

744456-2026 - Kompetizzjoni

In-Norveġja – Xogħol tal-kostruzzjoni – Turnkey contract for demolition and new construction
OJ S 208/2026 27/10/2026
Avviż tal-kuntratt jew tal-konċessjoni – reġim standard
Xogħlijiet

1. Xerrej

1.1. Xerrej

Isem uffiċjali: Spro Eiendom AS

Email: Jan.Erik@sanpro.no

Tip legali tax-xerrej: Impriża pubblika, ikkontrollata minn awtorità lokali

Attività tal-awtorità kontraenti: Servizi pubblici generali

2. Proċedura

2.1. Proċedura

Titlu: Turnkey contract for demolition and new construction

Deskrizzjoni: The objective of the procurement is to enter into a contract with a turnkey contractor for the demolition of the existing buildings and the construction of a new building. Sandnes Pro-Service AS is currently located in several buildings divided between two sites, with the premises varying degrees adapted to the organisation's needs. As a part of the project, the entity shall be co-housed in a new building on one of the existing sites. The new building shall facilitate the company's labour market, training and production activities and it shall provide appropriate premises for users, employees and cooperation partners. The site is centrally located in Sandnes, approx. 2.5 km north west of the centre of Sandnes. Further information on the procurement's purpose and scope is in the tender documents.

Identifikatur tal-proċedura: 24f09196-bcd1-42f5-8b56-bbddd75146fa

Identifikatur intern: 01

Tip ta' proċedura: Innegożjta bil-pubblikazzjoni minn qabel ta' sejha għall-kompetizzjoni/għall-kompetizzjoni bin-negożjar

Il-proċedura hija aċċellerata: Ie

Elementi prinċipali tal-proċedura: C.f. the above.

2.1.1. Għan

Natura tal-kuntratt: Xogħlijiet

Klassifikazzjoni prinċipali (cpv): 45000000 Xogħol tal-kostruzzjoni

Klassifikazzjoni addizzjonali (cpv): 45100000 Xogħol għall-preparazzjoni tas-sit, 45110000

Demolezzjoni ta' bini u xogħol tat-tfarrik u xogħol tat-tneħija tal-materjal imfarrak, 45111100

Xogħol tad-demolizzjoni, 45111200 Preparazzjoni tas-sit u xogħol tat-tindif, 45200000

Xogħlijiet għall-kostruzzjoni kompluta jew parzjali max-xogħol ta' l-inġinerija ċivili, 45210000

Xogħol tal-kostruzzjoni tal-bini, 45300000 Xogħol ta' l-installazzjoni fil-bini, 45400000 Xogħol tat-tkomplija ta' bini

2.1.2. Post tal-prestazzjoni

Belt: Sandnes

Sottodivizjoni tal-pajjiż (NUTS): Rogaland (NO0A1)

Pajjiż: In-Norveġja

2.1.3. Valur

Valur stmat mingħajr VAT: 148 000 000,00 NOK

2.1.4. Informazzjoni ġenerali

Baži legali:

Direttiva 2014/24/UE

Anskaffelsesforskriften - In accordance with the Procurement Regulations.

2.1.6. Raġunijiet għall-eskluzjoni

Sors tal-motivi għall-eżklussjoni: Rikjesta għal Dokument Uniku Ewropew tal-Akkwist, Avviż, Dokument tal-Akkwist

Il-korruzzjoni: 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.

Frodi: 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).

Hasil tal-flus jew finanzjament tat-terroriżmu: 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).

Parteċipazzjoni f'organizzazzjoni kriminali: 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 terroristiċi jew reati marbuta ma' attivitajiet terroristiċi: 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.

Thaddim tat-tfal u forom oħra ta' traffikar tal-bnedmin: 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).

Ksur tal-obbligi fl-oqsma tal-liġi ambjentali: 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.

Ksur tal-obbligi fl-oqsma tal-liġi tax-xogħol: 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.

Ksur tal-obbligi fl-oqsma tal-liġi soċjali: 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.

Ftehimiet ma' operaturi ekonomiċi oħrajn li għandhom l-għan li jikkawżaw distorsjoni tal-kompetizzjoni: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Imġiba professjonali serjament ħażina: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Dikjarazzjoni falza, informazzjoni moħbija, ma setgħux jiġu pprovduti d-dokumenti meħtieġa jew inkisbet informazzjoni kunfidenzjali ta' din il-proċedura: 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, ord) 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?

Kunflitt ta' interess minħabba l-partecipazzjoni tiegħu fil-proċedura ta' akkwist: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Involvement dirett jew indirett fit-tnejn ta' din il-proċedura ta' akkwist: 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?

Terminazzjoni bikrija, danni jew sanzjonijiet komparabbli oħra: 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?

Ksur tal-obbligi stabbiliti skont raġunijiet ta' esklużjoni purament nazzjonali: 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?

Ksur tal-obbligu relatat mal-ħlas tal-kontribuzzjonijiet tas-sigurtà soċjali: 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?

Ksur tal-obbligu relatat mal-ħlas tat-taxxi: 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?

L-attivitajiet kummerċjali huma sospiżi: 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.

Falliment: 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.

Arrangament mal-kredituri: 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.

Assijiet amministrati minn likwidatur: 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.

Sitwazzjoni analoga bħal falliment skont il-liġi nazzjonali: 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. Lott

5.1. Lott: LOT-0000

Titlu: Turnkey contract for demolition and new construction

Deskrizzjoni: The objective of the procurement is to enter into a contract with a turnkey contractor for the demolition of the existing buildings and the construction of a new building. Sandnes Pro-Service AS is currently located in several buildings divided between two sites,

with the premises varying degrees adapted to the organisation's needs. As a part of the project, the entity shall be co-housed in a new building on one of the existing sites. The new building shall facilitate the company's labour market, training and production activities and it shall provide appropriate premises for users, employees and cooperation partners. The site is centrally located in Sandnes, approx. 2.5 km north west of the centre of Sandnes. Further information on the procurement's purpose and scope is in the tender documents.

Identifikatur intern: 01

5.1.1. Għan

Natura tal-kuntratt: Xogħlijiet

Klassifikazzjoni prinċipali (cpv): 45000000 Xogħol tal-kostruzzjoni

Klassifikazzjoni addizzjonali (cpv): 45100000 Xogħol għall-preparazzjoni tas-sit, 45110000

Demolezzjoni ta' bini u xogħol tat-tfarrik u xogħol tat-tneħija tal-materjal imfarrak, 45111100

Xogħol tad-demolizzjoni, 45111200 Preparazzjoni tas-sit u xogħol tat-tindif, 45200000

Xogħlijiet għall-kostruzzjoni kompluta jew parzjali max-xogħol ta' l-inġinerija ċivili, 45210000

Xogħol tal-kostruzzjoni tal-bini, 45300000 Xogħol ta' l-istallazzjoni fil-bini, 45400000 Xogħol tat-tkomplija ta' bini

Għażliet:

Deskrizzjoni tal-għażliet: See the tender documentation.

5.1.2. Post tal-prestazzjoni

Belt: Sandnes

Sottodivizjoni tal-pajjiż (NUTS): Rogaland (NO0A1)

Pajjiż: In-Norveġja

5.1.3. Tul ta' żmien stmat

Tul ta' żmien: 48 Xhur

5.1.5. Valur

Valur stmat mingħajr VAT: 148 000 000,00 NOK

5.1.6. Informazzjoni ġenerali

Parteċipazzjoni riżervata:

Il-parteċipazzjoni mhijiex riżervata.

Proġett ta' akkwist mhux iffinanzjat mill-Fondi tal-UE

L-akkwist huwa kopert mill-Ftehim dwar l-Akkwisti Pubbliċi (GPA): iva

5.1.9. Kriterji tal-għażla

Sors tal-kriterji ta' għażla: Avviż, Dokument tal-Akkwist, Rikjesta għal Dokument Uniku

Ewropew tal-Akkwist

Kriterju: Referenzi fuq xogħlijiet speċifiċi

Deskrizzjoni tal-kriterju ta' selezzjoni: The qualification requirement 'Requirement for experience', c.f. point. 5.4.3.1. Emphasis will be put on which tenderers will be selected.

tenderers who have the best experience from relevant assignments compared with the relevant procurement, including complexity and size (value and extent) based on a overall assessment, where particular emphasis will be put on emphasis on: # Experience with projects that include both the demolition and construction of a new building in the same contract, # Experience with implementation of projects in or close to buildings in operation

Il-kriterji se jintużaw biex jintgħażlu l-kandidati li għandhom jiġu mistiedna għat-tieni stadju tal-proċedura

Kriterju: Referenzi fuq xogħlijiet speċifiċi

Deskrizzjoni tal-kriterju ta' selezzjoni: The qualification requirement 'Requirement for experience', c.f. point. 5.4.3.1. Emphasis will be put on which tenderers will be selected. tenderers who have the best experience from relevant assignments compared with the relevant procurement, including complexity and size (value and extent) based on a overall assessment, where particular emphasis will be put on emphasis on: # Experience with projects that include both the demolition and construction of a new building in the same contract, # Experience with implementation of projects in or close to buildings in operation

Informazzjoni dwar it-tieni stadju ta' proċedura b'żewġ stadji:

Numru minimu ta' kandidati li għandhom jiġu mistiedna għat-tieni stadju tal-proċedura: 3

Numru massimu ta' kandidati li għandhom jiġu mistiedna għat-tieni stadju tal-proċedura: 5

Il-proċedura se ssir fi stadji suċċessivi. F'kull stadju, xi parteċipanti jistgħu jiġu eliminati

Ix-xerrej jirriżerva d-dritt li jagħti l-kuntratt abbażi tal-offerti inizjali mingħajr negozjar ulterjuri

5.1.10. Kriterji tal-għoti

Kriterju:

Tip: Kost

Isem: Price

Deskrizzjoni: Price

Kategorija tal-kriterju tal-għoti piż: Fattur ta' ponderazzjoni (persentaġġ, eżatt)

Numru tal-kriterju għall-għoti: 30

Kriterju:

Tip: Kwalità

Isem: Assignment comprehension

Deskrizzjoni: Assignment comprehension

Kategorija tal-kriterju tal-għoti piż: Fattur ta' ponderazzjoni (persentaġġ, eżatt)

Numru tal-kriterju għall-għoti: 55

Kriterju:

Tip: Kwalità

Isem: Climate and environment

Deskrizzjoni: Climate and environment

Kategorija tal-kriterju tal-għoti piż: Fattur ta' ponderazzjoni (persentaġġ, eżatt)

Numru tal-kriterju għall-għoti: 15

5.1.11. Dokumenti tal-akkwist

Lingwi li bihom id-dokumenti tal-akkwist huma disponibbli uffiċjalment: Norveġiż

Skadenza biex tintalab informazzjoni addizzjonali: 23/11/2026 09:00:00 (UTC+00:00) Ħin tal-Ewropa tal-Punent, GMT

Indirizz tad-dokumenti tal-akkwist: <https://permalink.mercell.com/293208302.aspx>

5.1.12. Termini tal-akkwist

Termini tas-sottomissjoni:

Sottomissjoni elettronika: Meħtieġa

Indirizz għas-sottomissjoni: <https://permalink.mercell.com/293208302.aspx>

Lingwi li bihom jistgħu jiġu sottomessi offerti jew talbiet għall-partekipazzjoni: Norveġiż

Katalogu elettroniku: Mhux permessa

Huma meħtieġa firma jew sigill elettroniku avanzat jew kwalifikat (kif definit fir-Regolament (UE) Nru 910/2014)

Varjanti: Mhux permessa

L-offerenti jistgħu jifgħu aktar minn offerta waħda: Mhux permessa

Skadenza biex jintlaqgħu t-talbiet għall-partekipazzjoni: 30/11/2026 11:00:00 (UTC+00:00) Ħin tal-Ewropa tal-Punent, GMT

Termini tal-kuntratt:

L-eżekuzzjoni tal-kuntratt għandha titwettaq fil-qafas ta' programmi ta' impjegi protetti: Le
Fatturazzjoni elettronika: Meħtieġa
Se tintuża l-ordni elettronika: le
Se jintuża l-pagament elettroniku: iva

5.1.15. Tekniki**Ftehim qafas:**

Ebda ftehim ta' qafas

Informazzjoni dwar is-sistema dinamika tax-xiri:

Ebda sistema dinamika ta' xiri

5.1.16. Aktar informazzjoni, medjazzjoni u rieżami

Organizzazzjoni tar-rieżami: Sør-Rogaland Tingrett

Informazzjoni dwar l-iskadenzi tar-rieżami: In accordance with the tender documentation.

Organizzazzjoni li tipprovdi informazzjoni dwar il-qafas regolatorju ġenerali għat-taxxi
applikabbli fil-post fejn irid jitwettaq il-kuntratt: Sør-Rogaland Tingrett

Organizzazzjoni li tipprovdi informazzjoni addizzjonali dwar il-proċedura tal-akkwist: Inventura AS

Organizzazzjoni li tipprovdi aċċess offline għad-dokumenti tal-akkwist: Inventura AS

Organizzazzjoni li tipprovdi iktar informazzjoni dwar proċeduri tar-rieżami: Sør-Rogaland Tingrett

Organizzazzjoni li tirċievi t-talbiet għall-partecipazzjoni: Inventura AS

8. Organizzazzjonijiet**8.1. ORG-0001**

Isem uffiċjali: Inventura AS

Numru tar-reġistrazzjoni: 983351417

Indirizz postali: Solheimsgaten 15

Belt: Bergen

Kodiċi postali: 5058

Sottodivizjoni tal-pajjiż (NUTS): Vestland (NO0A2)

Pajjiż: In-Norveġja

Punt ta' kuntatt: Irmelin Hjørnevik

Email: irmelin.hjornevik@inventura.no

Telefown: +47 55134480

Indirizz tal-internet: <https://www.inventura.no>

Rwoli ta' din l-organizzazzjoni:

Organizzazzjoni li tipprovdi informazzjoni addizzjonali dwar il-proċedura tal-akkwist

Organizzazzjoni li tipprovdi aċċess offline għad-dokumenti tal-akkwist

Organizzazzjoni li tirċievi t-talbiet għall-partecipazzjoni

8.1. ORG-0002

Isem uffiċjali: Spro Eiendom AS

Numru tar-reġistrazzjoni: 828470302

Belt: Sandnes

Kodiċi postali: 4327

Sottodivizjoni tal-pajjiż (NUTS): Rogaland (NO0A1)

Pajjiż: In-Norveġja

Email: Jan.Erik@sanpro.no

Telefown: 47011858

Rwoli ta' din l-organizzazzjoni:

Xerrej

8.1. **ORG-0003**

Isem uffiċjali: Sør-Rogaland Tingrett

Numru tar-reġistrazzjoni: 926723448

Belt: Stavanger

Kodiċi postali: 4012

Sottodivizjoni tal-pajjiż (NUTS): Rogaland (NO0A1)

Pajjiż: In-Norveġja

Rwoli ta' din l-organizzazzjoni:

Organizzazzjoni tar-rieżami

Organizzazzjoni li tipprovdi iktar informazzjoni dwar proċeduri tar-rieżami

Organizzazzjoni li tipprovdi informazzjoni dwar il-qafas regolatorju ġenerali għat-taxxi applikabbli fil-post fejn irid jitwettaq il-kuntratt

Informazzjoni dwar l-avviż

Identifikatur/verżjoni tal-avviż: cb41c868-10c9-4a11-86e6-9fccdfbcacf5 - 01

Tip ta' formola: Kompetizzjoni

Tip ta' avviż: Avviż tal-kuntratt jew tal-konċessjoni – reġim standard

Sottotip tal-avviż: 16

Data ta' meta ntbagħat l-avviż: 26/10/2026 08:33:33 (UTC+00:00) Ħin tal-Ewropa tal-Punent, GMT

Data tad-dispaċċ tal-avviż (eSender): 26/10/2026 11:26:39 (UTC+00:00) Ħin tal-Ewropa tal-Punent, GMT

Lingwi li bihom dan l-avviż huwa disponibbli uffiċjalment: Ingliz

Numru tal-pubblikazzjoni tal-avviż: 744456-2026

Numru tal-ħarġa tal-ĠU S: 208/2026

Data tal-pubblikazzjoni: 27/10/2026