

344582-2026 - Mise en concurrence

Norvège – Travaux de construction – Procurement - Fire station, 2026

OJ S 96/2026 20/05/2026

Avis de marché ou de concession – régime ordinaire

Travaux

1. Acheteur

1.1. Acheteur

Nom officiel: Ålesund kommunale eiendom KF

Adresse électronique: ingunn.fladmark@alesund.kommune.no

Forme juridique de l'acheteur: Organisme de droit public, contrôlé par une autorité locale

Activité du pouvoir adjudicateur: Services d'administration générale

2. Procédure

2.1. Procédure

Titre: Procurement - Fire station, 2026

Description: The aim of the procurement is to enter into a contract with one tenderer for a turnkey contract for the construction of a new fire station at Lerstadveien 525 in Ålesund (previously Bertel O. Steen). The project partly includes new buildings and partly renovation and reuse of the existing buildings. A new exit for emergency response vehicle shall be established. The turnkey contract will include several disciplines. The contract is planned for autumn 2026, provided that the contract is awarded and it is signed, cf. Part 0, point 2.1.3. The construction start is planned for week 1 2027, with completion in week 45 2027.

Identifiant de la procédure: b76d0c39-356f-452d-8c1d-53d1fcd3c6ba

Identifiant interne: 26/5954

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: Negotiated procedure after a prior notice.

2.1.1. Objet

Nature principale du marché: Travaux

Nomenclature principale (cpv): 45000000 Travaux de construction

Nomenclature complémentaire (cpv): 45200000 Travaux de construction complète ou partielle et travaux de génie civil, 45210000 Travaux de construction de bâtiments, 45216000 Travaux de construction de bâtiments destinés aux institutions d'ordre public ou aux services de secours et de bâtiments militaires, 45216100 Travaux de construction de bâtiments destinés aux institutions d'ordre public ou aux services de secours, 45216120 Travaux de construction de bâtiments destinés aux services de secours, 45216121 Travaux de construction de centres de secours des sapeurs-pompiers

2.1.2. Lieu d'exécution

Adresse postale: Lerstadveien 525

Ville: Ålesund

Code postal: 6018

Subdivision pays (NUTS): Møre og Romsdal (NO0A3)

2.1.4. Informations générales

Informations complémentaires: The Public Procurement Regulations §7-9: The Contracting Authority uses the exclusionary provision in the Public Procurement Regulations § 7-9 fourth paragraph, the first period. An assessment of the procurement's expected climate and environmental impact has been carried out prior to the procurement. In this assessment, material use, transport and site operations are particularly identified as the main sources for climate gas emissions in the project. The contracting authority has assessed that climate and environmental considerations in this procurement are overall safeguarded better through a combination of targeted award criteria, minimum requirements and contract requirements than by exclusively using award criteria with a weighting of minimum 30%. The assessment is based on identified emission sources and how these can best be controlled in the project. This is justified below. After a concrete assessment, the contracting authority has determined the weighting of climate and environmental considerations to 20%. The weighting reflects that the most important climate effects are ensured through absolute requirements, whilst the remaining differences between the tenders are mainly related to optimisation within these frameworks. It is assumed that the most important climate effects in the project are best ensured through clear and binding requirements in the requirement specifications and contract follow-up. The contracting authority estimates that a higher weighting of climate and environmental considerations will, to a small extent, give further real climate effect, as the most central emission drivers are already regulated through requirements. A higher weighted award criteria will mainly give a count of minor variations between tenders that fulfil the stipulated environmental requirements and will, to a greater degree, lead to an evaluation of marginal differences between the tenders. Material use is a significant part of the project's climate gas emissions in construction projects, and concrete is normally one of the largest emission drivers. For the relevant procurement possible to use a significant volume of concrete and this is identified as a major source of emissions in the project. The contracting authority therefore assesses that the use of low carbon concrete is the single measure that gives the greatest direct and documentable climate effect in the project, and has therefore chosen to link the award criterion "Environment" to this relationship. The contracting authority has assessed several environment related sub-criteria, but after a total assessment has chosen a total award criteria for the use of low carbon concrete. Other environmental conditions are either assessed to have a lower effect on the total climate footprint, or to be little suitable to distinguish between suppliers. The award criteria for the use of low carbon concrete is assessed as the most relevant and verifiable criteria, at the same time as the criterion is suitable for an objective evaluation and real climate effect. The contracting authority has assessed several alternative environmental criteria. This applies, among other things, to transport, waste and site operations. After an overall assessment, it has been assessed that several of these give, according to the contracting authority's assessment, limited climate effect, compared with the use of low carbon concrete, are suitable to a limited degree to differentiate between suppliers, or are better suited as contract requirements than the award criteria. The contracting authority has therefore chosen to regulate a number of other climate and environmental conditions through the minimum requirements and contract requirements. These requirements are designed to ensure a minimum level for all suppliers and therefore provide a predictable climate effect. This includes, among other things: requirements for waste management and increased sorting degree, requirements for mass handling and reduction of transport and deposit, requirements for vehicles and limitations on idling, requirements for sustainable wood, requirements related to environmental toxins and documentation, as well as requirements for inspections, documentation and verifiability in the implementation of the

contract. The requirements will be followed-up through contract follow-up, including documentation requirements and control routines, to ensure actual compliance. The contracting authority assesses that the combination of a targeted and substantiated award criteria for low carbon concrete, combined with comprehensive minimum requirements and contract requirements, as well as systematic follow-up, in total provides a better climate and environmental effect and safeguards the considerations in a real and proportional manner in accordance with the Public Procurement Regulations § 7-9. The contracting authority considers, on this basis, that it is clear that this system provides better climate and environmental effect than weighting climate and environmental considerations with a minimum of 30% and/or utilising several award criteria.

Base juridique:

Directive 2014/24/UE

2.1.6. Motifs d'exclusion

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

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?

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.

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

Conflit d'intérêt créé par sa participation à la procédure de passation de marché: Is the tenderer 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 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 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?

État de cessation d'activités: Has the tenderer's business conduct been stopped?

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 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.

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 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.

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 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.

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 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.

Situation analogue à la faillite prévue dans la législation nationale: Is the tenderer in a similar situation in accordance with an equivalent procedure set in the national law? See the national law, the relevant notice or procurement documents.

5. Lot

5.1. Lot: LOT-0000

Titre: Procurement - Fire station, 2026

Description: The aim of the procurement is to enter into a contract with one tenderer for a turnkey contract for the construction of a new fire station at Lerstadveien 525 in Ålesund (previously Bertel O. Steen). The project partly includes new buildings and partly renovation and reuse of the existing buildings. A new exit for emergency response vehicle shall be established. The turnkey contract will include several disciplines. The contract is planned for autumn 2026, provided that the contract is awarded and it is signed, cf. Part 0, point 2.1.3. The construction start is planned for week 1 2027, with completion in week 45 2027.

Identifiant interne: 26/5954

5.1.1. Objet

Nature principale du marché: Travaux

Nomenclature principale (cpv): 45000000 Travaux de construction

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Options:

Description des options: There is an option on the following and details are in the requirement specification with the accompanying document: - Folding gates (with folding on each side) are priced as an option - Addition for inspection pit in the Wagon Hall. - Outer roof over the wagon hall can alternatively be carried out with roof elements (e.g. Light-Roof Systems). Price reduction for such a system will be priced. - Deduction for flat cornice on the main roof. - Washing hall: Additions for mezzanine with ladders and railings for washing large vehicles. Two sided system, with a height that enables good working conditions both on mezzanine and under. Option in accordance with the draft. - Addition for a complete module based plastic hall in the west of the site. - Heat recovery from sewage water in the washing hall 167 -An option price shall be given for an addition with monitors with a height of 1680 mm. - Solar panel installations (stand-by) - Tube washing machine - Gym hall in the areas of the Civil Defence - Free-standing gymnasium hall at the plastic hall. - Freestanding store buildings at the plastic hall (applicable if option 11 is chosen). - Interceptor for sludge - Preparation for the expansion of the office area (the option is not included in the evaluation of the tenders, but the offered price and prerequisites shall be binding in the event of any release).

5.1.2. Lieu d'exécution

Adresse postale: Lerstadveien 525

Ville: Ålesund

Code postal: 6018

Subdivision pays (NUTS): Møre og Romsdal (NO0A3)

Pays: Norvège

5.1.3. Durée estimée

Date de début: 25/09/2026

Date de fin de durée: 31/12/2028

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

Informations complémentaires: The Public Procurement Regulations §7-9: The Contracting Authority uses the exclusionary provision in the Public Procurement Regulations § 7-9 fourth paragraph, the first period. An assessment of the procurement's expected climate and environmental impact has been carried out prior to the procurement. In this assessment, material use, transport and site operations are particularly identified as the main sources for climate gas emissions in the project. The contracting authority has assessed that climate and environmental considerations in this procurement are overall safeguarded better through a combination of targeted award criteria, minimum requirements and contract requirements than by exclusively using award criteria with a weighting of minimum 30%. The assessment is based on identified emission sources and how these can best be controlled in the project. This is justified below. After a concrete assessment, the contracting authority has determined the

weighting of climate and environmental considerations to 20%. The weighting reflects that the most important climate effects are ensured through absolute requirements, whilst the remaining differences between the tenders are mainly related to optimisation within these frameworks. It is assumed that the most important climate effects in the project are best ensured through clear and binding requirements in the requirement specifications and contract follow-up. The contracting authority estimates that a higher weighting of climate and environmental considerations will, to a small extent, give further real climate effect, as the most central emission drivers are already regulated through requirements. A higher weighted award criteria will mainly give a count of minor variations between tenders that fulfil the stipulated environmental requirements and will, to a greater degree, lead to an evaluation of marginal differences between the tenders. Material use is a significant part of the project's climate gas emissions in construction projects, and concrete is normally one of the largest emission drivers. For the relevant procurement possible to use a significant volume of concrete and this is identified as a major source of emissions in the project. The contracting authority therefore assesses that the use of low carbon concrete is the single measure that gives the greatest direct and documentable climate effect in the project, and has therefore chosen to link the award criterion "Environment" to this relationship. The contracting authority has assessed several environment related sub-criteria, but after a total assessment has chosen a total award criteria for the use of low carbon concrete. Other environmental conditions are either assessed to have a lower effect on the total climate footprint, or to be little suitable to distinguish between suppliers. The award criteria for the use of low carbon concrete is assessed as the most relevant and verifiable criteria, at the same time as the criterion is suitable for an objective evaluation and real climate effect. The contracting authority has assessed several alternative environmental criteria. This applies, among other things, to transport, waste and site operations. After an overall assessment, it has been assessed that several of these give, according to the contracting authority's assessment, limited climate effect, compared with the use of low carbon concrete, are suitable to a limited degree to differentiate between suppliers, or are better suited as contract requirements than the award criteria. The contracting authority has therefore chosen to regulate a number of other climate and environmental conditions through the minimum requirements and contract requirements. These requirements are designed to ensure a minimum level for all suppliers and therefore provide a predictable climate effect. This includes, among other things: requirements for waste management and increased sorting degree, requirements for mass handling and reduction of transport and deposit, requirements for vehicles and limitations on idling, requirements for sustainable wood, requirements related to environmental toxins and documentation, as well as requirements for inspections, documentation and verifiability in the implementation of the contract. The requirements will be followed-up through contract follow-up, including documentation requirements and control routines, to ensure actual compliance. The contracting authority assesses that the combination of a targeted and substantiate award criteria for low carbon concrete, combined with comprehensive minimum requirements and contract requirements, as well as systematic follow-up, in total provides a better climate and environmental effect and safeguards the considerations in a real and proportional manner in accordance with the Public Procurement Regulations § 7-9. The contracting authority considers, on this basis, that it is clear that this system provides better climate and environmental effect than weighting climate and environmental considerations with a minimum of 30% and/or utilising several award criteria.

5.1.9. Critères de sélection

Sources des critères de sélection: Avis

Critère: Inscription à un registre professionnel pertinent

Description du critère de sélection: Tenderers are registered in a professional 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.

Critère: Inscription à un registre du commerce

Description du critère de sélection: Tenderers are 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.

Critère: Autorisation ou adhésion à une organisation particulière nécessaire pour les contrats de services

Description du critère de sélection: Is it necessary to have specific authorisation from a particular organisation in order to provide the service in the tenderer's home country?

Critère: Autorisation ou adhésion à une organisation particulière nécessaire pour les contrats de services

Description du critère de sélection: Is it necessary to have a particular membership in a particular organisation in order to provide the service in the tenderer's home country?

Critère: Mesures pour garantir la qualité

Description du critère de sélection: For goods or services that are complicated, or that in exceptional cases shall be used for a particular purpose: Will the tenderer allow checks of the tenderer's production capacity or technical capacity and, where necessary, of the survey and research facilities that the tenderer has at its disposal and of quality control measures? The inspections shall be undertaken by the contracting authority or the contracting authority can leave it to a competent public body in the country where the tenderer is established.

Critère: Échantillons, descriptions ou photographies sans certification d'authenticité

Description du critère de sélection: Procurement of goods: The tenderer presents supplies that shall be delivered, requested samples, descriptions or photographs, which do not need to be accompanied by certificates that they are genuine.

Critère: Échantillons, descriptions ou photographies avec certification d'authenticité pour les contrats de fourniture

Description du critère de sélection: When procurement of goods: If requested, the tenderer further declares that they will deliver the requested certificates that they are genuine.

Critère: Certificats délivrés par des instituts de contrôle de la qualité

Description du critère de sélection: Can tenderers submit the requested certificates issued by official bodies for quality control, and who can confirm that the goods, which are clearly identified by reference to technical specifications or standards, as determined in the notice or in the procurement documents, are in accordance with these?

Critère: Certificats délivrés par des organismes indépendants concernant les normes d'assurance qualité

Description du critère de sélection: Can tenderers submit certificates issued by independent bodies that document that the tenderer fulfils the stated quality assurance standards, including universal design requirements?

Critère: Certificats délivrés par des organismes indépendants concernant les systèmes ou normes de gestion environnementale

Description du critère de sélection: Is the tenderer able to submit certificates issued by independent bodies as documentation that the tenderer fulfils the stated environmental management systems or standards?

Critère: Autres exigences économiques ou financières

Description du critère de sélection: Payment of tax, VAT and other public duties: This requirement only applies to Norwegian tenderers. Requirements: Tenderers must have their tax, payroll tax and VAT payments in order in accordance with the legal provisions and the tenderer must not have significant arrears. Any arrears or other irregularities must be justified. Documentation requirement: Tenderers shall document the requirement through the certificate "Information on tax and duties". The certificate shall be of the type "RF-1507" and not "RF-1316". Tenderers can order such a certificate from the Norwegian Tax Administration on behalf of their activities. Tenderers are requested to enclose the certificate in the tender. The tax certificate must not be older than six months calculated from the deadline for receipt of tenders. Read about the certificate here: <https://www.skatteetaten.no/skjema/opplysninger-om-skatt-og-avgift/>

Critère: Autres exigences économiques ou financières

Description du critère de sélection: Credit rating: Requirements: Tenderers must have the financial capacity to execute the contract. The tenderer is required to be credit worthy, minimum A, in accordance with Dun & Bradstreet's service riskguardian suite (<https://riskguardian.bisnode.no>), or have the financial capacity to execute the contract based on the contracting authority's discretion. Documentation requirement: The contracting authority will carry out their own assessment of the tenderer's finances through the RiskGuardian Suite (RGS). Tenderers can enclose other necessary information if the tenderer believes that the RGS does not provide a correct picture of the financial situation, e.g. with a lower credit rating than required. This can be an account of how the tenderer believes to still fulfil the requirement, with documentation that supports this (e.g. accounts, annual reports, etc.). If a tenderer has doubts about whether they fulfil the requirement and would like to rely on other entities for fulfilment (e.g. through a parent company guarantee), the tenderer must enclose a binding statement from the relevant company in their tender. The RGS comprises all Nordic countries. As a main rule, the contracting authority will not accept credit ratings from other company and accounting information systems than RGS due to equal treatment of the tenderers. Foreign tenderers outside the Nordic countries will, however, use and accept credit appraisal through Dun & Bradstreet's service D&B Finance Analytics. Tenderers that the contracting authority cannot find at RGS (or Credit for suppliers outside the Nordic countries), e.g. newly established tenderers who have not built up a basis for a credit rating, must enclose a declaration/guarantee from a parent company/owner/bank or similar financing institutions, regarding the company's financial and economic position.

Critère: Références sur des livraisons spécifiées

Description du critère de sélection: Technical and professional capacity of the tenderer: The tenderer shall have experience from two relevant assignments during the last ten years. If a tenderer attaches more than two experiences, only the first two will be assessed. Relevant assignments are in this context defined as projects that are comparable with the actual assignment in regards to: contract form (turnkey contract), financial scope (minimum contract value for the tenderer NOK 70 million excluding VAT), and technical complexity (with

comparable technical complexity means experience from projects with a comparable degree of technical systems, integration between disciplines and operational security requirements.) The following project types are normally seen as fulfilling the requirement: Fire Station Police station or other stand-by building Hospital, emergency doctor surgery or emergency centre. Prison or other high-security institution Advanced school buildings, including schools with special functions such as laboratories, workshops and resource departments. Multi sports halls, i.e. sports halls with advanced control systems for, among other things, lighting, ventilation and heating, adapted for several sports and forms of use. The following project types are not normally seen as having equivalent technical complexity: Office buildings Blocks of flats Simple business buildings Nursery Shopping malls The experience can be built up by the tenderer's/or key personnel at the tenderer. Documentation requirement: The tenderer shall use annex "Part 0 Annex 4 the Tenderer's experience" for filling in. For each project, the overview shall include: Project name Type of contract (e.g. stating which NS contract is the basis) Area (gross area) Period that the project was executed (start date end date) Contract value (for the tenderer) Project Description: Brief description of the contract work, including the project's technical complexity Statement of which work was carried out by the tenderer and which work was possibly carried out by sub-suppliers (contract helpers). NB! The project description shall not exceed 250 words per project. If the word limit is exceeded, only the first 250 words will form the basis for the assessment. Further information will not be considered. Name and contact information of the contracting authority (reference*) *Note that references may be contacted to confirm the project

Les critères seront appliqués pour sélectionner les candidats à inviter pour la seconde étape de la procédure

Nombre maximal d'offres acceptées: 7

Critère: Mesures pour garantir la qualité

Description du critère de sélection: Quality assurance system: Requirements: Tenderers shall have a good and well functioning quality management system. Documentation requirement: A copy of a valid system certificate issued by an accredited certification body, or a brief description of the tenderer's system that shows that the requirement is met. The mentioned description shall be maximum two A4 pages. The response shall not include a cover page or table of contents. Nb: Any pages after page 2 will not be considered. Any links etc. in the reply will not be considered.

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

Nombre maximal de candidats à inviter pour la seconde étape de la procédure: 7

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

5.1.10. Critères d'attribution

Critère:

Type: Prix

Nom: Price

Description: Orientation: Tenderers shall fill in the attached price form in their cost calculations, Part II annex F.1 Price Form and submit it as an annex to the tender in Excel format. All fields in the attached price form marked with yellow shall be completed. Missing the price fields can cause difficulties in assessing the tender and the tender can then be rejected. All prices are in NOK, excluding VAT, including all direct or indirect expenses and duties that could be incurred in connection with the delivery. Order fees and invoice fees are to be seen as expenses. The prices shall include all costs for the customer who is included in this competition. Costs that

the tenderer knows will be incurred, but that are not specifically stated in the tender, will be seen as included in the stated costs. Evaluation: The total sum from the price form will form the basis of the price evaluation. This also includes options that are priced in the price form. This applies with the exception of an option for facilitating for future expansion of the office area, see annex C.2.6 Option 15. When assessing the price, a hybrid model with break point 1 will be used. The attached template for the evaluation model is attached: "Part I Annex T.1 Template - Evaluation Award Criteria Price". The tenderer's total points for this award criteria is weighted with the award criteria's weighting percentage.

Catégorie du critère d'attribution poids: Pondération (pourcentage, valeur exacte)

Nombre critère d'attribution: 70

Critère:

Type: Qualité

Nom: Environment

Description: When evaluating, there will be a procuremental total assessment of the described systems. The achieved point score will be multiplied by the weighting of the tenderer.

Orientation: The contracting authority would like to reduce greenhouse gas emissions connected to the use of concrete and would like to optimise for use of low carbon concrete class A, alternatively class B, in accordance with The Norwegian Concrete Association's definitions. Tenderers shall document the offered solution by stating the share of low carbon concrete of the total concrete volume, divided between class A and class B. The documentation shall as a minimum contain: percentage of unclassified concrete, low carbon concrete class A and class B. Description of the basis for the estimates. The tenderer shall use the annex "Part I Annex T.2 Miljø". The stated solution will be seen as binding for the implementation of the contract. The contracting authority reserves the right to check the documentation during the contract period. During the contract period the tenderer shall be able to document which low carbon class was actually delivered. The documentation shall be verifiable and it can include product documentation (EPD or equivalent), delivery documentation from the concrete supplier and the invoice documentation. Invoices shall be sufficiently specified to state which concrete class was delivered and that it has been delivered for this project. The contracting authority reserves the right to check the documentation during the contract period. Evaluation: The criteria will be assessed based on the calculated equivalent share of low carbon concrete of the total concrete volume. The following calculation will form the basis of the calculation: Low carbon concrete class A: 100 % Low carbon concrete class B: 50 % Unclassified concrete: 0 % Points scale Calculation example: 40% class A and 40% class B → $40\% + (40\% \times 0.5) = 60\% = 8 \text{ points}$ Missing or incomplete completion of the documentation in accordance with the description above, can result in 0 points.

Catégorie du critère d'attribution poids: Pondération (pourcentage, valeur exacte)

Nombre critère d'attribution: 20

Critère:

Type: Qualité

Nom: 10

Description: Orientation: Under this criteria, the contracting authority will assess the competence and experience of the offered key personnel who shall be used in the execution of the assignment. A completed competence form shall be submitted for the following key personnel: Manager engineering design manager ITB Responsible ITB responsible for managing and following up integrated technical building installations so that technical systems are engineered, executed, tested and documented as a combined and functional system, in accordance with NS 3935:2019. The role shall also include operative follow-up and coordination of technical disciplines in the turnkey contract, including both engineering design

services and execution at the construction site. The stated key personnel will be seen as binding for the delivery. Replacement can only be done after written approval from the contracting authority. Any new personnel shall have at least as good competence and experience as the original offered. The tenderer shall use "Part I Annex T.3 Competence Form Personnel". Key personnel shall state a maximum of three reference projects that the key personnel have participated in in the last ten years. The competence form shall be completed and a brief description shall be given of the project (maximum 50 words), as well as a brief description of the role and work that the offered key personnel have performed (maximum 100 words). NB! The description shall not exceed 50 and 100 words per project. If the word limit is exceeded, only the first of the 50 and 100 words will form the basis for the assessment. The contracting authority will only assess the first three reference projects that are given per key personnel. Reference projects beyond this, as well as text beyond the word limitation, will not be considered. Evaluation: This award criteria will be assessed based on the tenderer's description of the award criteria. A total procurement assessment of the described system will be carried out during the evaluation. Particular emphasis will be put on the key personnel's: number of years with professional experience and experience in the offered role. experience from comparable projects, of which a positive weight will be given if references can be made to several relevant reference projects (maximum three). Best solution will be awarded the highest score (10). Other solutions will be awarded a point score relative to the best solution. The tenderer's total points for this award criteria is weighted with the award criteria's weighting percentage.

Catégorie du critère d'attribution poids: Pondération (pourcentage, valeur exacte)

Nombre critère d'attribution: 10

5.1.11. Documents de marché

Date limite de demande d'informations complémentaires: 10/06/2026 22:00:00 (UTC+00:00)

Heure de l'Europe occidentale, GMT

Adresse des documents de marché: <https://tendsign.com/doc.aspx?MeFormsNoticeId=92148>

5.1.12. Conditions du marché public

Conditions de soumission:

Soumission par voie électronique: Requise

Adresse de soumission: <https://tendsign.com/doc.aspx?MeFormsNoticeId=92148&GoTo=Tender>

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

Catalogue électronique: Autorisée

Variantes: Non autorisée

Date limite de réception des demandes de participation/candidatures: 19/06/2026 10:00:58 (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

Facturation électronique: Requise

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: Møre og Romsdal tingrett

Description des délais d'introduction des procédures de recours: In accordance with the current regulations.

Organisation qui fournit des précisions concernant l'introduction des recours: Ålesund kommunale eiendom KF

8. Organisations

8.1. ORG-0001

Nom officiel: Ålesund kommunale eiendom KF

Numéro d'enregistrement: 986074988

Département: Innkjøp

Adresse postale: Rådhuset

Ville: Ålesund

Code postal: 6025

Subdivision pays (NUTS): Møre og Romsdal (NO0A3)

Pays: Norvège

Point de contact: Ingunn Fladmark

Adresse électronique: ingunn.fladmark@alesund.kommune.no

Téléphone: +47 70 16 20 00

Rôles de cette organisation:

Acheteur

Organisation qui fournit des précisions concernant l'introduction des recours

8.1. ORG-0002

Nom officiel: Møre og Romsdal tingrett

Numéro d'enregistrement: 926 723 200

Adresse postale: Postboks 1354

Ville: Ålesund

Code postal: 6001

Subdivision pays (NUTS): Møre og Romsdal (NO0A3)

Pays: Norvège

Adresse électronique: more.og.romsdal.tingrett@domstol.no

Téléphone: 70 33 47 00

Adresse internet: <https://www.domstol.no/no/domstoler/tingrett/more-og-romsdal-tingrett/>

Rôles de cette organisation:

Organisation chargée des procédures de recours

Informations relatives à l'avis

Identifiant/version de l'avis: de6d8e9c-29a3-4f95-8886-f7b3e4a36104 - 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: 18/05/2026 14:26:51 (UTC+00:00) Heure de l'Europe occidentale, GMT

Date et heure de transmission de l'avis (eSender): 18/05/2026 14:35:01 (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: 344582-2026

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