

572030-2026 - Gara

Norvegia – Servizi immobiliari – Valuation and valuation

OJ S 158/2026 18/08/2026

Bando di gara o di concessione – regime ordinario

Servizi

1. Committente

1.1. Committente

Nome ufficiale: Fredrikstad kommune

E-mail: rankjo@fredrikstad.kommune.no

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

Attività dell'amministrazione aggiudicatrice: Servizi generali delle amministrazioni pubbliche

1.1. Committente

Nome ufficiale: Hvaler kommune

E-mail: rankjo@fredrikstad.kommune.no

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

Attività dell'amministrazione aggiudicatrice: Servizi generali delle amministrazioni pubbliche

2. Procedura

2.1. Procedura

Titolo: Valuation and valuation

Descrizione: The contracting authority hereby invites tenderers to a competition for a framework agreement for 2 years, with an option for an extension for 1+1 year for the procurement of valuation and valuation services with one tenderer. The objective of the procurement is valuation, valuation appraisal and consultancy related to the management of properties. Valuation in connection with the procurement/sale and any assessments in connection with market regulations of basic hire is to be included. A comprehensive description of the delivery is in the annexes to the tender documentation.

Identificativo della procedura: e260f8f9-5c79-4f3b-92c7-2fcd7e1236e6

Identificativo interno: 2026/980

Tipo di procedura: Aperta

La procedura è accelerata: no

Caratteristiche principali della procedura: The contracting authority shall enter into a framework agreement for 2 years, with an option for an extension for 1+1 year with a tenderer for valuation and valuation appraisal services. The objective of the procurement is valuation, valuation appraisal and consultancy related to the management of properties. Valuation in connection with the procurement/sale and any assessments in connection with market regulations of basic hire is to be included. Estimated value: Fredrikstad kommune: The procurement's value is estimated to NOK 300,000 - 600,000 excluding VAT per annum. The maximum value for the entire agreement period of four years is NOK 2.9 million excluding VAT. The estimated value shall be seen as a guideline and is not binding for the contracting authority. The volume can vary both up and down and the contract period will depend on, among other things, the contracting authority's needs, activities, budgetary situations and other framework factors. Hvaler kommune: The procurement's value is estimated to be approx. NOK 100,000 - 250,000 excluding VAT per annum. The maximum value for the entire

agreement period of four years is NOK 1.2 million excluding VAT. The estimated value shall be seen as a guideline and is not binding for the contracting authority. The volume can vary both up and down and the contract period will depend on, among other things, the contracting authority's needs, activities, budgetary situations and other framework factors. The competition is limited against valuations in connection with building inspections, surveying of vibrations, settlement measurement and damage management, valuations in connection with property taxes, real estate agency, sale and valuation of houses. The contracting authority reserves the right to cancel the competition if the submitted tender offers are higher than the budgeted or awarded funds.

2.1.1. Finalità

Natura dell'appalto: Servizi

Classificazione principale (cpv): 70000000 Servizi immobiliari

Classificazione aggiuntiva (cpv): 70111000 Lottizzazione di beni immobiliari residenziali, 70112000 Lottizzazione di beni immobiliari non residenziali, 70123100 Vendita di beni immobiliari residenziali, 70123200 Vendita di beni non residenziali, 70130000 Servizi di locazione di beni immobili propri, 70210000 Servizi di affitto o locazione finanziaria di beni immobili residenziali propri, 70220000 Servizi di affitto o locazione finanziaria di beni immobili non residenziali propri, 70331000 Servizi di beni immobili residenziali, 70332000 Servizi di beni immobili non residenziali

2.1.2. Luogo di esecuzione

Suddivisione del paese (NUTS): Østfold (NO083)

Paese: Norvegia

2.1.4. Informazioni generali

Base giuridica:

Direttiva 2014/24/UE

Anskaffelsesforskriften - Procurement Regulations

2.1.6. Motivi di esclusione

Fonti dei motivi di esclusione: Documento di gara unico europeo (DGUE), Avviso, Documento di gara

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.

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).

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).

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)

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, of 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.

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).

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.

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.

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.

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?

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.

False dichiarazioni, omessa informazione, incapacità di fornire i documenti richiesti o acquisizione di informazioni confidenziali in merito alla procedura in questione: 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?

Conflitto di interessi legato alla partecipazione alla procedura di appalto: Are tenderers 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?

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 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. Will the purely national rejection reasons, as stated in the relevant notice or in the procurement documents, apply?

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?

Violazione dell'obbligo di pagamento delle imposte: 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?

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 made mandatory in accordance with the current national law without the possibility for exceptions.

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 made mandatory in accordance with the current national law without the possibility for exceptions.

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 made mandatory in accordance with the current national law without the possibility for exceptions.

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 made mandatory in accordance with the current national law without the possibility for exceptions.

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 made mandatory in accordance with the current national law without the possibility for exceptions.

Situazione analoga al fallimento ai sensi della normativa nazionale: 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. Lotto

5.1. Lotto: LOT-0000

Titolo: Valuation and valuation

Descrizione: The contracting authority hereby invites tenderers to a competition for a framework agreement for 2 years, with an option for an extension for 1+1 year for the procurement of valuation and valuation services with one tenderer. The objective of the procurement is valuation, valuation appraisal and consultancy related to the management of properties. Valuation in connection with the procurement/sale and any assessments in connection with market regulations of basic hire is to be included. A comprehensive description of the delivery is in the annexes to the tender documentation.

Identificativo interno: 2026/980

5.1.1. Finalità

Natura dell'appalto: Servizi

Classificazione principale (cpv): 70000000 Servizi immobiliari

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5.1.2. Luogo di esecuzione

Suddivisione del paese (NUTS): Østfold (NO083)

Paese: Norvegia

5.1.3. Durata stimata

Durata: 48 Mesi

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): no

5.1.9. Criteri di selezione

Fonti dei criteri di selezione: Documento di gara unico europeo (DGUE), Avviso, Documento di gara

Criterio: Iscrizione in un registro di commercio

Descrizione del criterio di selezione: 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.

Criterio: Altri requisiti economici o finanziari

Descrizione del criterio di selezione: 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 Tenderers must have sufficient economic and financial capacity to be able to fulfil the contract. Creditworthiness with no requirement for collateral will be sufficient to meet the requirement. The contracting authority will evaluate the tenderer's fulfilment of the requirement in the following manner: o A credit rating based on the most recent financial figures. The rating shall be carried out by a credit rating company with licence to conduct this service. o The credit rating shall have a minimum rating of creditworthy. o Newly established companies, or companies that are rated lower than credit worthy, can instead submit a parent company guarantee or a bank guarantee that can document sufficient economic and financial capacity to fulfil the contract obligations. o If a parent company guarantee is submitted, the parent company will be rated in an equivalent way so the requirement for creditworthiness thus applies to the parent company. See the annex parent company guarantee. If a tenderer has a justifiable reason for not submitting the documentation required by the contracting authority, he can document his economic and financial capacity by presenting any other document that the Contracting Authority deems appropriate.

Criterio: Riferenze su servizi specifici

Descrizione del criterio di selezione: Only for services: In the reference period, the tenderer has carried out the following important goods deliveries of the requested type, or the following important services of the requested type. The contracting authority can require up to three years experience and allow experience from the previous three years to be taken into consideration. Minimum qualification requirements Tenderers shall have experience from comparable contracts. Documented by a description of the tenderer's up to 3 most relevant assignments in the course of the last 3 years. The description must include a statement of the contract's value, date and recipient (name, telephone number and e-mail address). It is the tenderer's responsibility to document relevance through the description. Tenderers can document their experience by referring to competence of the personnel he has at his disposal and can use this assignment, even if the experience has been worked up while the personnel have served another service provider.

5.1.11. Documenti di gara

Lingue in cui i documenti di gara sono ufficialmente disponibili: norvegese

Termine per la richiesta di informazioni supplementari: 03/09/2026 10:00:00 (UTC+00:00) ora dell'Europa occidentale, GMT

Indirizzo dei documenti di gara: <https://permalink.mercell.com/277998963.aspx>

5.1.12. Condizioni di appalto

Modalità di presentazione:

Presentazione elettronica delle offerte: Obbligatoria

Indirizzo per la presentazione: <https://permalink.mercell.com/277998963.aspx>

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

Catalogo elettronico: Non consentita

Obbligo di firma elettronica qualificata o sigillo elettronico qualificato [come definiti dal regolamento (UE) n. 910/2014]

Varianti: Non consentita

Termine per il ricevimento delle offerte: 15/09/2026 10:00:00 (UTC+00:00) ora dell'Europa occidentale, GMT

Durata durante la quale l'offerta deve rimanere valida: 6 Mesi

Informazioni sull'apertura pubblica delle offerte:

Data di apertura: 15/09/2026 10:00:00 (UTC+00:00) ora dell'Europa occidentale, GMT

Condizioni contrattuali:

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

Fatturazione elettronica: Obbligatoria

Si farà ricorso all'ordinazione elettronica: sì

Sarà utilizzato il pagamento elettronico: sì

5.1.15. Tecniche

Accordo quadro:

Accordo quadro, senza riapertura della gara

Numero massimo di partecipanti: 1

Informazioni sul sistema dinamico di acquisizione:

Nessun sistema dinamico di acquisizione

5.1.16. Ulteriori informazioni, mediazione e ricorsi

Organizzazione competente per i ricorsi: Søndre Østfold tingrett

Informazioni sui termini per il riesame: In accordance with the Procurement Regulations.

Organizzazione alla quale rivolgersi per informazioni complementari sulle procedure di ricorso: Søndre Østfold tingrett

8. Organizzazioni

8.1. ORG-0001

Nome ufficiale: Fredrikstad kommune

Numero di registrazione: 940039541

Indirizzo postale: Rådhuset, Nygaardsgaten 14-16

Località: FREDRIKSTAD

Codice postale: 1606

Suddivisione del paese (NUTS): Østfold (NO083)

Paese: Norvegia

Referente: Rannveig Kjørvik

E-mail: rankjo@fredrikstad.kommune.no

Telefono: +47 69306000

Indirizzo internet: <http://www.fredrikstad.kommune.no/>

Ruoli di questa organizzazione:

Committente

Capofila

8.1. ORG-0002

Nome ufficiale: Hvaler kommune

Numero di registrazione: 964947082

Località: Skjærhalden

Codice postale: 1680

Suddivisione del paese (NUTS): Østfold (NO083)

Paese: Norvegia

Referente: Fredrikstad kommune

E-mail: rankjo@fredrikstad.kommune.no

Telefono: 69306000

Ruoli di questa organizzazione:

Committente

8.1. ORG-0003

Nome ufficiale: Søndre Østfold tingrett

Numero di registrazione: 926722808

Località: FREDRIKSTAD

Codice postale: 1601

Suddivisione del paese (NUTS): Østfold (NO083)

Paese: Norvegia

Ruoli di questa organizzazione:

Organizzazione competente per i ricorsi

Organizzazione alla quale rivolgersi per informazioni complementari sulle procedure di ricorso

Informazioni sull'avviso

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Tipo di formulario: Gara

Tipo di avviso: Bando di gara o di concessione – regime ordinario

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