

## 590098-2026 - Gara

**Norvegia – Servizi di riparazione e manutenzione – Parallel framework agreements for modernisation, installation, service and maintenance of a ventilation and comfort cooling system.**

**OJ S 164/2026 26/08/2026**

**Bando di gara o di concessione – regime ordinario**

**Servizi**

### 1. Committente

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#### 1.1. Committente

Nome ufficiale: Oslo kommune v/ Oslobygg KF

E-mail: [postmottak@obf.oslo.kommune.no](mailto:postmottak@obf.oslo.kommune.no)

Forma giuridica del committente: Organismo di diritto pubblico

Attività dell'amministrazione aggiudicatrice: Servizi generali delle amministrazioni pubbliche

### 2. Procedura

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#### 2.1. Procedura

Titolo: Parallel framework agreements for modernisation, installation, service and maintenance of a ventilation and comfort cooling system.

Descrizione: The framework agreement shall cover the contracting authority's total need for modernisation, installation, service and maintenance for ventilation in the contract period.

Parallel framework agreements shall be signed with 4-7 tenderers. The framework agreements will be valid for 4 years. The assignment includes energy assessments of technical installations, modernisation, new installation, service and maintenance of ventilation and comfort cooling systems, cooling systems for computer rooms, refrigerating and freezing rooms, dampers, function control of kitchen extraction as well as heat pumps in Oslobygg KF's property portfolio. The objective of the agreement is to: \* to fulfil the indoor climate and environment through economic and stable operation of technical installations. \* maintaining the system's technical standard that contributes to a long lifetime. \* environmentally friendly material use and low resource consumption, as well as low greenhouse gas emissions connected to transport

Identificativo della procedura: f9db452d-c377-41d3-8d25-81b3db3da130

Identificativo interno: 3922

Tipo di procedura: Aperta

La procedura è accelerata: no

##### 2.1.1. Finalità

Natura dell'appalto: Servizi

Classificazione principale (cpv): 50000000 Servizi di riparazione e manutenzione

Classificazione aggiuntiva (cpv): 42500000 Apparecchiature di raffreddamento e ventilazione, 42520000 Apparecchiature di ventilazione, 45331000 Lavori di installazione di impianti di riscaldamento, ventilazione e climatizzazione, 45331200 Lavori di installazione di impianti di ventilazione e climatizzazione, 45331210 Lavori di installazione di impianti di ventilazione, 71315410 Ispezioni di sistemi di ventilazione, 71321400 Servizi di consulenza per impianti di ventilazione, 50730000 Servizi di riparazione e manutenzione di gruppi di raffreddamento

##### 2.1.2. Luogo di esecuzione

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Suddivisione del paese (NUTS): Oslo (NO081)

Paese: Norvegia

### **2.1.3. Valore**

Valore stimato al netto dell'IVA: 500 000 000,00 NOK

Valore massimo dell'accordo quadro: 800 000 000,00 NOK

### **2.1.4. Informazioni generali**

#### **Base giuridica:**

Direttiva 2014/24/UE

### **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, 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.

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

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### 5.1. Lotto: LOT-0001

Titolo: Parallel framework agreements for modernisation, installation, service and maintenance of a ventilation and comfort cooling system.

Descrizione: The framework agreement shall cover the contracting authority's total need for modernisation, installation, service and maintenance for ventilation in the contract period.

Parallel framework agreements shall be signed with 4-7 tenderers. The framework agreements will be valid for 4 years. The assignment includes energy assessments of technical installations, modernisation, new installation, service and maintenance of ventilation and comfort cooling systems, cooling systems for computer rooms, refrigerating and freezing rooms, dampers, function control of kitchen extraction as well as heat pumps in Oslobygg KF's property portfolio. The objective of the agreement is to: \* to fulfil the indoor climate and environment through economic and stable operation of technical installations. \* maintaining the system's technical standard that contributes to a long lifetime. \* environmentally friendly material use and low resource consumption, as well as low greenhouse gas emissions connected to transport

Identificativo interno: 5118

#### 5.1.1. Finalità

Natura dell'appalto: Servizi

Classificazione principale (cpv): 50000000 Servizi di riparazione e manutenzione

Classificazione aggiuntiva (cpv): 42500000 Apparecchiature di raffreddamento e ventilazione, 42520000 Apparecchiature di ventilazione, 45331000 Lavori di installazione di impianti di riscaldamento, ventilazione e climatizzazione, 45331200 Lavori di installazione di impianti di ventilazione e climatizzazione, 45331210 Lavori di installazione di impianti di ventilazione, 71315410 Ispezioni di sistemi di ventilazione, 71321400 Servizi di consulenza per impianti di ventilazione, 50730000 Servizi di riparazione e manutenzione di gruppi di raffreddamento

#### 5.1.2. Luogo di esecuzione

Suddivisione del paese (NUTS): Oslo (NO081)

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): 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: Tenderers shall have good economic and financial capacity to be able to fulfil the contract. Documentation requirements: The contracting authority will obtain credit appraisal on its own initiative. The Contracting Authority reserves the right to obtain the company's last Annual Financial Statements including notes, the Board's Annual Reports and Audit Reports, as well as new information of relevance to the company's fiscal figures. Tenderers can submit all documentation that they believe is relevant for assessing their financial capacity. If a tenderer has a justifiable reason (e.g. newly started company) of not submitting the documentation that the Contracting Authority has required, he can document his economic and financial capacity with any other document that the Contracting Authority deems suitable.

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. 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: Riferenze su forniture specifiche

Descrizione del criterio di selezione: The contracting authority has several large and complex installations. Tenderers shall have good experience from the execution of comparable framework agreements with public contracting authorities. This means experience from assignments of an equivalent extent. Documentation requirements: Short description of the most important deliveries in the last three years, including information on the contract's value, date of delivery as well as the name of the contracting authority and a description of the assignment's content. Short description of the most important deliveries in the last three years, including information on the contract's value, the number of properties in the portfolio, services per year for delivery, as well as name and contact information of the contracting authority and a description of the assignment's content.

Criterio: Media annuale della forza lavoro

Descrizione del criterio di selezione: The tenderer must have good capacity to carry out the contract. Documentation requirements: A description of the tenderer's average workforce in the last three years. \* With a certificate of apprenticeship \* Employees apprentices, as well as planned employees apprentices \* Employees in management during the last three years. An account of how the tenderer intends to set up a duty scheme for printing in accordance with the contracting authority's requirements in connection with this framework agreement.

#### **5.1.10. Criteri di aggiudicazione**

**Criterio:**

Tipo: Prezzo

Descrizione: Price

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

Criterio di aggiudicazione: numero: 70

**Criterio:**

Tipo: Qualità

Descrizione: Quality assurance by "inspection form with service"

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

Criterio di aggiudicazione: numero: 30

**Criterio:**

Tipo: Qualità

Descrizione: In this procurement, the environment is not weighted as an award criteria by 30%. The contracting authority has chosen to have strict minimum requirements for the environment that, according to the contracting authority's assessment, will have a better environmental effect than setting up an environment as an award criteria, see the Procurement Act §5, letter b). In this competition, it is a requirement that the tenderer commits to only use vehicles that are either zero emission vehicles (100% battery electric or hydrogen) or biogas vehicles that as a minimum fulfil Euro class 6/VI in the execution of the contract (last transport stretch/cargo mile). In addition it is a requirement that the tenderer undertakes to comply with a number of environmental requirements, which are in the standard requirement specifications for Oslo municipality (SKOK). By setting such minimum requirements, it is ensured better climate and environmental effect than by setting up award criteria connected to the environment. This is because, even with a minimum of 30 percent weighting of the environment, the price risks being decisive in the competition, and that one thus ends up without the minimum requirements that are now set for the environment.

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/3922>

**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/3922>

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

Catalogo elettronico: Non consentita

Termine per il ricevimento delle offerte: 28/09/2026 07:00:00 (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, parzialmente senza riapertura della gara e parzialmente con riapertura della gara

Numero massimo di partecipanti: 7

**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/ Oslobygg KF

Organizzazione alla quale rivolgersi per informazioni complementari sulle procedure di ricorso: Oslo kommune v/ Oslobygg KF

Organizzazione che riceve le domande di partecipazione: Artifikk AS

## 8. Organizzazioni

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**8.1. ORG-0001**

Nome ufficiale: Oslo kommune v/ Oslobygg KF

Numero di registrazione: 924599545

Indirizzo postale: Postboks 6391 Etterstad

Località: Oslo

Codice postale: 0604

Suddivisione del paese (NUTS): Oslo (NO081)

Paese: Norvegia

Referente: Ole-Einar Vean

E-mail: [postmottak@obf.oslo.kommune.no](mailto:postmottak@obf.oslo.kommune.no)

Telefono: +47 21802180

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

Profilo del committente: <https://www.oslo.kommune.no/etater-foretak-og-ombud/oslobygg-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](mailto: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](mailto: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

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Identificativo/versione dell'avviso: 6e25ac75-138f-4f54-9e31-1779a0b34280 - 01  
Tipo di formulario: Gara  
Tipo di avviso: Bando di gara o di concessione – regime ordinario  
Sottotipo di avviso: 16  
Data di trasmissione dell'avviso: 25/08/2026 10:35:03 (UTC+00:00) ora dell'Europa occidentale, GMT  
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Numero di pubblicazione dell'avviso: 590098-2026  
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