

699430-2026 - Konkursas

Norvegija – Nekilnojamojo turto priklausančio nuosavybės ar kita teisė paslaugos – Framework agreement for valuation services for the purchase, sale and development of property.

OJ S 196/2026 09/10/2026

Skelbimas apie pirkimą arba koncesiją. Įprasta tvarka

Paslaugos

1. Pirkėjas

1.1. Pirkėjas

Oficialus pavadinimas: Oslo kommune v/ Boligbygg Oslo KF

E. paštas: postmottak@bby.oslo.kommune.no

Pirkėjo teisinė forma: Viešosios teisės reglamentuojama įstaiga, kontroliuojama vietos valdžios institucijos

Perkančiosios organizacijos veiklos sritis: Būstas ir komunaliniai patogumai

2. Procedūra

2.1. Procedūra

Pavadinimas: Framework agreement for valuation services for the purchase, sale and development of property.

Aprašymas: The aim of the procurement is to cover the need for services connected to valuations and valuations of properties with, among other things, in-depth analysis of different buildings and sites, portfolio valuations, updating of old valuations, condition analyses, consultancy services etc.

Procedūros identifikatorius: db607493-c3f5-4802-bc9d-4146054b9676

Vidaus identifikatorius: 8573

Pirkimo būdas: Atviras

Procedūra pagreitinta: ne

2.1.1. Tikslas

Sutarties objektas: Paslaugos

Pagrindinis klasifikacijos kodas (cpv): 70100000 Nekilnojamojo turto priklausančio nuosavybės ar kita teisė paslaugos

Kiti klasifikacijos kodai (cpv): 70120000 Nekilnojamojo turto pirkimas ir pardavimas, 70121000 Pastatų pirkimo ar pardavimo paslaugos, 70121200 Pastatų pirkimo paslaugos, 70300000 Nekilnojamojo turto agentų paslaugos už atlyginimą arba pagal sutartį, 70331000 Paslaugos, susijusios su gyvenamuoju nekilnojamuoju turtu, 70110000 Nekilnojamojo turto užstatymo paslaugos, 70000000 Nekilnojamojo turto paslaugos

2.1.2. Sutarties vykdymo vieta

Šalies administracinis vienetas (NUTS): Oslo (NO081)

Šalis: Norvegija

2.1.3. Vertė

Numatoma vertė be PVM: 4 000 000,00 NOK

Preliminariosios sutarties didžiausioji vertė: 4 000 000,00 NOK

2.1.4. Bendra informacija

2.1.6. Pašalinimo pagrindai

Pašalinimo pagrindų šaltiniai: Pranešimas

Bankrotui prilygstanti situacija pagal nacionalinius įstatymus: 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.

Bankrotas: 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.

Korupcija: 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.

Susitarimas su kreditoriais: 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.

Dalyvavimas nusikalstamoje organizacijoje: 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).

Su kitais ekonominės veiklos vykdytojais sudaryti susitarimai, kuriais siekta iškraipyti konkurenciją: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Pareigų aplinkos teisės srityje pažeidimas: 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.

Pinigų plovimas arba teroristų finansavimas: 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).

Sukčiavimas: 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).

Vaikų darbas ir kitos prekybos žmonėmis formos: 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).

Nemokumas: 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.

Pareigų darbo teisės srityje pažeidimas: 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.

Likvidatoriaus administruojamas turtas: 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.

Faktų iškraipymas, nusiėpta informacija, negalėjimas pateikti reikalaujamų dokumentų ar su šia procedūra susijusios konfidencialios informacijos gavimas: 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?

Interesų konfliktas dėl dalyvavimo pirkimo procedūroje: Is the tenderer aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Tiesioginis arba netiesioginis dalyvavimas rengiant šią pirkimo procedūrą: 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?

Sunkus profesinis nusižengimas: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Sutarties nutraukimas anksčiau laiko, žala ar kitos panašios sankcijos: 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?

Pareigų socialinės teisės srityje pažeidimas: 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.

Pareigos mokėti socialinio draudimo įmokas pažeidimas: 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?

Sustabdyta verslo veikla: 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.

Pareigos mokėti mokesčius pažeidimas: 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?

Teroristiniai nusikaltimai arba su teroristine veikla susiję nusikaltimai: 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, at 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.

Nusikalstama veika, susijusi su profesiniu elgesiu viešųjų pirkimų gynybos srityje: 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?

Patikimumo trūkumas, dėl kurio neįmanoma išvengti rizikos šalies saugumui: Is the tenderer assessed to lack the reliability necessary to exclude the risk of national security?

Įsipareigojimų, nustatytų remiantis išimtinai nacionaliniais pašalinimo pagrindais, pažeidimas: 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. Pirkimo dalis

5.1. Pirkimo dalis: LOT-0001

Pavadinimas: Framework agreement for valuation services for the purchase, sale and development of property.

Aprašymas: The aim of the procurement is to cover the need for services connected to valuations and valuations of properties with, among other things, in-depth analysis of different buildings and sites, portfolio valuations, updating of old valuations, condition analyses, consultancy services etc.

Vidaus identifikatorius: 11172

5.1.1. Tikslas

Sutarties objektas: Paslaugos

Pagrindinis klasifikacijos kodas (cpv): 70100000 Nekilnojamojo turto priklausančio nuosavybės ar kita teisė paslaugos

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5.1.2. Sutarties vykdymo vieta

Šalies administracinis vienetas (NUTS): Oslo (NO081)

Šalis: Norvegija

5.1.3. Numatomas galiojimas

Galiojimas: 48 Mėnesiai

5.1.4. Atnaujinimas

Daugiausiai atnaujinimų: 2

Kitos informacijos apie atnaujinimą: 1 + 1 year. The contracting authority has the option to extend the contract for a further one year + one year.

5.1.6. Bendra informacija

Rezervuota dalyvavimo teisė:

Dalyvavimas nerezervuotas.

Iš ES fondų nefinansuojamas pirkimo projektas

Pirkimui taikoma Sutartis dėl viešųjų pirkimų (SVP): taip

5.1.9. Atrankos kriterijai

Pasirinkimo kriterijų šaltiniai: Pranešimas

Kriterijus: Įrašymas į prekybos registrą

Atrankos kriterijaus aprašymas: 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.

Kriterijus: Kiti ekonominiai ar finansiniai reikalavimai

Atrankos kriterijaus aprašymas: 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. If the Tenderer has valid reasons (e.g. newly started companies) for not submitting the documentation that the Contracting Authority has required, he can document its economic and financial capacity with any other document that the Contracting Authority deems suitable, cf. FOA 16-4 second paragraph.

Kriterijus: Rekomendacijos dėl nurodytų paslaugų

Atrankos kriterijaus aprašymas: Tenderers shall have good experience from equivalent assignments. Equivalent means assignments of an equivalent nature, complexity, degree of difficulty and scope. Documentation requirements: Short description of the three 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. The attached reference form (annex 3) shall be used. The contracting authority reserves the right to contact the references.

Kriterijus: Vidutinė metinė darbo jėga

Atrankos kriterijaus aprašymas: Tenderers must have sufficient capacity to fulfil the contract.

Documentation requirements: A description of the tenderer's average workforce and the number of employees in the management during the last three years.

Kriterijus: Kokybės užtikrinimo priemonės

Atrankos kriterijaus aprašymas: 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.

5.1.10. Skyrimo kriterijai

Kriterijus:

Rūšis: Kaina

Aprašymas: Price

Kategorija skyrimo kriterijaus svoris: Lyginamasis svoris (procentinė dalis, tikslus skaičius)

Skyrimo kriterijus: skaičius: 50

Kriterijus:

Rūšis: Kokybė

Aprašymas: Assignment comprehension

Kategorija skyrimo kriterijaus svoris: Lyginamasis svoris (procentinė dalis, tikslus skaičius)

Skyrimo kriterijus: skaičius: 50

Kriterijus:

Rūšis: Kokybė

Aprašymas: The contracting authority has assessed the climate footprint and the environmental impact normally associated with these types of consultancy services. The service mainly involves professional and analytical work that is carried out by the use of ordinary office and IT equipment. This does not include production or delivery of physical products, use of materials or equipment with significant climate or environmental impact, or other climate or environmental intensive activities as an integrated part of the service. There may be a need for on-site surveys and some travel activities, but travel is not a main part of the service or that mainly operates the service's climate footprint. Based on this, valuation appraisal services are assessed, according to nature, to have a limited climate footprint and a limited environmental impact. The professional and analytical nature of the service, in particular, and the absence of considerable use of physical input factors, transport or other environmentally depending activities that require this. The climate footprint and environmental impact are overall assessed to have a marginal impact on this type of service. It has also been assessed whether there are climate and environmental qualities in the service that can give a significant environmental gain and at the same time be used as a suitable and verifiable award criteria. Such qualities have not been identified in the delivery itself. Based on a total assessment of the nature of the procurement and the typical climate footprint and the typical

environmental impact of this type of service, both the climate footprint and the environmental impact are assessed immaterial. The terms for exemptions pursuant to the Public Procurement Act § 5 b third paragraph are therefore assessed to be met. Climate and environment has, therefore, not been used as the award criterium.

Kategorija skyrimo kriterijaus svoris: Lyginamasis svoris (procentinė dalis, tikslus skaičius)
Skyrimo kriterijus: skaičius: 0

5.1.11. Pirkimo dokumentai

Prieiga prie tam tikrų pirkimo dokumentų yra ribota

Informacija apie ribotos prieigos pirkimo dokumentus pateikiama adresu: <https://app.artifik.no/procurements/8573>

Ad hoc ryšių kanalas:

Pavadinimas: e-Tendering

5.1.12. Pirkimo sąlygos

Pateikimo sąlygos:

Pateikimas elektroninėmis priemonėmis: Privalomos

Pateikimo adresas: <https://app.artifik.no/procurements/8573>

Kalbos, kuriomis galima pateikti pasiūlymus arba dalyvavimo prašymus: norvegų kalba

Elektroninis katalogas: Draudžiamos

Pasiūlymų priėmimo terminas: 09/11/2026 11:00:00 (UTC+00:00) Vakarų Europos laikas, GMT

Laikotarpis, per kurį pasiūlymas turi išlikti galiojantis: 3 Mėnesiai

Sutarties sąlygos:

Sutartis turi būti vykdoma pagal globojamų darbo grupių užimtumo programas: Ne

Su sutarties vykdymu susijusios sąlygos: N/A

Elektroninės sąskaitos faktūros: Privalomos

Bus naudojami elektroniniai užsakymai: taip

Bus naudojami elektroniniai mokėjimai: taip

Finansinės sąlygos: N/A

5.1.15. Metodai

Preliminarioji sutartis:

Preliminarioji sutartis, neskelbiant naujo konkurso

Didžiausias dalyvių skaičius: 2

Informacija apie dinaminę pirkimo sistemą:

Dinaminės pirkimo sistemos nėra

5.1.16. Išsamesnė informacija, tarpininkavimas ir peržiūra

Peržiūros organizacija: Oslo tingrett

Organizacija, teikianti papildomą informaciją apie pirkimo procedūrą: Oslo kommune v/ Boligbygg Oslo KF

Organizacija, teikianti daugiau informacijos apie peržiūros procedūras: Oslo kommune v/ Boligbygg Oslo KF

Organizacija, priimanti dalyvavimo prašymus: Artifik AS

8. Organizacijos

8.1. ORG-0001

Oficialus pavadinimas: Oslo kommune v/ Boligbygg Oslo KF

Registracijos numeris: 974780747

Pašto adresas: Nydalen alle 37

Miestas: Oslo

Pašto kodas: 0484

Šalies administracinis vienetas (NUTS): Oslo (NO081)

Šalis: Norvegija

Ryšių centras: Thusanthi Sebastian

E. paštas: postmottak@bby.oslo.kommune.no

Telefono numeris: +47 21802180

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

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

Šios organizacijos vaidmenys:

Pirkėjas

Organizacija, teikianti papildomą informaciją apie pirkimo procedūrą

Organizacija, teikianti daugiau informacijos apie peržiūros procedūras

8.1. ORG-0002

Oficialus pavadinimas: Oslo tingrett

Registracijos numeris: 926725939

Pašto adresas: Postboks 2106 Vika

Miestas: Oslo

Pašto kodas: 0125

Šalies administracinis vienetas (NUTS): Oslo (NO081)

Šalis: Norvegija

E. paštas: oslo.tingrett@domstol.no

Telefono numeris: +47 22035200

Interneto adresas: <https://www.domstol.no/no/domstoler/tingrett/oslo-tingrett/>

Šios organizacijos vaidmenys:

Peržiūros organizacija

8.1. ORG-0003

Oficialus pavadinimas: Artifik AS

Registracijos numeris: 925364967

Pašto adresas: Stortingsgata 12

Miestas: Oslo

Pašto kodas: 0161

Šalies administracinis vienetas (NUTS): Oslo (NO081)

Šalis: Norvegija

E. paštas: support@artifik.no

Interneto adresas: <https://artifik.no>

Šios organizacijos vaidmenys:

Pirkimo paslaugų teikėjas

Organizacija, priimanti dalyvavimo prašymus

Skelbimo informacija

Skelbimo identifikatorius / versija: 86ce71f1-36dd-4df4-884f-d38ffc07e40a - 01

Formos tipas: Konkursas

Skelbimo rūšis: Skelbimas apie pirkimą arba koncesiją. Įprasta tvarka

Skelbimo porūšis: 16

Skelbimo išsiuntimo data: 08/10/2026 08:49:42 (UTC+00:00) Vakarų Europos laikas, GMT

Kalbos, kuriomis šis skelbimas oficialiai skelbiamas: anglų kalba

Skelbimo paskelbimo numeris: 699430-2026

OL S numeris: 196/2026

Paskelbimo data: 09/10/2026