

566414-2026 - Gara

Norvegia – Ascensori – Framework agreement for replacing and modernising lifts.

OJ S 157/2026 17/08/2026

Bando di gara o di concessione – regime ordinario

Forniture

1. Committente

1.1. Committente

Nome ufficiale: Oslo kommune v/ Boligbygg Oslo KF

E-mail: postmottak@bby.oslo.kommune.no

Forma giuridica del committente: Organismo di diritto pubblico controllato da un'autorità locale

Attività dell'amministrazione aggiudicatrice: Edilizia abitativa e strutture per le collettività

2. Procedura

2.1. Procedura

Titolo: Framework agreement for replacing and modernising lifts.

Descrizione: There is a continual need to replace or modernise lifts in The Municipal Undertaking for Social Housing's (BBY) properties that have reached their lifetime. The objective of the procurement is to safeguard BBY's buildings through proper operation, preventive maintenance, continual development and good management.

Identificativo della procedura: 7eb9e6af-5245-4c66-9a3c-5f60f528b0f7

Identificativo interno: 7387

Tipo di procedura: Aperta

La procedura è accelerata: no

2.1.1. Finalità

Natura dell'appalto: Forniture

Classificazione principale (cpv): 42416100 Ascensori

Classificazione aggiuntiva (cpv): 45313100 Lavori di installazione di ascensori, 45313000

Lavori di installazione di ascensori e scale mobili, 42416130 Ascensori meccanici, 42419510

Parti di ascensori, 45000000 Lavori di costruzione, 45300000 Lavori di installazione di impianti

in edifici, 50700000 Servizi di riparazione e manutenzione di impianti di edifici, 50710000

Servizi di riparazione e manutenzione di impianti elettrici e meccanici di edifici, 50000000

Servizi di riparazione e manutenzione, 42416000 Ascensori, elevatori a skip, impianti di sollevamento, scale e marciapiedi mobili, 42419500 Parti di ascensori, elevatori a skip o scale mobili, 45310000 Lavori di installazione di cablaggi

2.1.2. Luogo di esecuzione

Suddivisione del paese (NUTS): Oslo (NO081)

Paese: Norvegia

2.1.3. Valore

Valore stimato al netto dell'IVA: 95 000 000,00 NOK

Valore massimo dell'accordo quadro: 95 000 000,00 NOK

2.1.4. Informazioni generali

Base giuridica:

2.1.6. Motivi di esclusione

Fonti dei motivi di esclusione: Avviso

Situazione analoga al fallimento ai sensi della normativa nazionale: 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.

Fallimento: 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.

Corruzione: 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.

Concordato preventivo con i creditori: 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.

Partecipazione a un'organizzazione criminale: 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).

Accordi con altri operatori economici intesi a falsare la concorrenza: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Violazione di obblighi in materia di diritto ambientale: 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.

Riciclaggio di proventi di attività criminose o finanziamento del terrorismo: 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).

Frode: 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).

Lavoro minorile e altre forme di tratta di esseri umani: 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).

Insolvenza: 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.

Violazione degli obblighi in materia di diritto del lavoro: 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.

Amministrazione controllata: 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.

False dichiarazioni, omessa informazione, incapacità di fornire i documenti richiesti o acquisizione di informazioni confidenziali in merito alla procedura in questione: 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? Conflitto di interessi legato alla partecipazione alla procedura di appalto: Is the tenderer aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Partecipazione diretta o indiretta alla preparazione della procedura di appalto: 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?

Grave illecito professionale: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Cessazione anticipata, risarcimento danni o altre sanzioni comparabili: 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?

Violazione degli obblighi in materia di diritto sociale: 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.

Violazione dell'obbligo di pagamento dei contributi previdenziali: 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?

Cessazione di attività: 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.

Violazione dell'obbligo di pagamento delle imposte: 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?

Reati terroristici o reati connessi alle attività terroristiche: 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.

Infrazione legata alla condotta professionale nell'ambito degli appalti della difesa: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body, or has the competence to represent or control or make decisions in such bodies, have been legally convicted of offences regarding professional behaviour in defence procurements?

Mancanza dell'affidabilità necessaria a escludere i rischi per la sicurezza del paese: Is the tenderer assessed to lack the reliability necessary to exclude the risk of national security?

Violazione degli obblighi connessi a motivi di esclusione previsti esclusivamente dalla legislazione nazionale: The contracting authority shall state that in Norway there are national rejection reasons. These shall be described in the procurement documents. Tenderers must respond to whether they are in one or more of the situations described in the national rejection reasons.

5. Lotto

5.1. Lotto: LOT-0001

Titolo: Framework agreement for replacing and modernising lifts.

Descrizione: There is a continual need to replace or modernise lifts in The Municipal Undertaking for Social Housing's (BBY) properties that have reached their lifetime. The objective of the procurement is to safeguard BBY's buildings through proper operation, preventive maintenance, continual development and good management.
Identificativo interno: 9690

5.1.1. Finalità

Natura dell'appalto: Forniture

Classificazione principale (cpv): 42416100 Ascensori

Classificazione aggiuntiva (cpv): 45313100 Lavori di installazione di ascensori, 45313000

Lavori di installazione di ascensori e scale mobili, 42416130 Ascensori meccanici, 42419510

Parti di ascensori, 45000000 Lavori di costruzione, 45300000 Lavori di installazione di impianti

in edifici, 50700000 Servizi di riparazione e manutenzione di impianti di edifici, 50710000

Servizi di riparazione e manutenzione di impianti elettrici e meccanici di edifici, 50000000

Servizi di riparazione e manutenzione, 42416000 Ascensori, elevatori a skip, impianti di

sollevamento, scale e marciapiedi mobili, 42419500 Parti di ascensori, elevatori a skip o scale

mobili, 45310000 Lavori di installazione di cablaggi

5.1.2. Luogo di esecuzione

Suddivisione del paese (NUTS): Oslo (NO081)

Paese: Norvegia

5.1.3. Durata stimata

Durata: 48 Mesi

5.1.4. Rinnovo

Rinnovi massimi: 1

Altre informazioni sul rinnovo: Two years. The framework agreement period is two years.

Boligbygg has the right to extend the framework agreement for a further one year at a time, up to 2 times. Boligbygg will notify the Contractor about whether the option will be taken up at the latest three months before the framework agreement expires. The total duration of the framework agreement can, therefore, be 4 years (2+1+1).

5.1.6. Informazioni generali

Partecipazione riservata:

La partecipazione non è riservata.

Progetto di appalto non finanziato con fondi UE

L'appalto è soggetto all'accordo sugli appalti pubblici (AAP): sì

5.1.7. Appalto strategico

Obiettivo dell'appalto strategico: Riduzione degli impatti ambientali

Descrizione: Reduction of environmental impact

5.1.9. Criteri di selezione

Fonti dei criteri di selezione: Avviso

Criterio: Iscrizione in un registro di commercio

Descrizione del criterio di selezione: The tenderer shall be a legally established company.

Documentation requirements: Norwegian companies: Company Registration Certificate.

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

Criterio: Altri requisiti economici o finanziari

Descrizione del criterio di selezione: The tenderer shall have sufficient economic and financial capacity to be able to fulfil the contract. Documentation requirements: The contracting authority will obtain a credit rating. The contracting authority reserves the right to request other financial information if needed.

Criterio: Misure di gestione ambientale

Descrizione del criterio di selezione: Tenderers are required to have implemented environmental management measures that ensure that the tenderer is suitable to fulfil the contract's environmental provisions (see the framework agreement point 11 with further referrals). This means that the tenderer has methods for working actively and systematically to reduce negative environmental impact from activities connected to the execution of this contract. Documentation requirements: A description of the tenderer's environmental management measures. If a tenderer has certificates from independent bodies that document the environmental management system, they can be presented as documentation. Refer to the EU Scheme for Environmental Management and Environmental Audit (EMAS), other recognised environmental management systems in regulation (EF) no. 1221/2009 article 45, or equivalent, and other environmental management standards based on relevant European or international standards from accredited bodies such as ISO 14001 or equivalent.

Criterio: Misure per garantire la qualità

Descrizione del criterio di selezione: Tenderers shall have a relevant quality assurance system for the content of the contract. Documentation requirements: A description of the tenderer's quality assurance methods. Alternatively: Certificate for the company's quality assurance system issued by independent bodies that confirms the tenderer fulfils certain quality assurance standards, for example ISO 9001:2015.

Criterio: Gestione della catena di fornitura

Descrizione del criterio di selezione: Tenderers shall be suitable to fulfil contract requirements for due diligence assessments for responsible businesses. This means that the Tenderer has implemented measures and systems that are used in the Tenderer's work to safeguard basic human rights and decent working conditions, as well as prevent environmental degradation and corruption. Documentation requirements: A description of the tenderer's systems for working with due diligence assessments in accordance with the UN's guiding principles for business and human rights (UNGP) and OECD's guidelines for multinational companies. The documentation shall include: * Formal policies/policies that cover an obligation to comply with the requirements of responsible businesses. * Formal policy/guidelines for accountability for sub-suppliers/the supplier chain, (Supplier Code of Conduct). [This shall only be delivered if sub-suppliers are used.] * Descriptions of the tenderer's processes and routines for how the company works with due diligence assessments. The attached reply form, cf. annex 7 to the tender documentation, is to be used to document fulfilment of the requirement. The reply form contains guidance that the tenderer is expected to use in order to minimise the risk of deviations from the tender requirements. Tenderers can submit other documentation for the requirements, but the contracting authority strongly encourages to use the form to document fulfilment of the qualification requirements. If a tenderer would like to use other companies to document fulfilment of the qualification requirement, a completed and signed commitment statement must be enclosed with the tender. The template for the commitment statement is attached in the tender documentation. Documents can be enclosed in English, Swedish and Danish in order to document fulfilment of the qualification requirements for due diligence assessments for responsible businesses.

Criterio: Referenze su forniture specifiche

Descrizione del criterio di selezione: Tenderers shall have experience from equivalent assignments. Equivalent means assignments of an equivalent nature, complexity, degree of difficulty and scope. Documentation requirements: Overview of the tenderer's maximum 5 most important, relevant deliveries during the last five years, including information on: · The Contracting Authority · The value of the contract work · Contract form · Role in reference project · Date of execution · Contact person (name and telephone number) The attached reference form, cf. annex 6 of the tender documentation, shall be used. The contracting authority reserves the right to contact the references.

5.1.10. Criteri di aggiudicazione

Criterio:

Tipo: Prezzo

Descrizione: Total price per address

Categoria del criterio di aggiudicazione peso: Ponderazione (percentuale, esatta)

Criterio di aggiudicazione: numero: 40

Criterio:

Tipo: Qualità

Descrizione: Assignment comprehension and progress plan for case assignments.

Categoria del criterio di aggiudicazione peso: Ponderazione (percentuale, esatta)

Criterio di aggiudicazione: numero: 40

Criterio:

Tipo: Qualità

Descrizione: Competence of offered personnel

Categoria del criterio di aggiudicazione peso: Ponderazione (percentuale, esatta)

Criterio di aggiudicazione: numero: 20

Criterio:

Tipo: Qualità

Descrizione: It is in the procurement regulations that the contracting authorities shall assess the procurement's total climate footprint or environmental impact. As a main rule, climate and environmental considerations shall be weighted with a minimum of 30%. If the contracting authority sets climate or environmental requirements in the requirement specifications, and these requirements clearly give better climate and environmental effect than the use of award criteria, requirements may replace the use of the award criteria, cf. the Public Procurement Regulations § 7-9 fourth paragraph. The relevant procurement concerns maintenance and manufacturing in connection with lift contracts. The majority of emissions in the lifetime of a lift shall be attributed to operation and maintenance, as well as manufacturing and material extraction. However, it is not appropriate to evaluate based on this, as it is challenging to separate suppliers from this. The larger lift suppliers deliver in accordance with industry standards and will use the same materials for the production of their products. The lifts will also be operated in Norwegian electricity mix. The contracting authority estimates that the procurement's climate and environmental impact beyond this is connected to transport to and from the contracting authority, as well as handling waste and materials in connection with the execution. These conditions are concrete, identifiable and are well suited for development through requirements in the requirement specifications and contract. There will not be mass transport in the call-offs, so prizes for emission free mass transport will not be carried out. The contracting authority estimates that the market is sufficiently mature to meet the requirements for the use of emission-free vehicles or other emission-free transport systems when relevant for the execution of the contract. By placing requirements in the contract, the tenderer is guaranteed a commitment to contribute to the use of emission-free vehicles throughout the

entire contract period. The use of the requirements also signals to the market that Oslo municipality continues to have strict climate and environmental requirements for transport and therefore contributes to predictability for the supplier market as regards investment costs. Furthermore, the contracting authority will have requirements for waste management and contract follow-up, including that the tenderer shall report data on fulfilment of the requirement so that the environmental effect of the requirement can be efficiently checked and secured. This makes it possible to check and follow-up that the measures in question are actually taken during the contract period. For this procurement, therefore, requirements in the requirement specifications and contract are considered as a more accurate and verifiable means of achieving real climate and environmental effect than the use of climate and environmental considerations as an independent award criterion. Based on this, the contracting authority considers that climate and environmental considerations should be taken care of through concrete requirements and not as an independent award criteria, cf. the Public Procurement Regulations § 7-9 fourth paragraph.

Categoria del criterio di aggiudicazione peso: Ponderazione (percentuale, esatta)

Criterio di aggiudicazione: numero: 0

5.1.11. Documenti di gara

L'accesso a determinati documenti di gara è limitato

Le informazioni sui documenti riservati sono disponibili all'indirizzo seguente: <https://app.artifik.no/procurements/7387>

Canale di comunicazione ad hoc:

Nome: e-Tendering

5.1.12. Condizioni di appalto

Modalità di presentazione:

Presentazione elettronica delle offerte: Obbligatoria

Indirizzo per la presentazione: <https://app.artifik.no/procurements/7387>

Lingue in cui possono essere presentate le offerte o le domande di partecipazione: norvegese bokmål

Catalogo elettronico: Non consentita

Termine per il ricevimento delle offerte: 14/09/2026 10:00:00 (UTC+00:00) ora dell'Europa occidentale, GMT

Durata durante la quale l'offerta deve rimanere valida: 3 Mesi

Condizioni contrattuali:

L'esecuzione dell'appalto deve avvenire nel contesto di programmi di lavoro protetti: No

Condizioni relative all'esecuzione dell'appalto: N/A

Fatturazione elettronica: Obbligatoria

Si farà ricorso all'ordinazione elettronica: sì

Sarà utilizzato il pagamento elettronico: sì

Accordo finanziario: N/A

5.1.15. Tecniche

Accordo quadro:

Accordo quadro, con riapertura della gara

Numero massimo di partecipanti: 2

Informazioni sul sistema dinamico di acquisizione:

Nessun sistema dinamico di acquisizione

5.1.16. Ulteriori informazioni, mediazione e ricorsi

Organizzazione competente per i ricorsi: Oslo tingrett

Organizzazione alla quale rivolgersi per informazioni complementari sulla procedura di appalto
: Oslo kommune v/ Boligbygg Oslo KF
Organizzazione alla quale rivolgersi per informazioni complementari sulle procedure di ricorso:
Oslo kommune v/ Boligbygg Oslo KF
Organizzazione che riceve le domande di partecipazione: Artifik AS

8. Organizzazioni

8.1. ORG-0001

Nome ufficiale: Oslo kommune v/ Boligbygg Oslo KF

Numero di registrazione: 974780747

Indirizzo postale: Nydalen alle 37

Località: Oslo

Codice postale: 0484

Suddivisione del paese (NUTS): Oslo (NO081)

Paese: Norvegia

Referente: Fredrik Christian Rodum Agdestein

E-mail: postmottak@bby.oslo.kommune.no

Telefono: +47 21802180

Indirizzo internet: <https://www.oslo.kommune.no/etater-foretak-og-ombud/boligbygg-oslo-kf/>

Profilo del committente: <https://www.oslo.kommune.no/etater-foretak-og-ombud/boligbygg-oslo-kf/>

Ruoli di questa organizzazione:

Committente

Organizzazione alla quale rivolgersi per informazioni complementari sulla procedura di appalto

Organizzazione alla quale rivolgersi per informazioni complementari sulle procedure di ricorso

8.1. ORG-0002

Nome ufficiale: Oslo tingrett

Numero di registrazione: 926725939

Indirizzo postale: Postboks 2106 Vika

Località: Oslo

Codice postale: 0125

Suddivisione del paese (NUTS): Oslo (NO081)

Paese: Norvegia

E-mail: oslo.tingrett@domstol.no

Telefono: +47 22035200

Indirizzo internet: <https://www.domstol.no/no/domstoler/tingrett/oslo-tingrett/>

Ruoli di questa organizzazione:

Organizzazione competente per i ricorsi

8.1. ORG-0003

Nome ufficiale: Artifik AS

Numero di registrazione: 925364967

Indirizzo postale: Stortingsgata 12

Località: Oslo

Codice postale: 0161

Suddivisione del paese (NUTS): Oslo (NO081)

Paese: Norvegia

E-mail: support@artifik.no

Indirizzo internet: <https://artifik.no>

Ruoli di questa organizzazione:

Prestatore di servizi in materia di appalti

Organizzazione che riceve le domande di partecipazione

Informazioni sull'avviso

Identificativo/versione dell'avviso: 69fbcd21-fb78-46b8-ab79-9af77c00d7d4 - 01

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