

## 594048-2026 - Mise en concurrence

Norvège – Travaux de construction de bâtiments – Vesteråt BOA - Construction of sheltered accommodation flats

OJ S 166/2026 28/08/2026

Avis de marché ou de concession – régime ordinaire

Travaux

### 1. Acheteur

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#### 1.1. Acheteur

Nom officiel: Sandefjord Kommune

Adresse électronique: [kjetil.haugland@sandefjord.kommune.no](mailto:kjetil.haugland@sandefjord.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

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#### 2.1. Procédure

Titre: Vesteråt BOA - Construction of sheltered accommodation flats

Description: Tenderers are invited to participate in a tender contest for a turnkey contract for the construction of new sheltered accommodation flats. The procurement is for the construction of eight new sheltered accommodation flats for young adults with a large need for assistance. The project is located in Askjemveien 2 in Sandefjord municipality. The procurement includes demolition of existing buildings, alterations to public water and sewage routes and the construction of buildings with a lower floor and the accompanying outdoor installations.

Identifiant de la procédure: 91481025-58ee-4a5b-b9fd-802850926345

Identifiant interne: 2026/20859

Type de procédure: Ouverte

La procédure est accélérée: non

Principales caractéristiques de la procédure et informations sur l'endroit où obtenir les règles complètes applicables à la procédure: Sandefjord municipality shall establish a new sheltered accommodation flat for young adults with disabilities and compound disabilities, with a large and permanent need for physical assistance. The project includes detailed engineering design services for and the construction of sheltered accommodation flats in Askjemveien 2 in Andebu. The project includes: Demolition of existing buildings8 adapted residential units for residents Administration and personnel functions for 24 hour staff operation Functions for the municipality's operational and maintenance personnel, Alteration of water and sewage pipes Parking and sheds in the basement Facility Facilitated outdoor installationsTotal area amounts to approx. 1,829 m<sup>2</sup> gross area. The sheltered accommodations shall be staffed 24 hours a day, with capacity for up to 17 employees simultaneously by overlap in the rota. The building shall be adapted for assisted escapes, high operational security and safe everyday life for residents and employees. The residents will depend on electricity also in the event of power cuts, and systems for emergency power and back-up power shall be included in the project. The residences shall be designed technically and area wise so that the residents can, to the greatest possible degree, do without assistance. Extensive use of welfare technology, central management of technical installations and flexible systems that enable future user adaptations and the implementation of new technology shall be facilitated. It is a general aim that the

building shall be experienced as a home and as much as possible as an institution. The common functions and outdoor areas shall be of central location, high visual quality and good facilitation for residents with limited mobility. The project shall be carried out in accordance with Sandefjord municipality's climate and environmental ambitions. The municipality has received Climate rate funds from the Norwegian Environment Agency, and the emission free construction site shall be priced as an option. The building shall not be BREEAM certified, but designed with the aim of achieving BREEAM-NOR classification level Good. The site has demanding ground conditions, and geotechnical conditions must be paid particular attention. The existing water and sewage route over the site shall be altered as a part of the project. The municipality has used Vari Arkitektur AS for the preparation of a room and function programme as well as function description. The planned start of construction is Q1 2027, with expected completion by Q1 2028 at the latest.

#### **2.1.1. Objet**

Nature principale du marché: Travaux

Nomenclature principale (cpv): 45210000 Travaux de construction de bâtiments

Nomenclature complémentaire (cpv): 45000000 Travaux de construction, 45113000 Travaux de chantier, 45215210 Travaux de construction de foyers et de structures d'accueil à caractère social, 71240000 Services d'architecture, d'ingénierie et de planification

#### **2.1.2. Lieu d'exécution**

Subdivision pays (NUTS): Vestfold (NO093)

Pays: Norvège

#### **2.1.4. Informations générales**

##### **Base juridique:**

Directive 2014/24/UE

Anskaffelsesforskriften - <https://lovdata.no/dokument/SF/forskrift/2016-08-12-974?q=foa>

#### **2.1.6. Motifs d'exclusion**

Sources des motifs d'exclusion: 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, 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.

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 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 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

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### 5.1. Lot: LOT-0000

Titre: Vesteråt BOA - Construction of sheltered accommodation flats

Description: Tenderers are invited to participate in a tender contest for a turnkey contract for the construction of new sheltered accommodation flats. The procurement is for the construction of eight new sheltered accommodation flats for young adults with a large need for assistance. The project is located in Askjemveien 2 in Sandefjord municipality. The procurement includes demolition of existing buildings, alterations to public water and sewage routes and the construction of buildings with a lower floor and the accompanying outdoor installations.

Identifiant interne: 2026/20859

#### 5.1.1. Objet

Nature principale du marché: Travaux

Nomenclature principale (cpv): 45210000 Travaux de construction de bâtiments

Nomenclature complémentaire (cpv): 45000000 Travaux de construction, 45113000 Travaux de chantier, 45215210 Travaux de construction de foyers et de structures d'accueil à caractère social, 71240000 Services d'architecture, d'ingénierie et de planification

#### 5.1.2. Lieu d'exécution

Subdivision pays (NUTS): Vestfold (NO093)

Pays: Norvège

#### 5.1.3. Durée estimée

Durée: 15 Mois

#### 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: Avis

Critère: Inscription à un registre du commerce

Description du critère de sélection: The tenderer is 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. Minimum qualification requirements About the qualification requirement: The contracting authority requires that the tenderer has a legally established company. Documentation that the set requirements are met: Norwegian companies: Company Registration Certificate from the Register of Business Enterprises.

Foreign companies: Proof that the company is registered in a trade or business register as prescribed by the law of the country where the tenderer is established.

Critère: Autres exigences économiques ou financières

Description du critère de sélection: Regarding any other economic and financial requirements that have been stated in the notice or in the procurement documents, the tenderer declares that: Minimum qualification requirements Financial ability to execute the agreement: About the qualification requirement: Tenderers are required to have sufficient financial ability to fulfil the contract. The contracting authority reserves the right to obtain further information that is deemed necessary to assess the tenderer's economic and financial position. Documentation that the set requirements are met: • Presentation of the company's annual accounts (the last annual report to the Brønnøysund Register Centre, including the auditor's assessment). The contracting authority reserves the right to also request provisional figures after the last annual report, as well as annual accounts for the previous two years if it is assessed that there is a need for it. • Recently established companies must submit a recent financial printout signed by the auditor.

Critère: Références sur des travaux spécifiés

Description du critère de sélection: Only for public building and construction works: During the reference period the tenderer has carried out the following work of the requested type. The contracting authority can require up to five years experience and allow experience from the previous five years to be taken into consideration. Minimum qualification requirements About the qualification requirement: Tenderers shall have experience from equivalent contracts /assignments. Tenderers must have experience from participation in the construction of at least 1 sheltered accommodation project or a relevant health and welfare building >1,000 m<sup>2</sup> gross, from START to FINISH in the last 10 years. Documentation that the set requirements are met: Tenderers shall enclose a list of the most important relevant deliveries during the last ten years, including information on the value, date and recipient (name of telephone and email). The stated references may be contacted if necessary.

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? Minimum qualification requirements Description of documentation: Certificate for the company's quality system/management system issued by independent bodies that confirms the tenderer fulfils certain quality standards, for example ISO 9001:2008. The contracting authority will also accept other documentation which shows that the tenderer has quality assurance measures. As a minimum a general description of the system's content, including an overview of inspection plans and check-lists that are relevant for this contract, must be given.

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? Minimum qualification requirements Description of the requirement/documentation: Tenderers are required to be certified for environmental

management, in the form of EMAS, ISO 14001, or Miljøfyrtårn or other certified environmental management. It is the tenderer's responsibility to document that other certifications are equivalent.

#### **5.1.11. Documents de marché**

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

Date limite de demande d'informations complémentaires: 09/10/2026 10:00:00 (UTC+00:00)

Heure de l'Europe occidentale, GMT

Adresse des documents de marché: <https://permalink.mercell.com/283910914.aspx>

#### **5.1.12. Conditions du marché public**

##### **Conditions de soumission:**

Soumission par voie électronique: Requise

Adresse de soumission: <https://permalink.mercell.com/283910914.aspx>

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

Catalogue électronique: Non autorisée

Variantes: Non autorisée

Date limite de réception des offres: 16/10/2026 10:00:00 (UTC+00:00) Heure de l'Europe occidentale, GMT

Durée de validité des offres: 6 Mois

##### **Informations relatives à l'ouverture publique:**

Date d'ouverture: 16/10/2026 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

Facturation électronique: Requise

La commande en ligne sera utilisée: oui

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: Vestfold tingrett

Description des délais d'introduction des procédures de recours: The waiting period is ten days.

Organisation qui fournit des précisions concernant l'introduction des recours: Sandefjord Kommune

## **8. Organisations**

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### **8.1. ORG-0001**

Nom officiel: Sandefjord Kommune

Numéro d'enregistrement: 916882807

Adresse postale: Sandefjordsveien 3

Ville: SANDEFJORD

Code postal: 3208

Subdivision pays (NUTS): Vestfold (NO093)

Pays: Norvège  
Point de contact: Kjetil Haugland  
Adresse électronique: [kjetil.haugland@sandefjord.kommune.no](mailto:kjetil.haugland@sandefjord.kommune.no)  
Téléphone: +47 33416000  
Télécopieur: +47 33416001  
Adresse internet: <http://www.sandefjord.kommune.no>

**Rôles de cette organisation:**

Acheteur

Organisation qui fournit des précisions concernant l'introduction des recours

**8.1. ORG-0002**

Nom officiel: Vestfold tingrett  
Numéro d'enregistrement: 926723618  
Ville: Tønsberg  
Code postal: 3103  
Subdivision pays (NUTS): Vestfold (NO093)  
Pays: Norvège

**Rôles de cette organisation:**

Organisation chargée des procédures de recours

## Informations relatives à l'avis

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Identifiant/version de l'avis: 434cf481-d0a0-4eb5-96ba-62a6cb4606b3 - 01  
Type de formulaire: Mise en concurrence  
Type d'avis: Avis de marché ou de concession – régime ordinaire  
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