du marché public

Conditions de soumission:

Soumission par voie électronique: Requise

Adresse de soumission: <https://permalink.mercell.com/280166099.aspx>

Langues dans lesquelles les offres ou demandes de participation/candidatures peuvent être présentées: norvégien

Catalogue électronique: Non autorisée

La signature ou le cachet électronique avancé(e) ou qualifié(e) [au sens du règlement (UE) N° 910/2014] est requis(e)

Variantes: Non autorisée

Date limite de réception des demandes de participation/candidatures: 27/04/2026 10:00:00 (UTC+00:00) Heure de l'Europe occidentale, GMT

Conditions du marché:

Le contrat doit être exécuté dans le cadre de programmes d'emplois protégés: Non

Un accord de confidentialité est requis: oui
Facturation électronique: Requête
La commande en ligne sera utilisée: non
Le paiement électronique sera utilisé: oui

5.1.15. Techniques

Accord-cadre:

Pas d'accord-cadre

Informations sur le système d'acquisition dynamique:

Pas de système d'acquisition dynamique

5.1.16. Informations complémentaires, médiation et recours

Organisation chargée des procédures de recours: KOFA

Description des délais d'introduction des procédures de recours: deadlines are in the tender documentation, point 1.7 Appeals are submitted by the waiting period.

Organisation qui fournit des précisions concernant l'introduction des recours: Kode Kunstmuseer og Komponisthjem

8. Organisations

8.1. ORG-0001

Nom officiel: Kode Kunstmuseer og Komponisthjem

Numéro d'enregistrement: 990269343

Adresse postale: Vestre Strømkaien 7

Ville: BERGEN

Code postal: 5008

Subdivision pays (NUTS): Vestland (NO0A2)

Pays: Norvège

Point de contact: Vera Iversen

Adresse électronique: vera.iversen@kodebergen.no

Téléphone: 48243640

Adresse internet: <http://www.kodebergen.no>

Rôles de cette organisation:

Acheteur

Organisation qui fournit des précisions concernant l'introduction des recours

8.1. ORG-0002

Nom officiel: KOFA

Numéro d'enregistrement: 918195548

Ville: Bergen

Code postal: 5805

Subdivision pays (NUTS): Vestland (NO0A2)

Pays: Norvège

Rôles de cette organisation:

Organisation chargée des procédures de recours

10. Changement

Version de l'avis antérieur à modifier

:

e27ca7cc-ee55-4814-9134-e4f08cbd3fc0-01

Principale raison du changement

:

Mise à jour d'informations

Description

:

Version amendment 1: 1) Emphasise that there is a negotiated contest with prequalification in the header. 2) Supplementing of the description, including a site inspection date and a description of the two-stage process.

10.1. Changement

Identifiant de la section: PROCEDURE

Informations relatives à l'avis

Identifiant/version de l'avis: b4d9a605-92be-4b6d-bfd3-916d99347a99 - 01

Type de formulaire: Mise en concurrence

Type d'avis: Avis de marché ou de concession – régime ordinaire

Sous-type d'avis: 16

Date d'envoi de l'avis: 25/03/2026 10:46:21 (UTC+00:00) Heure de l'Europe occidentale, GMT

Date et heure de transmission de l'avis (eSender): 25/03/2026 10:55:35 (UTC+00:00) Heure de l'Europe occidentale, GMT

Langues dans lesquelles l'avis en question est officiellement disponible: anglais

Numéro de publication de l'avis: 209259-2026

Numéro de publication au JO S: 60/2026

Date de publication: 26/03/2026